

PHYSICAL NEEDS ASSESSMENT

prepared for

Housing Authority of the City of Eureka
735 West Everding Street
Eureka, California 95503
Cheryl Churchill



**BUREAU
VERITAS**



Housing Authority of the City of Eureka
Various Addresses
Eureka, California 95503

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1. Executive Summary

1.1. Property Overview

The Housing Authority of the City of Eureka contracted with EMG to conduct a Physical Needs Assessment (PNA) of the below properties located in Eureka, California. The PNAs were performed on various dates in January of 2020.

	Address	Year Built	Units	Building Area (SF)	Bedrooms
AMP 25-1					
20	605 BURRILL STREET	1952	18	15,560	1, 2 and 3
12	3106 ELIZABETH STREET	1952	28	23,836	1, 2, 3 and 4
22	W EVERDING STREET	1952	16	10,430	1 and 4
21	621 W HARRIS STREET	1952	16	12,988	2 and 3
16	3221 HILER STREET	1952	16	13,110	1, 2 and 3
13	3107 & 3111 PROSPECT AVE	1952	2	1,446	2
AMP 25-2					
11	2523 ALBEE STREET	1963	4	3,982	2 and 3
3	1335 B STREET	1963	5	4,878	2 and 3
14	316 W. BUHNE STREET	1963	3	2,688	2
1	1109 & 1137 C STREET	1963	12	8,384	1 and 2
6	216 & 224 CLARK STREET	1963	4	2992	1 and 2
8	2229 GARLAND STREET	1963	3	2,688	2
15	3213, 3221 & 3229 PROSPECT STREET	1963	10	11,260	2, 3 and 4
7	2218 & 2230 SPRING STREET	1963	9	9,457	2 and 3
10	2320 SUMMER STREET	1963	4	3,584	2
9	2315 & 2327 Union STREET	1963	6	5,973	2 and 3

Summary of Physical Needs Assessment:

Generally, the properties appear to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years. The properties vary from good to poor overall condition.

According to property management personnel, the properties have had limited capital improvement expenditure program over the past three years, primarily consisting of various roof replacements, interior unit renovations, exterior painting and other miscellaneous repairs. Supporting documentation was not provided but some of the work is evident.

There are a number of repair and replacement costs that have been identified during the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached Replacement Reserves Report.

System	System Expenditure Forecast					TOTAL
	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	
Structure	\$2,895,600	-	\$400	-	\$15,600	\$2,911,500
Facade	\$1,194,500	\$3,855,300	\$180,000	\$749,300	\$6,169,700	\$12,148,500
Roofing	\$4,000	\$44,400	-	\$1,062,100	\$4,000	\$1,114,300
Interiors	\$5,473,400	\$3,386,000	\$266,500	\$1,938,600	\$4,995,000	\$16,059,300
Plumbing	\$163,200	\$4,103,400	\$39,100	\$499,500	\$1,801,500	\$6,606,500
HVAC	\$382,800	\$1,583,700	\$29,400	\$223,100	\$958,000	\$3,176,700
Fire Protection	-	-	-	\$1,300	\$1,700	\$2,900
Electrical	\$17,100	\$3,383,900	-	\$10,800	\$30,800	\$3,442,500
Fire Alarm Systems	\$2,400	-	-	\$3,200	\$4,200	\$9,600
Cabinets & Appliances	\$9,300	\$1,479,400	-	\$546,500	\$340,400	\$2,375,500
Accessibility	\$754,000	-	-	-	-	\$754,000
TOTALS	\$10,896,300	\$17,836,100	\$515,400	\$5,034,400	\$14,320,900	\$48,601,300

1.2. Viability Analysis

Bureau Veritas reviewed the property for the reasonableness of the identified repair and renovation costs and the Long-Term Viability of the development. The Long-Term Viability review includes the following considerations:

- Are the repair and renovation costs identified for the greater than 57.14% (non-elevator building) of the HUD Total Development Cost (TDC) of a new development with the same number of apartments?
- Is the vacancy rate excessive (typically above 15% is considered excessive)?
- Is there a serious Structural Deficiency at the property? HUD's definition of a Structural Deficiency can include infrastructure as well as the building structure.
- Is there a problem with the neighborhood or location of the property?

HUD TDC Calculation

The below calculation is based on the 2019 HUD TDC costs. The full calculations are included in the appendices. The TDC costs include the building that was originally a residence and are used as a Police Operations building.

HUD Total Development Cost (TDC) Calculation			
Type	TDC	Number	Cost
1 Bedroom Row House	18	\$232,667	\$4,188,006
1 Bedroom Walkup	6	\$215,340	\$1,292,040
1 Bedroom Semi-Detached	10	\$266,539	\$2,665,390
2 Bedroom Semi Detached	14	\$318,782	\$4,462,948
2 Bedroom Row House	55	\$281,689	\$15,492,895
3 Bedroom Row House	45	\$343,303	\$15,448,635
4 Bedroom Row House	12	\$406,938	\$4,883,256
	160	TOTAL	\$48,433,170
		57.14%	\$27,674,713

Based on the identified Immediate and Short-Term repair amount of \$28,732,400 and the TDC cost above, this property does not have Long Term Viability as defined by the Department of Housing and Urban Development. There are significant structural deficiencies and the repair and renovation costs exceed the 57.14% of HUD TDC cost threshold noted above.

The long-term viability recommendation is based upon the observed physical condition of the property at the time of Bureau Veritas' visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other "acts of God" that may occur subsequent to the date of the Bureau Veritas site visit.

1.3. Follow Up Recommendations

No additional studies recommended at this time.

1.4. Energy Conservation Measures

Bureau Veritas has identified 5 Energy Conservation Measures (ECMs) for these homes. The savings for each measure is calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Additional information on the calculations and recommendations can be found in Section 4 and Appendix C.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	\$ 124,654 (In Current Dollars)
Estimated Annual Cost Savings Related to ECMs	\$38,647 (In Current Dollars)
Net Effective ECM Payback	3.23 years

2 Site Conditions

2.1. Personnel Interviewed

The following personnel from the facility and government agencies were interviewed in the process of conducting the PNA:

Name and Title	Organization	Phone Number
Ryan Harvey Maintenance Supervisor	Housing Authority of the City of Eureka	(707) 443-4583 ext.226

The PNA was performed with the assistance of Ryan Harvey, Maintenance Supervisor, Housing Authority of the City of Eureka, the on-site Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The on-site contact is completely knowledgeable about the subject property and answered all questions posed during the interview process.

2.2. Weather Conditions

Weather conditions at the time of the site visit were clear, with temperatures in the 50s (°F) and light winds.

3. Significant/Systemic Findings and Deficiencies

3.1. Historical Summary

The properties are generally row houses or duplexes that appear to have been built as part of larger apartment complexes. The oldest property was constructed in 1952 and the newest in 1982.

Architectural

The homes are one and two stories and have individual entries and individual sidewalks. They generally have stucco or plywood siding, asphalt shingle roofs and aluminum or vinyl framed windows. Interior finishes are a mixture of painted gypsum board, carpet and resilient flooring. The resilient flooring mastic at the older properties is reported to contain asbestos and the older mastic is also located under areas currently with carpeting.

The kitchens have a variety of cabinet materials, ranging from the original painted wood installed in the 1950s to hardwood door cabinetry installed during the last few years. Countertops are plastic laminate. Appliances consist of refrigerators and gas stoves with range hoods. Some older kitchens have ceiling mounted exhaust fans and no range hood.

Asbestos is present in the drywall and the flooring mastic in the homes constructed in the 1950s and 1960s. Full removal and replacement of the drywall is recommended. Replacement of the electrical wiring and galvanized iron piping can not take place until the asbestos in the drywall is abated. Removal and replacement of the drywall will require replacement of the cabinets and interior doors.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating systems generally consist of gas-fired wall heaters located in the various living rooms. There is no property-maintained air-conditioning. The wall heaters are old and many have exceeded their expected useful life. They are not safe and require that bedroom doors remain open for heat to circulate. Gas-fired appliances should not be located within bedrooms or in areas where they have direct exposure to bedrooms. Replacement of the wall heaters with a forced-air furnace in the attic is recommended.

The plumbing systems are a variety piping with both copper and galvanized iron, sometimes in the same building due to partial replacements over the years. The houses contain residential style fixtures, typically with stainless steel kitchen sinks and lavatory tops over a wood cabinet in the bathrooms. Water heating is by individual gas-fired water heaters in each house.

The electrical systems are generally original to the construction. Many of the houses have Zinsco or other manufacturer circuit breaker panels from the 1960s that have exceeded their expected useful lives. Fires and short circuits have occurred in the older electrical systems. The Zinsco panels can be problematic with circuit breaker levers breaking if they trip and need to be reset. Spare parts are difficult to find. While the houses have grounded outlets the entire electrical wiring system on the older properties may not be fully grounded. Full replacement of the older electrical wiring and lighting is recommended.

The sewer lines connecting to the houses are generally clay-pipe with some plastic lines where the clay pipelines have failed. The sewer lines under the houses are a mixture of cast-iron and plastic, depending on the year of construction and partial replacements after line failure. Full replacement of the remaining clay pipe and cast iron piping is recommended.

Site

The sites are fairly open with grass areas between the buildings that contain from 2 to 5 units. Parking varies from individual driveways to smaller parking lots that serve a few homes. Concrete sidewalks connect the exterior unit entries to the various streets. Street parking is available at the properties. There are lawns with a few shrubs and trees surrounding the houses. There are no public recreation facilities as part of the houses but there are some facilities in the neighborhoods.

3.2. Key Findings



Exterior Wall in Poor condition.

Stucco, 1-2 Stories
531 to 708 W EVERDING STREET Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$166,200

\$\$\$\$

Damage to the stucco around the building along settlement lines, windows, and doors. - AssetCALC ID: 1696076



Exterior Wall in Poor condition.

Stucco, 1-2 Stories
3107 & 3111 PROSPECT AVE Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$74,800

\$\$\$\$

Stucco and wood exteriors need to be painted. Moisture and texture of stucco has started to grow moss and mildew. - AssetCALC ID: 1696138



Exterior Wall in Poor condition.

Plywood
2320 SUMMER STREET Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$258,500

\$\$\$\$

Paint is worn all over the building exposing the siding to the elements. - AssetCALC ID: 1696371



Exterior Wall in Poor condition.

Plywood Siding, 1-2 Stories
3213, 3221 & 3229 PROSPECT AVENUE
Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$678,600

\$\$\$\$

Siding is damaged and showing signs of wear. Many areas of dry-rot, especially close to the ground. -
AssetCALC ID: 1696149



Exterior Wall in Poor condition.

Plywood
1109 to 1137 C STREET Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$39,100

\$\$\$\$

Plywood at base of walls has deteriorated - AssetCALC ID: 1691467



Exterior Wall in Poor condition.

Hardboard
2229 GARLAND STREET Exterior

Uniformat Code: B2011
Recommendation: **Replace w/Plywood in 2021**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$184,600

\$\$\$\$

Surface needs to be repainted. - AssetCALC ID: 1697466



Roof in Poor condition.

Asphalt Shingle 20-Year
2229 GARLAND STREET Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,400

\$\$\$\$

Roof is very old and needs to be replaced. - AssetCALC ID: 1697451



Exterior Wall in Poor condition.

Plywood Siding, 1-2 Stories
2315 & 2327 Union STREET Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$290,800

\$\$\$\$

Exterior wall is in poor condition and needs to be replaced. - AssetCALC ID: 1695733



Exterior Wall in Poor condition.

Wood Clapboard Siding, 1-2 Stories
2320 SUMMER STREET Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$258,500

\$\$\$\$

Paint is worn exposing the siding to elements. - AssetCALC ID: 1696377



Exterior Wall in Poor condition.

Plywood Siding, 1-2 Stories
3213, 3221 & 3229 PROSPECT AVENUE
Exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$67,900

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The paint is wearing thin in places allowing the underlying wood siding to be exposed to elements. - AssetCALC ID: 1696197



Exterior Wall in Poor condition.

Plywood Siding, 1-2 Stories
2218 & 2230 SPRING STREET Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$600,100

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Siding and exterior fascia are dry-rotting. - AssetCALC ID: 1696214



Exterior Wall in Poor condition.

Hardboard Siding
316 W. BUHNE STREET Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$180,000

\$\$\$\$

Exterior wall surface is worn and needs to be replaced. - AssetCALC ID: 1695182



Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
216 & 224 CLARK STREET Exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,200

\$\$\$\$

Surface is worn needs repainting. - AssetCALC ID: 1693311



Exterior Wall in Poor condition.

Stucco, 1-2 Stories
531 to 708 W EVERDING STREET Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2022**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,800

\$\$\$\$

Damage to stucco along settlement lines, around windows, and over doors. - AssetCALC ID: 1696032



Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
2315 & 2327 Union STREET Exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2022**

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$29,100

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Wall surface is worn needs to be repainted. - AssetCALC ID: 1695714



Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
1109 to 1137 C STREET Exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2022**

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,000

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Paint is in poor condition and surface needs to be repainted. - AssetCALC ID: 1691418

**Roof in Failed condition.**

Algae Damage
2523 ALBEE STREET Roof

Uniformat Code: B3015
Recommendation: **Repair in 2020**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,700

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Algae needs to be removed from the roof. - AssetCALC ID: 1695669

**Window in Poor condition.**

Aluminum
Police Operations Building exterior

Uniformat Code: B2021
Recommendation: **Replace in 2020**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,700

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The property reports problems with the windows, both thermally and leaking - AssetCALC ID: 1696543

**Window in Poor condition.**

SF
605 to 664 BURRILL STREET Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$199,400

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Windows does not insulate well and needs to be replaced. - AssetCALC ID: 1701056

**Window in Poor condition.**

Aluminum
2218 & 2230 SPRING STREET Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,000

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Windows do not completely seal leading to air infiltration, - AssetCALC ID: 1696233

**Window in Poor condition.**

SF
621 to 729 W HARRIS STREET Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$105,200

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Windows are not insulated well and need to be replaced. - AssetCALC ID: 1697784

**Window in Poor condition.**

Aluminum
2229 GARLAND STREET Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,900

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Windows are not insulated very well and need to be replaced. - AssetCALC ID: 1697450

**Forced Air Furnace in Failed condition.**

Gas
3221 to 3254 HILER STREET Living Area

Uniformat Code: D3021
Recommendation: **Install in 2020**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$49,400

\$\$\$

Furnace is very old and needs to be replaced. - AssetCALC ID: 1697701

**Forced air Furnace in Poor condition.**

Gas
2315 & 2327 Union STREET Living Area

Uniformat Code: D3021
Recommendation: **Install in 2020**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,000

\$\$\$

Furnace is very old and needs to be replaced. - AssetCALC ID: 1695739

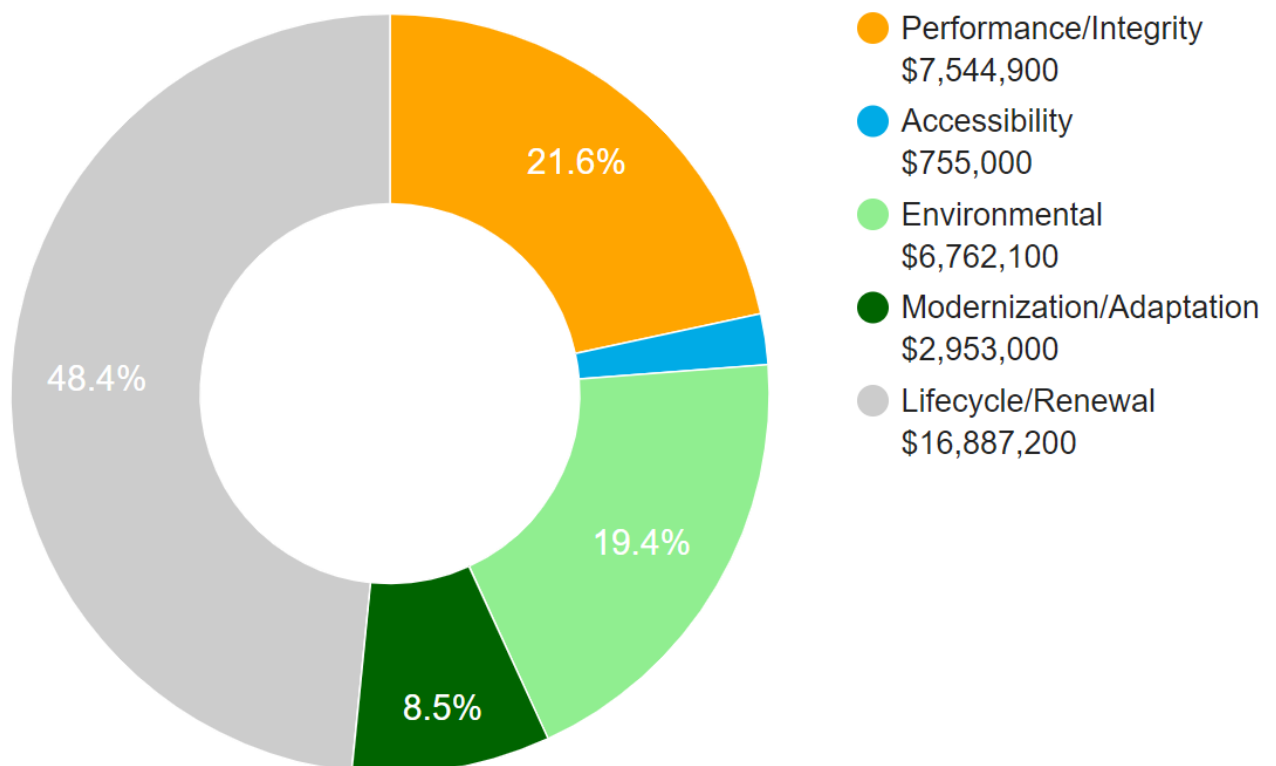
3.3. Plan Types

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

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



4. Code Information, ADA and Suspect Mold

4.1. Code Information and Flood Zone

According to Eureka Building Department, there are no outstanding building code violations on file. The Building Department does not have an annual inspection program. They only inspect new construction, work that requires a building permit, and citizen complaints. Copies of the original Certificates of Occupancy were requested but are not available.

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated 06/21/2017, the property is located in Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

4.2. ADA Accessibility

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

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

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

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" on the basis of disability. Generally, the rental office and access from the site to the rental office must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Buildings completed and occupied after January 26, 1992 are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available; otherwise a reasonable accommodation must be made.

During the GPNA, observations and sample measurements for accessibility were conducted. The scope of the observations is set forth in the Bureau Veritas Accessibility Checklist provided in Appendix D. It is understood by the Client that the observations described herein does not comprise an Accessibility Compliance Survey of every unit and only those units where access was provided by the client were reviewed. Only a representative sample of areas were observed and, other than as shown on the accessibility checklist, actual measurements were not taken to verify compliance.

The accessibility standards that apply to the Property are Section 504, UFAS and where applicable, the ADA for access to the rental office. However, as the property is not new construction, or completing substantial rehabilitation or other rehabilitation, the property is only required to complete reasonable accommodations. Property management stated that Section 504 requests are completed on an individual case-by-case basis. Based on Bureau Veritas's observations and interview of the Property Manager, the property is generally non-compliant with Section 504. There are no fully compliant apartments in this group of properties. This group of residential properties has 194 apartments, not counting the four apartments that have been converted to use by the Police and Boy's and Girl's Club. Five percent of 194, rounded up, is 10 apartments.

Consideration should be given to correcting these features and components to comply 24 CFR 8.23 (b) *Other Alternations*. It is recommended that the client modify their Barrier Removal Plan / Transition Plan to incorporate Bureau Veritas's findings noted in the following categories.

Parking

- Offsite parking is not provided at all locations. Where offsite parking is provided an accessible parking stall must be provided for the accessible apartments.

Entrances/Exits

- Existing apartment entrance doors at the are not wide enough to accommodate wheelchair access and clear floor space beside the door swing is lacking.
- Lever action hardware is not provided at all accessible locations.

Paths of Travel

- There are no ramps at the apartment entries. Installation of a ramp and compliant landing at the apartment entry doors is recommended.

Bathrooms

- The existing bathrooms are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing and at plumbing fixtures is lacking. A full renovation of the bathroom is required to increase the circulation area.

Unit Accessible Route

- The accessible route within the apartments and in the kitchens is not provided. A full renovation of the kitchen and living area is required to fully comply with the Section 504 requirements.

4.3. Interior Suspect Mold

As part of the GPNA, Bureau Veritas completed a limited, visual assessment for the presence of visible suspect fungal growth, conditions conducive to fungal growth, or evidence of moisture in readily accessible areas of the property. Bureau Veritas interviewed property personnel concerning any known or suspected fungal growth contamination, water infiltration, or mildew-like odor problems.

This assessment does not constitute a comprehensive survey of the property. The reported observations and conclusions are based solely on interviews with property personnel and conditions observed in readily accessible areas of the property at the time of the assessment. Sampling was not conducted as part of the assessment.

Bureau Veritas did not note any visual indications of the presence of visible suspect fungal growth, conditions conducive to fungal growth, or evidence of moisture in any readily accessible areas of the property (beyond the presence of very small quantities found along resident bathroom ceilings, along tub grout lines, and other frequently wet areas). Beyond instructing residents about proper housekeeping procedures and encouraging bathroom ventilation, no further action or investigation is recommended regarding fungal growth at the property.

5. Individual Unit Detail Reports

5.1. 1109 & 1137 C STREET

BV SCATTERED SITE CHECKLIST									
1109 to 1137 C STREET			Identifier			UNITS		Type	Area (SF)
Project Number		140712	Address 1		1109 C street	Unit Type		1 Bed / 1 Bath	600
Observed By		Rashad Alnial	Address 2		A	Occupancy		Vacant	
Date Completed		1/14/2020	Units Observed						
SITEWORK			KITCHEN			INTERIOR DOORS			
Item	Description	Condition	Item	Description	Condition	Item	Description	Condition	
Driveway		N/A	Cabinetry	Wood, Solid, Painted Cabinets	Fair	Interior Doors	Wood, Solid, Painted, Interior	Fair	
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Sliding Door	Fair	
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL			
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description	Condition	
Handrails		N/A	Range	Electric Range	Fair	Electrical Panel	Load Center, 125 to 225 Amp	Fair	
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers		
Fencing	Wood Board, 4'	Fair	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No		
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes		
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes		
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No		
			Item	Description	Condition	Interior Lighting	CFL	Fair	
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL	Fair	
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC			
Façade Type 1	Wood Clapboard	Fair	Ceilings	Painted drywall	Fair	Item	Description	Condition	
Façade Type 2		N/A	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace		
Exterior Paint	Paint, Any Surface	Fair	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace	Fair	
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None	N/A	
			Shower Surround		N/A	Cooling Component		N/A	
			Vanity	Wood Cabinet	Fair	Fireplace		N/A	
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING			
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description	Condition	
Windows 1	Aluminum 12 SF	Fair	Exhaust Fan	Exhaust Fan Bath - Timer	Fair	Water Heater	Vertical Tank		
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size			
			Interior Finishes			DWH Location	Utility Room/Closet		
			Item	Description	Condition	Domestic Water Piping	Copper	Fair	
EXTERIOR DOORS			Living Area Floor	Carpet		Sanitary Piping	Cast Iron	Fair	
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES			
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair				
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description	Condition	
Patio Doors		N/A	Comments			Suspect Mold	No		
BUILDING ROOF						Water Infiltration	No		
Item	Description	Condition				Structural Damage	No		
Roof Type	Pitched					Comments			
Finish	Asphalt	Fair							
Active Leaks	No								
Gutter & DS	Aluminum	Fair							
Attics	Yes								
General Comments									

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D5040	Exterior		1691462	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	16	EA	\$229.26	\$3,668			\$3,668																			\$3,668
E1060	Kitchen		1691401	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	4	EA	\$923.21	\$3,693									\$3,693													\$3,693
E1060	Kitchen		1691422	Residential Appliances, Range, Electric, Replace	15	7	8	4	EA	\$953.98	\$3,816									\$3,816													\$3,816
E1060	Kitchen		1691461	Residential Appliances, Range, Electric, Replace	15	7	8	8	EA	\$953.98	\$7,632									\$7,632													\$7,632
E1060	Kitchen		1691443	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	8	EA	\$923.21	\$7,386									\$7,386													\$7,386
E2010	Kitchen		1691411	Kitchen Cabinetry, Old Hardwood, Replace	20	18	2	100	LF	\$461.60	\$46,160			\$46,160																			\$46,160
E2010	Kitchen		1691441	Kitchen Cabinetry, Old Hardwood, Replace	20	18	2	120	LF	\$461.60	\$55,392			\$55,392																			\$55,392
E2010	Bathroom		1691429	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	4	EA	\$2,461.89	\$9,848			\$9,848																			\$9,848
E2010	Kitchen		1691420	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	100	LF	\$76.93	\$7,693			\$7,693															\$7,693				\$15,387
E2010	Bathroom		1691457	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	8	EA	\$2,461.89	\$19,695			\$19,695																			\$19,695
E2010	Kitchen		1691447	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	120	LF	\$76.93	\$9,232			\$9,232															\$9,232				\$18,464
G2060	Site		1691453	Fences & Gates, Wood Board, 4' High, Replace	15	14	1	300	LF	\$36.93	\$11,078		\$11,078															\$11,078					\$22,157
G2060	Site		1691412	Fences & Gates, Wood Board, 4' High, Replace	15	13	2	300	LF	\$36.93	\$11,078			\$11,078															\$11,078				\$22,157
Y1020	Access to each entry door		1808050	ADA, Ramp, Concrete, Up to 48" Wide, Install	0	0	0	56	LF	\$1,230.94	\$68,933	\$68,933																					\$68,933
Y1050	3106 & 3130 Elizabeth Street		1808043	Accessible Unit, Bathroom, Renovate	0	0	0	4	EA	\$23,080.20	\$92,321	\$92,321																					\$92,321
Y1070	3106 & 3130 Elizabeth Street		1808042	ADA, Residential Unit, Living Area Renovations Only, Renovate	0	0	0	4	EA	\$15,386.80	\$61,547	\$61,547																					\$61,547
Totals, Unescalated												\$772,633	\$148,901	\$703,572	\$0	\$16,002	\$40,110	\$0	\$0	\$81,919	\$49,115	\$47,598	\$47,053	\$18,003	\$0	\$47,699	\$539,874	\$11,078	\$83,366	\$0	\$16,002	\$291,320	\$2,914,245
Totals, Escalated (0.0% inflation, compounded annually)												\$772,633	\$148,901	\$703,572	\$0	\$16,002	\$40,110	\$0	\$0	\$81,919	\$49,115	\$47,598	\$47,053	\$18,003	\$0	\$47,699	\$539,874	\$11,078	\$83,366	\$0	\$16,002	\$291,320	\$2,914,245
* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.																																	



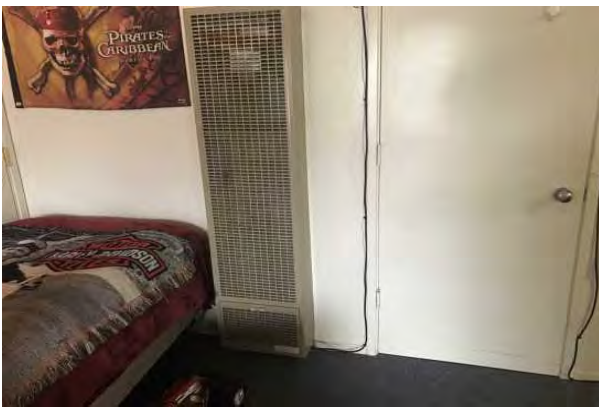
#1

COVER PHOTO/FRONT
ELEVATION



#2

REAR ELEVATION



#3

MECHANICAL



#4

INTERIOR



#5

BATHROOM



#6

KITCHEN

5.2. 1335 B STREET

BV SCATTERED SITE CHECKLIST											
1335 B STREET			Identifier			UNITS		Type		Area (SF)	
Project Number	140712		Address 1		1335 B Street		Unit Type		3 Bed / 1 Bath		1095
Observed By	Rashad Alnial		Address 2		A		Occupancy		Occupied		
Date Completed	1/14/2020		Units Observed								
SITework			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition		
Driveway		N/A	Cabinetry	Wood, Solid, Painted Cabinets	Fair	Interior Doors	Wood, Solid, Stained, Interior		Fair		
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors			N/A		
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL					
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Carpet	Good	Item	Description		Condition		
Handrails		N/A	Range	Electric Range	Fair	Electrical Panel	Load Center, 125 to 225 Amp		Fair		
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers				
Fencing	Wood Board, 4'	Fair	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No				
			Item	Description	Condition	Interior Lighting	CFL		Fair		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL		Fair		
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC					
Façade Type 1	Wood Clapboard	Fair	Ceilings	Painted drywall	Fair	Item	Description		Condition		
Façade Type 2		N/A	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace				
Exterior Paint	Paint, Any Surface	Fair	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace		Poor		
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None		N/A		
			Shower Surround		N/A	Cooling Component			N/A		
			Vanity	Wood Cabinet	Fair	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description		Condition		
Windows 1	Aluminum 24 SF	Fair	Exhaust Fan	Exhaust Fan Bath - Switch	Fair	Water Heater	Vertical Tank		Fair		
Screens		N/A	GFCI - Bathroom	Present		DWH Tank Size	29 gal				
			Interior Finishes			DWH Location	Utility Room/Closet				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES					
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair						
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description		Condition		
Patio Doors		N/A	Comments			Suspect Mold	No				
BUILDING ROOF						Water Infiltration	No				
Item	Description	Condition				Structural Damage	No				
Roof Type	Pitched					Comments					
Finish	Asphalt	Fair									
Active Leaks	No										
Gutter & DS	Aluminum	Fair									
Attics	Yes										
General Comments											

Replacement Reserves Report

Eureka Housing Authority / 1335 B STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 1335 B STREET	\$363,781	\$61,732	\$281,094	\$0	\$0	\$22,619	\$10,001	\$0	\$43,229	\$32,402	\$33,812	\$14,617	\$10,578	\$36,544	\$30,581	\$258,037	\$10,001	\$13,656	\$0	\$0	\$166,293	\$1,388,977
Grand Total	\$363,781	\$61,732	\$281,094	\$0	\$0	\$22,619	\$10,001	\$0	\$43,229	\$32,402	\$33,812	\$14,617	\$10,578	\$36,544	\$30,581	\$258,037	\$10,001	\$13,656	\$0	\$0	\$166,293	\$1,388,977

Unif	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
B1010			Perimeter		1807301	Seismic Bracing, Anchor bolts, Install	0	0	0	209	LF	\$400.21	\$83,644	\$83,644																					\$83,644	
B1080			Site		1694289	Exterior Stairs, Concrete, Replace	50	38	12	125	SF	\$84.63	\$10,578													\$10,578									\$10,578	
B2010			Exterior		1694273	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	4900	SF	\$4.62	\$22,619						\$22,619										\$22,619						\$45,237	
B2010			Exterior		1694280	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	15	15	4900	SF	\$46.16	\$226,186																\$226,186						\$226,186	
B2020			Exterior		1694278	Window, Aluminum, Replace	30	17	13	25	EA	\$1,461.75	\$36,544														\$36,544								\$36,544	
B2050			Exterior		1694293	Exterior Door, Steel, Replace	40	20	20	10	EA	\$923.21	\$9,232																				\$9,232		\$9,232	
B3010			Roof		1694268	Roof, Asphalt Shingle 20-Year, Replace	20	11	9	4760	SF	\$5.85	\$27,832										\$27,832												\$27,832	
B3020			Roof		1694274	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	330	LF	\$13.85	\$4,570										\$4,570												\$4,570	
C1030			Throughout		1694284	Interior Door, Wood Solid-Core, Replace	40	38	2	20	EA	\$1,077.08	\$21,542					\$21,542																		\$21,542
C2010			Interior		1807335	Drywall, Asbestos Containing, Replace	0	0	0	12825	SF	\$21.60	\$277,059	\$277,059																						\$277,059
C2010			Entry		1807334	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																						\$3,077
C2010			Throughout		1694285	Interior Wall Finish, Paint, Prep & Paint	10	0	10	7350	SF	\$2.31	\$16,964																					\$16,964		\$16,964
C2030			Bathroom		1694294	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	7	8	175	SF	\$12.31	\$2,154									\$2,154														\$2,154
C2030			Kitchen		1694271	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	0	15	750	SF	\$12.31	\$9,232																	\$9,232						\$9,232
C2030			Bedrooms		1694286	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	3975	SF	\$7.69	\$30,581															\$30,581						\$30,581		\$122,325
C2050			Throughout		1694275	Interior Ceiling Finish, Paint, Prep & Paint	10	0	10	5475	SF	\$3.08	\$16,849																					\$16,849		\$33,697
D2010			Utility Closet		1694291	Water Heater, Gas, Replace	15	9	6	5	EA	\$2,000.28	\$10,001							\$10,001																\$10,001
D2010			Throughout		1694283	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	20	20	5475	SF	\$16.93	\$92,667																					\$92,667		\$92,667
D2010			Kitchen		1694276	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	5	EA	\$1,846.42	\$9,232																							\$9,232
D2010			Bathroom		1694287	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	5	EA	\$1,692.55	\$8,463																							\$8,463
D2010			Bathroom		1694266	Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	9	11	5	EA	\$2,923.49	\$14,617																							\$14,617
D2010			Bathroom		1694281	Toilet, Commercial Water Closet, Replace	30	14	16	5	EA	\$2,000.28	\$10,001																							\$10,001
D2020			Lateral from Apartment		1809085	Waste Line, Apartment, PVC, Replace	40	38	2	105	LF	\$196.95	\$20,680																							\$20,680
D3020			Living Areas		1694295	Forced Air Furnace, 40 MBH, Replace	20	19	1	5	EA	\$12,346.37	\$61,732																							\$61,732
D3060			Kitchen		1694269	Exhaust Fan, Propeller, 375 CFM, Replace	15	13	2	5	EA	\$1,577.15	\$7,886																							\$7,886
D5020			Utility Closet		1694288	Full Electrical System Upgrade, 125 amp, Replace	40	38	2	5475	SF	\$21.23	\$116,255																							\$116,255
D5040			Throughout		1694270	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	60	EA	\$229.26	\$13,756																							\$13,756
E1060			Kitchen		1694290	Residential Appliances, Range, Electric, Replace	15	7	8	5	EA	\$953.98	\$4,770										\$4,770													\$4,770
E1060			Kitchen		1694267	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	5	EA	\$923.21	\$4,616										\$4,616													\$4,616
E2010			Kitchen		1694292	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	75	LF	\$76.93	\$5,770																							\$5,770
E2010			Kitchen		1694279	Kitchen Cabinetry, Old Hardwood, Replace	20	18	2	75	LF	\$461.60	\$34,620																							\$34,620
E2010			Bathroom		1694277	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	5	EA	\$2,461.89	\$12,309																							\$12,309
G2060			Site		1694282	Fences & Gates, Wood Board, 4' High, Replace	15	7	8	30	LF	\$36.93	\$1,108																							\$1,108
Totals, Unescalated														\$363,781	\$61,732	\$281,094	\$0	\$0	\$22,619	\$10,001	\$0	\$43,229	\$32,402	\$33,812	\$14,617	\$10,578	\$36,544	\$30,581	\$258,037	\$10,001	\$13,656	\$0	\$0	\$166,293	\$1,388,977	
Totals, Escalated (0.0% inflation, compounded annually)														\$363,781	\$61,732	\$281,094	\$0	\$0	\$22,619	\$10,001	\$0	\$43,229	\$32,402	\$33,812	\$14,617	\$10,578	\$36,544	\$30,581	\$258,037	\$10,001	\$13,656	\$0	\$0	\$166,293	\$1,388,977	

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



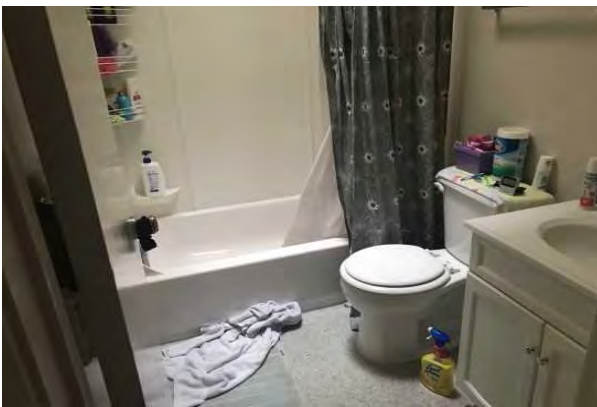
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COVER PHOTO/FRONT
ELEVATION



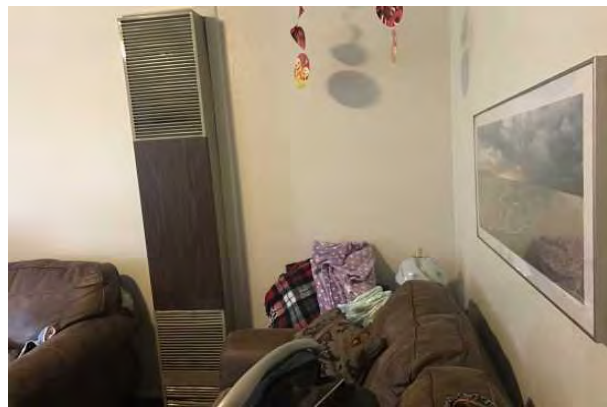
#2

REAR ELEVATION



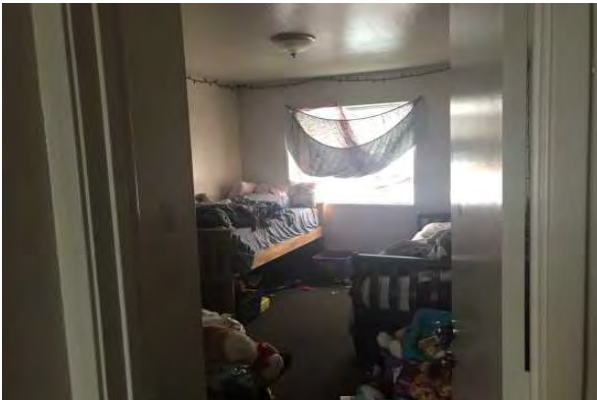
#3

BATHROOM



#4

MECHANICAL



#5

INTERIOR



#6

KITCHEN

5.3. 216 & 224 CLARK STREET

BV SCATTERED SITE CHECKLIST											
216 & 224 CLARK STREET			Identifier			UNITS		Type		Area (SF)	
Project Number		140712	Address 1		A		Unit Type		1 Bed / 1 Bath		600
Observed By		Rashad Alnial	Address 2				Occupancy		Occupied		
Date Completed		1/14/2020	Units Observed								
SITWORK			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition		
Driveway		N/A	Cabinetry	Wood, Solid, Painted Cabinets	Fair	Interior Doors	Wood, Solid, Painted, Interior		Fair		
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Sliding Door		Fair		
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL					
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description		Condition		
Handrails		N/A	Range	Electric Range	Fair	Electrical Panel	Load Center, 125 to 225 Amp		Fair		
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers				
Fencing	Wood Board, 4'	Fair	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No				
			Item	Description	Condition	Interior Lighting	CFL		Fair		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL		Fair		
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC					
Façade Type 1	Wood Clapboard	Fair	Ceilings	Painted drywall	Fair	Item	Description		Condition		
Façade Type 2		N/A	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace				
Exterior Paint	Paint, Any Surface	Poor	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace		Poor		
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None		N/A		
			Shower Surround		N/A	Cooling Component			N/A		
			Vanity	Wood Cabinet	Fair	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description		Condition		
Windows 1	Aluminum 12 SF	Poor	Exhaust Fan	Exhaust Fan Bath - Timer	Fair	Water Heater	Vertical Tank		Fair		
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size	30 gal				
			Interior Finishes			DWH Location	Utility Room/Closet				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Fair						
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair	SIGNIFICANT ISSUES					
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description		Condition		
Patio Doors		N/A	Comments			Suspect Mold	No				
BUILDING ROOF						Water Infiltration	No				
Item	Description	Condition				Structural Damage	No				
Roof Type	Pitched					Comments					
Finish	Asphalt	Fair									
Active Leaks	Yes										
Gutter & DS	Aluminum	Fair									
Attics	Yes										
General Comments											

Replacement Reserves Report

Eureka Housing Authority / 216 & 224 CLARK STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 216 & 224 CLARK STREET	\$214,972	\$55,362	\$214,831	\$0	\$0	\$15,387	\$0	\$0	\$51,083	\$22,772	\$10,386	\$16,156	\$0	\$0	\$29,697	\$186,488	\$0	\$29,943	\$0	\$0	\$84,089	\$931,164
Grand Total	\$214,972	\$55,362	\$214,831	\$0	\$0	\$15,387	\$0	\$0	\$51,083	\$22,772	\$10,386	\$16,156	\$0	\$0	\$29,697	\$186,488	\$0	\$29,943	\$0	\$0	\$84,089	\$931,164

Unifomat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate									
B1010	Perimeter		1807118	Seismic Bracing, Anchor bolts, Install	0	0	0	157	LF	\$400.21	\$62,833	\$62,833																					\$62,833									
B2010	Exterior		1693311	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	3500	SF	\$4.62	\$16,156		\$16,156										\$16,156											\$32,312								
B2010	Exterior		1693333	Exterior Wall, Plywood Siding, 1-2 Stories, Replace	30	15	15	3500	SF	\$46.16	\$161,561																\$161,561							\$161,561								
B2020	Exterior		1693338	Window, Aluminum, Replace	30	28	2	12	EA	\$1,000.14	\$12,002			\$12,002																				\$12,002								
B2050	Exterior		1693325	Exterior Door, Steel, Replace	40	20	20	8	EA	\$923.21	\$7,386																					\$7,386		\$7,386								
B3010	Roof		1693316	Roof, Asphalt Shingle 20-Year, Replace	20	12	8	3680	SF	\$5.85	\$21,517									\$21,517														\$21,517								
B3020	Roof		1693319	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	315	LF	\$13.85	\$4,362									\$4,362														\$4,362								
C1030	Throughout		1693310	Interior Door, Wood Solid-Core, Replace	40	38	2	8	EA	\$1,077.08	\$8,617			\$8,617																				\$8,617								
C1030	Throughout		1693329	Interior Door, Wood Hollow-Core Residential Closet, Replace	15	13	2	8	EA	\$769.34	\$6,155			\$6,155															\$6,155					\$12,309								
C2010	Entry		1807328	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																							\$3,077							
C2010	Interior		1807329	Drywall, Asbestos Containing, Replace	0	0	0	6900	SF	\$21.60	\$149,061	\$149,061																							\$149,061							
C2010	Throughout		1693339	Interior Wall Finish, Gypsum Board, Prep & Paint	10	0	10	4500	SF	\$2.31	\$10,386											\$10,386										\$10,386			\$20,772							
C2030	Kitchen		1693337	Interior Floor Finish, Vinyl Sheeting over Asbestos Mastic, Replace	15	13	2	420	SF	\$12.31	\$5,170			\$5,170																\$5,170					\$10,340							
C2030	Bathroom		1693314	Interior Floor Finish, Vinyl Sheeting over Asbestos Mastic, Replace	15	13	2	250	SF	\$12.31	\$3,077			\$3,077																\$3,077					\$6,155							
C2030	Bedrooms		1693327	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	2300	SF	\$7.69	\$17,695			\$17,695						\$17,695							\$17,695					\$17,695			\$70,779							
C2050	Throughout		1693317	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	5	5	2400	SF	\$3.08	\$7,386						\$7,386												\$7,386						\$14,771							
D2010	Utility Closet		1693336	Water Heater, Gas, Replace	15	10	5	4	EA	\$2,000.28	\$8,001						\$8,001															\$8,001			\$16,002							
D2010	Throughout		1693309	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	20	20	2400	SF	\$16.93	\$40,621																					\$40,621			\$40,621							
D2010	Bathroom		1693318	Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	11	9	4	EA	\$2,923.49	\$11,694										\$11,694														\$11,694							
D2010	Bathroom		1693334	Toilet, Commercial Water Closet, Replace	30	16	14	6	EA	\$2,000.28	\$12,002															\$12,002									\$12,002							
D2010	Kitchen		1693322	Sink, Stainless Steel, Replace	30	15	15	4	EA	\$1,846.42	\$7,386																	\$7,386							\$7,386							
D2010	Bathroom		1693320	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	6	EA	\$1,692.55	\$10,155																	\$10,155							\$10,155							
D2020	Lateral from Apartment		1809088	Waste Line, Apartment, PVC, Replace	40	38	2	78	LF	\$196.95	\$15,362			\$15,362																					\$15,362							
D3020	Attic		1693331	Forced Air Furnace, Gas, Install	20	19	1	4	EA	\$9,801.39	\$39,206		\$39,206																						\$39,206							
D3060	Kitchen		1693340	Exhaust Fan, Propeller, 375 CFM, Replace	15	13	2	4	EA	\$1,577.15	\$6,309			\$6,309															\$6,309						\$12,617							
D5020	Utility Closet		1693321	Full Electrical System Upgrade, 125 amp, Replace	40	38	2	2400	SF	\$21.23	\$50,961			\$50,961																					\$50,961							
D5040	Throughout		1693335	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	36	EA	\$229.26	\$8,253			\$8,253																					\$8,253							
D5040	Exterior		1693313	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	8	EA	\$229.26	\$1,834			\$1,834																					\$1,834							
E1060	Kitchen		1693332	Residential Appliances, Range, Electric, Replace	15	7	8	4	EA	\$953.98	\$3,816									\$3,816															\$3,816							
E1060	Kitchen		1693330	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	4	EA	\$923.21	\$3,693									\$3,693															\$3,693							
E2010	Kitchen		1693312	Kitchen Cabinetry, Stock Hardwood, Replace	20	18	2	120	LF	\$461.60	\$55,392			\$55,392																					\$55,392							
E2010	Bathroom		1693323	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	6	EA	\$2,461.89	\$14,771			\$14,771																					\$14,771							
E2010	Kitchen		1693328	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	120	LF	\$76.93	\$9,232			\$9,232																\$9,232					\$18,464							
G2060	Site		1693326	Fences & Gates, Wood Board, 4' High, Replace	15	6	9	300	LF	\$36.93	\$11,078										\$11,078														\$11,078							
Totals, Unescalated												\$214,972	\$55,362	\$214,831	\$0	\$0	\$15,387	\$0	\$0	\$51,083	\$22,772	\$10,386	\$16,156	\$0	\$0	\$29,697	\$186,488	\$0	\$29,943	\$0	\$0	\$84,089						\$931,164				
Totals, Escalated (0.0% inflation, compounded annually)												\$214,972	\$55,362	\$214,831	\$0	\$0	\$15,387	\$0	\$0	\$51,083	\$22,772	\$10,386	\$16,156	\$0	\$0	\$29,697	\$186,488	\$0	\$29,943	\$0	\$0	\$84,089										\$931,164

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



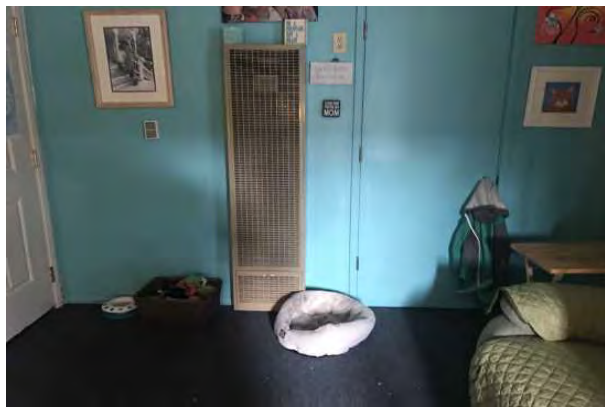
#1	COVER PHOTO/FRONT ELEVATION
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#2	REAR ELEVATION
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#3	BATHROOM
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#4	MECHANICAL
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#5	INTERIOR
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#6	KITCHEN
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5.4. 2218 & 2230 SPRING STREET

BV SCATTERED SITE CHECKLIST													
2218 & 2230 SPRING STREET			Identifier				UNITS		Type		Area (SF)		
Project Number	140712		Address 1		2218 Spring Street		Unit Type		3 Bed / 1 Bath		1095		
Observed By	Aren Hofland		Address 2		A		Occupancy		Occupied				
Date Completed	1/10/2020		Units Observed		A								
SITework			KITCHEN			INTERIOR DOORS							
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition				
Driveway	Asphalt	Poor	Cabinetry	Wood, Laminate Cabinets	Fair	Interior Doors	Wood, Hollow, Painted, Interior		Fair				
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Sliding Door		Missing				
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL							
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair						Item	Description	Condition
Handrails		N/A	Range	Electric Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp		Poor				
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers						
Fencing	Wood Board, 6'	Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No						
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes						
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes						
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No						
						Item	Description	Condition	Interior Lighting	LED		Fair	
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL		Fair				
			Item	Description	Condition	HVAC							
Façade Type 1	Wood Clapboard	Fair	Ceilings	Painted drywall	Fair						Item	Description	Condition
Façade Type 2	Wood Clapboard	Poor	Tub Material	Enameled Steel	Fair	Heating System	Forced Air Furnace						
Exterior Paint	Paint, Any Surface	Fair	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace		Fair				
Comments			Shower Material	Fiberglass	Fair	Cooling System	N/A - Central System/None		N/A				
			Shower Surround	Fiberglass	Fair	Cooling Component	N/A - Central System/None		N/A				
			Vanity	Wood Cabinet	Fair	Fireplace			N/A				
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING							
			Item	Description	Condition						Item	Description	Condition
Windows 1	Aluminum 12 SF	Fair	Toilet	Toilet, Flush Tank	Fair	Water Heater	Vertical Tank		Fair				
Screens			GFCI - Bathroom	Present		DWH Tank Size	30 gal						
			Interior Finishes			DWH Location	Utility Room/Closet						
						Item	Description	Condition	Domestic Water Piping	Copper	Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron		Fair				
			Item	Description	Condition	SIGNIFICANT ISSUES							
Entry Doors	Metal Clad Wood Entry	Poor	Interior Walls	Painted drywall	Fair						Item	Description	Condition
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Suspect Mold	No						
Patio Doors		N/A	Comments			Water Infiltration	No						
BUILDING ROOF						Item	Description	Condition	Structural Damage	No			
						Roof Type	Pitched		Comments				
						Finish	Asphalt	Poor					
						Active Leaks	No						
						Gutter & DS	Aluminum	Poor					
						Attics	Yes						
General Comments													

Replacement Reserves Report

Eureka Housing Authority / 2218 & 2230 SPRING STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 2218 & 2230 SPRING STREET	\$788,355	\$119,583	\$1,360,180	\$0	\$0	\$103,662	\$0	\$0	\$78,011	\$0	\$68,453	\$0	\$0	\$0	\$32,374	\$103,662	\$6,155	\$13,325	\$0	\$0	\$78,094	\$2,751,854
Grand Total	\$788,355	\$119,583	\$1,360,180	\$0	\$0	\$103,662	\$0	\$0	\$78,011	\$0	\$68,453	\$0	\$0	\$0	\$32,374	\$103,662	\$6,155	\$13,325	\$0	\$0	\$78,094	\$2,751,854

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
B1010	Perimeter	1807120	Seismic Bracing, Anchor bolts, Install	0	0	0	389	LF	\$400.21	\$155,682	\$155,682																					\$155,682	
B2010	Exterior	1696214	Exterior Wall, Plywood Siding, 1-2 Stories, Replace	30	28	2	13000	SF	\$46.16	\$600,085			\$600,085																			\$600,085	
B2010	Exterior	1696248	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	13000	SF	\$4.62	\$60,009						\$60,009										\$60,009						\$120,017	
B2020	Exterior	1696233	Window, Aluminum, Replace	30	29	1	27	EA	\$1,000.14	\$27,004		\$27,004																				\$27,004	
B2020	Exterior	1696203	Window, Aluminum, Replace	30	28	2	32	EA	\$1,000.14	\$32,005			\$32,005																			\$32,005	
B2050	Exterior	1696230	Exterior Door, Steel, Replace	40	20	20	18	EA	\$923.21	\$16,618																				\$16,618		\$16,618	
B3010	Roof	1696236	Roof, Asphalt Shingle 20-Year, Replace	20	10	10	6730	SF	\$5.85	\$39,350											\$39,350											\$39,350	
B3020	Roof	1696223	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	540	LF	\$13.85	\$7,478			\$7,478																			\$7,478	
C1030	Throughout	1696247	Interior Door, Wood Hollow-Core Residential, Replace	20	18	2	32	EA	\$615.47	\$19,695			\$19,695																			\$19,695	
C1030	Throughout	1696251	Interior Door, Wood Hollow-Core Residential Closet, Replace	15	14	1	8	EA	\$769.34	\$6,155		\$6,155															\$6,155					\$12,309	
C2010	Entry	1807338	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																						\$3,077
C2010	Interior	1807339	Drywall, Asbestos Containing, Replace	0	0	0	28371	SF	\$21.60	\$612,901	\$612,901																						\$612,901
C2010	Throughout	1696205	Interior Wall Finish, Gypsum Board, Prep & Paint	10	5	5	18914	SF	\$2.31	\$43,654						\$43,654										\$43,654							\$87,308
C2030	Throughout	1696243	Interior Floor Finish, Vinyl Sheeting over Asbestos Mastic, Replace	15	13	2	180	SF	\$10.77	\$1,939			\$1,939															\$1,939					\$3,877
C2030	Throughout	1696204	Interior Floor Finish, Vinyl Sheeting over Asbestos Mastic, Replace	15	7	8	1440	SF	\$10.77	\$15,510									\$15,510														\$15,510
C2030	Bedrooms	1696254	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	2565	SF	\$7.69	\$19,734			\$19,734						\$19,734							\$19,734					\$19,734		\$78,934
C2030	Living Room	1696253	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	1643	SF	\$7.69	\$12,640			\$12,640						\$12,640							\$12,640					\$12,640		\$50,561
C2050	Throughout	1696238	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	0	10	158	SF	\$3.08	\$486											\$486										\$486		\$972
C2050	Throughout	1696213	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	0	10	9299	SF	\$3.08	\$28,616										\$28,616										\$28,616		\$57,233	
D2010	Utility Closet	1696232	Water Heater, GAS, Replace	15	7	8	9	EA	\$2,000.28	\$18,003									\$18,003														\$18,003
D2010	Throughout	1696237	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	38	2	9457	SF	\$22.62	\$213,904			\$213,904																				\$213,904
D2010	Kitchen	1696240	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	9	EA	\$1,846.42	\$16,618			\$16,618																				\$16,618
D2010	Bathroom	1696208	Toilet, Residential Water Closet, Replace	30	28	2	9	EA	\$1,077.08	\$9,694			\$9,694																				\$9,694
D2010	Bathroom	1696228	Bathtub, Enameled Steel, Replace	20	18	2	5	EA	\$3,846.70	\$19,234			\$19,234																				\$19,234
D2010	Bathroom	1696225	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	9	EA	\$1,692.55	\$15,233			\$15,233																				\$15,233
D2010	Bathroom	1696216	Shower, Fiberglass, Replace	20	18	2	9	EA	\$2,461.89	\$22,157			\$22,157																				\$22,157
D2020	Lateral from Apartment	1809089	Waste Line, Apartment, PVC, Replace	40	38	2	185	LF	\$196.95	\$36,436			\$36,436																				\$36,436
D3020	Attic	1696244	Forced Air Furnace, 40 MBH, Install	20	19	1	7	EA	\$12,346.37	\$86,425		\$86,425																					\$86,425
D3020	Living Area	1696239	Forced Air Furnace, Gas, Replace	20	18	2	2	EA	\$9,801.39	\$19,603			\$19,603																				\$19,603
D3060	Kitchen	1696207	Exhaust Fan, Ceiling Mounted, Replace	15	13	2	9	EA	\$384.67	\$3,462			\$3,462															\$3,462					\$6,924
D5020	Utility Closet	1696246	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	38	2	9457	SF	\$21.23	\$200,808			\$200,808																				\$200,808
D5040	Exterior	1696215	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	18	EA	\$229.26	\$4,127			\$4,127																				\$4,127
D5040	Throughout	1696220	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	23	EA	\$229.26	\$5,273			\$5,273																				\$5,273
D5040	Throughout	1696245	LED Lighting Fixture, WATT, Replace	20	18	2	45	EA	\$292.35	\$13,156			\$13,156																				\$13,156
E1060	Kitchen	1696235	Residential Appliances, Range, Electric, Replace	15	13	2	5	EA	\$953.98	\$4,770			\$4,770															\$4,770					\$9,540
E1060	Kitchen	1696221	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	9	EA	\$923.21	\$8,309									\$8,309														\$8,309
E1060	Kitchen	1696229	Residential Appliances, Range, Electric, Replace	15	7	8	4	EA	\$953.98	\$3,816									\$3,816														\$3,816
E2010	Bathroom	1696212	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	9	EA	\$2,461.89	\$22,157			\$22,157																				\$22,157
E2010	Kitchen	1696224	Kitchen Cabinetry, Old Hardwood, Replace	20	18	2	81	LF	\$461.60	\$37,390			\$37,390																				\$37,390
E2010	Kitchen	1696226	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	41	LF	\$76.93	\$3,154			\$3,154															\$3,154					\$6,309
G2020	Site	1696231	Parking Lots, Asphalt Pavement, Mill & Overlay	25	25	0	3100	SF	\$5.39	\$16,695	\$16,695																						\$16,695
G2060	Site	1696241	Fences & Gates, Wood Board, 6' High, Replace	25	23	2	451	LF	\$43.08	\$19,430			\$19,430																				\$19,430
Totals, Unescalated											\$788,355	\$119,583	\$1,360,180	\$0	\$0	\$103,662	\$0	\$0	\$78,011	\$0	\$68,453	\$0	\$0	\$0	\$32,374	\$103,662	\$6,155	\$13,325	\$0	\$0	\$78,094	\$2,751,854	
Totals, Escalated (0.0% inflation, compounded annually)											\$788,355	\$119,583	\$1,360,180	\$0	\$0	\$103,662	\$0	\$0	\$78,011	\$0	\$68,453	\$0	\$0	\$0	\$32,374	\$103,662	\$6,155	\$13,325	\$0	\$0	\$78,094	\$2,751,854	

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



#1

COVER PHOTO



#2

REAR ELEVATION



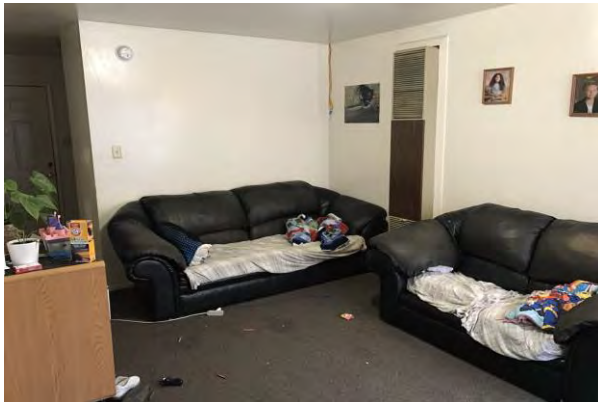
#3

UNIT 2218 SPRING STREET
KITCHEN



#4

UNIT 2218 SPRING STREET
BATHROOM



#5

UNIT 2218 SPRING STREET
LIVING AREA



#6

UNIT 2218 SPRING STREET
BEDROOM

5.5. 2229 GARLAND STREET

BV SCATTERED SITE CHECKLIST											
2229 GARLAND STREET			Identifier			UNITS		Type		Area (SF)	
Project Number	140712		Address 1		2229		Unit Type		2 Bed / 1 Bath		896
Observed By	Rashad Alnial		Address 2				Occupancy		Occupied		
Date Completed	1/14/2020		Units Observed								
SITework			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition		
Driveway		N/A	Cabinetry	Wood, Solid, Painted Cabinets	Poor	Interior Doors	Wood, Solid, Painted, Interior		Fair		
Patio		Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Sliding Door		Fair		
Sidewalks		N/A	Kitchen Sink	Stainless Steel		ELECTRICAL					
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description		Condition		
Handrails		N/A	Range	Electric Range	Fair	Electrical Panel	Load Center, 125 to 225 Amp		Fair		
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Poor	Breakers / Fuses	Breakers				
Fencing	Wood Board, 6'	Failed	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No				
			Item	Description	Condition	Interior Lighting	CFL		Fair		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting			Fair		
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC					
Façade Type 1	Wood Clapboard	Fair	Ceilings	Painted drywall	Fair	Item	Description		Condition		
Façade Type 2		N/A	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace				
Exterior Paint	Stucco, Prep & Fog or Paint	Fair	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace		Fair		
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None		N/A		
			Shower Surround		N/A	Cooling Component			N/A		
			Vanity	Wood Cabinet	Fair	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description		Condition		
Windows 1	Aluminum 24 SF	Poor	Exhaust Fan		N/A	Water Heater	Vertical Tank		Fair		
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size	40 gal				
			Interior Finishes			DWH Location	Utility Room/Closet				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES					
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair						
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description		Condition		
Patio Doors		N/A	Comments			Suspect Mold	No				
BUILDING ROOF						Water Infiltration	No				
Item	Description	Condition				Structural Damage	No				
Roof Type	Pitched					Comments					
Finish	Asphalt	Fair									
Active Leaks	No										
Gutter & DS	Aluminum	Fair									
Attics	Yes										
General Comments											
No insulation, algae growth over roof, roof is over 15 years old											

Replacement Reserves Report

Eureka Housing Authority / 2229 GARLAND STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 2229 GARLAND STREET	\$238,265	\$284,213	\$213,475	\$0	\$0	\$0	\$0	\$0	\$26,788	\$0	\$25,776	\$184,642	\$0	\$0	\$16,541	\$6,970	\$3,462	\$30,812	\$0	\$0	\$42,354	\$1,073,297
Grand Total	\$238,265	\$284,213	\$213,475	\$0	\$0	\$0	\$0	\$0	\$26,788	\$0	\$25,776	\$184,642	\$0	\$0	\$16,541	\$6,970	\$3,462	\$30,812	\$0	\$0	\$42,354	\$1,073,297

Unif	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
B1010			Perimeter		1807119	Seismic Bracing, Anchor bolts, Install	0	0	0	0	207	LF	\$400.21	\$82,844	\$82,844																					\$82,844	
B2010			Exterior		1697466	Exterior Wall, Hardboard, Replace w/Plywood	10	9	1	4000	SF	\$46.16	\$184,642	\$184,642											\$184,642											\$369,283	
B2020			Exterior		1697450	Window, Aluminum, Replace	30	29	1	15	EA	\$1,461.75	\$21,926	\$21,926																						\$21,926	
B2050			Exterior		1697465	Exterior Door, Steel, Replace	40	20	20	9	EA	\$923.21	\$8,309																				\$8,309			\$8,309	
B3010			Roof		1697451	Roof, Asphalt Shingle 20-Year, Replace	20	19	1	2800	SF	\$5.85	\$16,372	\$16,372																						\$16,372	
B3020			Roof		1697468	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	200	LF	\$13.85	\$2,770											\$2,770												\$2,770	
C1030			Throughout		1697454	Interior Door, Wood Solid-Core, Replace	40	38	2	9	EA	\$1,077.08	\$9,694			\$9,694																				\$9,694	
C1030			Throughout		1697452	Interior Door, Wood Hollow-Core Residential Closet, Replace	15	13	2	24	EA	\$769.34	\$18,464	\$18,464																		\$18,464				\$36,928	
C2010			Interior		1807331	Drywall, Asbestos Containing, Replace	0	0	0	6688	SF	\$21.60	\$144,481	\$144,481																						\$144,481	
C2010			Entry		1807330	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																						\$3,077	
C2010			Throughout		1697461	Interior Wall Finish, Paint, Prep & Paint	10	0	10	4000	SF	\$2.31	\$9,232											\$9,232									\$9,232			\$18,464	
C2030			Bathroom		1697472	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	15	0	90	SF	\$10.77	\$969	\$969																	\$969					\$1,939	
C2030			Kitchen		1697463	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	13	2	450	SF	\$10.77	\$4,847			\$4,847																\$4,847				\$9,694	
C2030			Bedrooms		1697446	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	2150	SF	\$7.69	\$16,541			\$16,541													\$16,541					\$16,541			\$66,163
C2050			Throughout		1697456	Interior Ceiling Finish, Paint, Prep & Paint	10	0	10	2688	SF	\$3.08	\$8,272											\$8,272										\$8,272			\$16,544
D2010			Utility Closet		1697470	Water Heater, GAL., Replace	15	0	15	3	EA	\$2,000.28	\$6,001																		\$6,001					\$6,001	
D2010			Throughout		1697462	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	38	2	2688	SF	\$22.62	\$60,799			\$60,799																				\$60,799	
D2010			Bathroom		1697464	Toilet, Commercial Water Closet, Replace	30	28	2	3	EA	\$2,000.28	\$6,001			\$6,001																				\$6,001	
D2010			Kitchen		1697474	Sink, Stainless Steel, Replace	30	28	2	3	EA	\$1,846.42	\$5,539			\$5,539																				\$5,539	
D2010			Bathroom		1697467	Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	18	2	3	EA	\$2,923.49	\$8,770			\$8,770																				\$8,770	
D2010			Bathroom		1697448	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	3	EA	\$1,692.55	\$5,078			\$5,078																				\$5,078	
D2020			Lateral from Apartment		1809090	Waste Line, Apartment, PVC, Replace	40	38	2	57	LF	\$196.95	\$11,226			\$11,226																				\$11,226	
D3020			Living Areas		1697447	Forced air Furnace, 40 MBH, Install	20	19	1	3	EA	\$12,346.37	\$37,039			\$37,039																				\$37,039	
D3060			Kitchen		1697458	Exhaust Fan, Propeller, 375 CFM, Replace	15	13	2	3	EA	\$1,577.15	\$4,731			\$4,731																\$4,731				\$9,463	
D5020			Utility Closet		1697457	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	38	2	2688	SF	\$21.23	\$57,076			\$57,076																				\$57,076	
D5040			Exterior		1697459	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	18	2	6	EA	\$323.12	\$1,939			\$1,939																				\$1,939	
D5040			Throughout		1697453	Compact Fluorescent Lighting Fixture, WATT, Replace	20	10	10	24	EA	\$229.26	\$5,502											\$5,502												\$5,502	
E1060			Kitchen		1697460	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	13	2	3	EA	\$923.21	\$2,770			\$2,770																	\$2,770			\$5,539	
E1060			Kitchen		1697449	Residential Appliances, Range, Electric, Replace	15	7	8	3	EA	\$953.98	\$2,862										\$2,862													\$2,862	
E2010			Kitchen		1697471	Kitchen Cabinetry, Old Hardwood, Replace	20	19	1	45	LF	\$461.60	\$20,772			\$20,772																				\$20,772	
E2010			Kitchen		1697469	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	14	1	45	LF	\$76.93	\$3,462			\$3,462																\$3,462				\$6,924	
E2010			Bathroom		1697475	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	12	8	3	EA	\$2,461.89	\$7,386										\$7,386													\$7,386	
G2060			Site		1697476	Fences & Gates, Wood Board, 6' High, Replace	25	25	0	160	LF	\$43.08	\$6,893	\$6,893																						\$6,893	
Totals, Unescalated															\$238,265	\$284,213	\$213,475	\$0	\$0	\$0	\$0	\$0	\$26,788	\$0	\$25,776	\$184,642	\$0	\$0	\$16,541	\$6,970	\$3,462	\$30,812	\$0	\$0	\$42,354	\$1,073,297	
Totals, Escalated (0.0% inflation, compounded annually)															\$238,265	\$284,213	\$213,475	\$0	\$0	\$0	\$0	\$0	\$26,788	\$0	\$25,776	\$184,642	\$0	\$0	\$16,541	\$6,970	\$3,462	\$30,812	\$0	\$0	\$42,354	\$1,073,297	

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



#1

COVER PHOTO/FRONT
ELEVATION



#2

FRONT ELEVATION



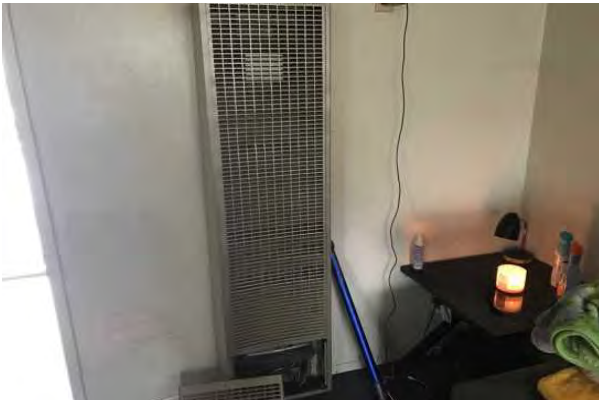
#3

KITCHEN



#4

BATHROOM



#5

MECHANICAL



#6

INTERIOR

5.6. 2315 & 2327 Union STREET

BV SCATTERED SITE CHECKLIST											
2315 & 2327 Union STREET			Identifier				UNITS		Type		Area (SF)
Project Number		140712	Address 1		2327 Union Street		Unit Type		2 Bed / 1 Bath		896
Observed By		Rashad Alnial	Address 2		A		Occupancy		Occupied		
Date Completed		1/14/2020	Units Observed								
SITework			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition		
Driveway		N/A	Cabinetry	Wood, Solid, Painted Cabinets	Fair	Interior Doors	Wood, Solid, Painted, Interior		Fair		
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Sliding Door		Fair		
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL					
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description		Condition		
Handrails		N/A	Range	Electric Range	Fair	Electrical Panel	Load Center, 125 to 225 Amp		Fair		
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Fuses				
Fencing		Fair	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No				
			Item	Description	Condition	Interior Lighting	CFL		Fair		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL		Fair		
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC					
Façade Type 1	Wood Clapboard	Fair	Ceilings	Painted drywall	Fair	Item	Description		Condition		
Façade Type 2		N/A	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace				
Exterior Paint	Paint, Any Surface	Fair	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace				
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None		N/A		
			Shower Surround		N/A	Cooling Component			N/A		
			Vanity	Wood Cabinet	Fair	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description		Condition		
Windows 1	Aluminum 24 SF	Fair	Exhaust Fan		N/A	Water Heater	Vertical Tank		Fair		
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size	30 gal				
			Interior Finishes			DWH Location	Utility Room/Closet				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Fair						
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair	SIGNIFICANT ISSUES					
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description		Condition		
Patio Doors		N/A	Comments			Suspect Mold	Yes, minor, cleaning only				
BUILDING ROOF						Water Infiltration	No				
Item	Description	Condition				Structural Damage	Yes, minor, repairs needed (wood)				
Roof Type	Pitched					Comments					
Finish	Asphalt	Fair									
Active Leaks	No										
Gutter & DS	Aluminum	Fair									
Attics	Yes										
General Comments											
Minor mold found and outer structure wood needs to be fixed.											

BV SCATTERED SITE CHECKLIST											
2315 & 2327 Union STREET			Identifier			UNITS		Type		Area (SF)	
Project Number	140712		Address 1		2315 Union Street		Unit Type		3 Bed / 1 Bath		1095
Observed By			Address 2		B		Occupancy		Occupied		
Date Completed	1/14/2020		Units Observed								
SITework			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description	Condition			
Driveway		Excellent	Cabinetry	Wood, Solid, Painted Cabinets	Fair	Interior Doors	Wood, Solid, Painted, Interior		Fair		
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Swing Door		Fair		
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL					
Exterior Steps 1	Concrete	N/A	Kitchen Flooring	Sheet vinyl	Fair	Item	Description	Condition			
Handrails	Metal	Fair	Range	Electric Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp		Fair		
Exterior Steps 2	Concrete	Fair	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers				
Fencing	Wood Board, 4'	Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No				
			Item	Description	Condition	Interior Lighting	CFL		Fair		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL		Fair		
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC					
Façade Type 1	Wood Clapboard	Poor	Ceilings	Painted drywall	Fair	Item	Description	Condition			
Façade Type 2		N/A	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace				
Exterior Paint	Paint, Any Surface	Poor	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace		Poor		
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None		N/A		
			Shower Surround		N/A	Cooling Component			N/A		
			Vanity	Wood Cabinet	Fair	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description	Condition			
Windows 1	Aluminum 24 SF	Fair	Exhaust Fan	Exhaust Fan Bath - Switch	Fair	Water Heater	Vertical Tank		Fair		
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size	40 gal				
			Interior Finishes			DWH Location	Utility Room/Closet				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES					
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair						
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description	Condition			
Patio Doors		N/A	Comments			Suspect Mold	Yes, minor, cleaning only				
BUILDING ROOF						Water Infiltration	No				
Item	Description	Condition				Structural Damage	No				
Roof Type	Pitched					Comments					
Finish	Asphalt	Fair									
Active Leaks	No										
Gutter & DS	Aluminum	Fair									
Attics	Yes										
General Comments											

Replacement Reserves Report

Eureka Housing Authority / 2315 & 2327 Union STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 2315 & 2327 Union STREET	\$504,268	\$327,850	\$532,452	\$0	\$6,024	\$12,463	\$7,386	\$0	\$71,426	\$0	\$81,796	\$150,945	\$29,081	\$0	\$35,028	\$24,465	\$0	\$52,438	\$0	\$6,001	\$139,275	\$1,980,897
Grand Total	\$504,268	\$327,850	\$532,452	\$0	\$6,024	\$12,463	\$7,386	\$0	\$71,426	\$0	\$81,796	\$150,945	\$29,081	\$0	\$35,028	\$24,465	\$0	\$52,438	\$0	\$6,001	\$139,275	\$1,980,897

Unifomat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate		
B1010	Perimeter	1807122	Seismic Bracing, Anchor bolts, Install		0	0	0	309	LF	\$400.21	\$123,665	\$123,665																					\$123,665		
B1080	Site	1695732	Exterior Stair/Ramp Rails, Metal, Refinish		10	6	4	10	LF	\$2.30	\$23					\$23										\$23								\$46	
B2010	Exterior	1695733	Exterior Wall, Plywood Siding, 1-2 Stories, Replace		30	29	1	6300	SF	\$46.16	\$290,811		\$290,811																					\$290,811	
B2010	Exterior	1695714	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint		10	8	2	6300	SF	\$4.62	\$29,081			\$29,081											\$29,081									\$58,162	
B2010	Exterior	1695762	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint		10	5	5	2700	SF	\$4.62	\$12,463						\$12,463										\$12,463							\$24,927	
B2010	Exterior	1695761	Exterior Wall, Plywood Siding, 1-2 Stories, Replace		30	19	11	2700	SF	\$46.16	\$124,633												\$124,633											\$124,633	
B2020	Exterior	1695773	Window, Aluminum, Replace		30	22	8	15	EA	\$1,461.75	\$21,926									\$21,926														\$21,926	
B2020	Exterior	1695722	Window, Aluminum, Replace		30	19	11	18	EA	\$1,461.75	\$26,311												\$26,311											\$26,311	
B2050	Exterior	1695753	Exterior Door, Steel, Replace		40	20	20	6	EA	\$923.21	\$5,539																					\$5,539		\$5,539	
B2050	Exterior	1695737	Exterior Door, Steel, Replace		40	20	20	6	EA	\$923.21	\$5,539																					\$5,539		\$5,539	
B3010	Roof	1695718	Roof, Asphalt Shingle 20-Year, Replace		20	10	10	4000	SF	\$5.85	\$23,388												\$23,388											\$23,388	
B3010	Roof	1695770	Roof, Asphalt Shingle 20-Year, Replace		20	10	10	1900	SF	\$5.85	\$11,109												\$11,109											\$11,109	
B3020	Roof	1695767	Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	10	10	150	LF	\$13.85	\$2,077												\$2,077											\$2,077	
B3020	Roof	1695735	Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	10	10	240	LF	\$13.85	\$3,324												\$3,324											\$3,324	
C1030	Throughout	1695719	Interior Door, Wood Solid-Core, Replace		40	38	2	9	EA	\$1,077.08	\$9,694					\$9,694																		\$9,694	
C1030	Throughout	1695757	Interior Door, Wood Solid-Core, Replace		40	38	2	9	EA	\$1,077.08	\$9,694					\$9,694																		\$9,694	
C1030	Throughout	1695717	Interior Door, Wood Hollow-Core Residential, Replace		20	18	2	24	EA	\$615.47	\$14,771					\$14,771																		\$14,771	
C1030	Throughout	1695760	Interior Door, Wood Hollow-Core Residential Closet, Replace		15	13	2	18	EA	\$769.34	\$13,848					\$13,848															\$13,848				\$27,696
C2010	Entry	1807342	Asbestos Removal, Enclosure, Set up and Remove		0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																						\$3,077	
C2010	Interior	1807343	Drywall, Asbestos Containing, Replace		0	0	0	14973	SF	\$21.60	\$323,463	\$323,463																						\$323,463	
C2010	Throughout	1695716	Interior Wall Finish, Gypsum Board, Prep & Paint		10	0	10	6300	SF	\$2.31	\$14,541												\$14,541								\$14,541			\$29,081	
C2010	Throughout	1695758	Interior Wall Finish, Gypsum Board, Prep & Paint		10	0	10	2700	SF	\$2.31	\$6,232												\$6,232									\$6,232		\$12,463	
C2030	Bathroom	1695711	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace		15	13	2	120	SF	\$12.31	\$1,477					\$1,477														\$1,477				\$2,954	
C2030	Kitchen	1695721	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace		15	13	2	600	SF	\$12.31	\$7,386					\$7,386															\$7,386			\$14,771	
C2030	Bathroom	1695741	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace		15	13	2	90	SF	\$12.31	\$1,108					\$1,108															\$1,108			\$2,216	
C2030	Kitchen	1695772	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace		15	13	2	450	SF	\$12.31	\$5,539					\$5,539															\$5,539			\$11,078	
C2030	Bedrooms	1695748	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace		6	4	2	1150	SF	\$7.69	\$8,847					\$8,847										\$8,847					\$8,847			\$35,390	
C2030	Bedrooms	1695725	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace		6	4	2	3400	SF	\$7.69	\$26,158					\$26,158										\$26,158					\$26,158			\$104,630	
C2050	Throughout	1695747	Interior Ceiling Finish, Gypsum Board, Prep & Paint		10	0	10	1792	SF	\$3.08	\$5,515												\$5,515									\$5,515		\$11,029	
C2050	Throughout	1695740	Interior Ceiling Finish, Gypsum Board, Prep & Paint		10	0	10	4173	SF	\$3.08	\$12,842												\$12,842									\$12,842		\$25,684	
D2010	Utility Closet	1695743	Water Heater, Gas, Replace		15	11	4	3	EA	\$2,000.28	\$6,001					\$6,001															\$6,001			\$12,002	
D2010	Utility Closet	1695709	Water Heater, Gas, Replace		15	7	8	3	EA	\$2,000.28	\$6,001																							\$6,001	
D2010	Throughout	1695755	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace		40	38	2	1792	SF	\$22.62	\$40,533					\$40,533																		\$40,533	
D2010	Throughout	1695726	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace		40	38	2	4181	SF	\$22.62	\$94,568					\$94,568																		\$94,568	
D2010	Kitchen	1695744	Sink, Stainless Steel, Replace		30	28	2	3	EA	\$1,846.42	\$5,539					\$5,539																		\$5,539	
D2010	Kitchen	1695712	Sink, Stainless Steel, Replace		30	28	2	3	EA	\$1,846.42	\$5,539					\$5,539																		\$5,539	
D2010	Bathroom	1695759	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	28	2	3	EA	\$1,692.55	\$5,078					\$5,078																		\$5,078	
D2010	Bathroom	1695730	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	28	2	3	EA	\$1,692.55	\$5,078					\$5,078																		\$5,078	
D2010	Bathroom	1695734	Bathtub/Shower Combination Enclosure, Fiberglass, Replace		20	18	2	3	EA																										

Unifomat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D5040	Throughout		1695768	Incandescent Lighting Fixture, WATT, Replace	20	28	0	6	EA	\$315.43	\$1,893	\$1,893																				\$1,893	\$3,785
D5040	Exterior		1695708	Compact Fluorescent Lighting Fixture, WATT, Replace	20	28	0	6	EA	\$229.26	\$1,376	\$1,376																				\$1,376	\$2,751
D5040	Exterior		1695765	Compact Fluorescent Lighting Fixture, WATT, Replace	20	28	0	3	EA	\$229.26	\$688	\$688																				\$688	\$1,376
D5040	Throughout		1695710	Compact Fluorescent Lighting Fixture, WATT, Replace	20	28	0	33	EA	\$229.26	\$7,566	\$7,566																				\$7,566	\$15,131
E1060	Kitchen		1695729	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	3	EA	\$923.21	\$2,770									\$2,770													\$2,770
E1060	Kitchen		1695723	Residential Appliances, Range, Electric, Replace	15	7	8	3	EA	\$953.98	\$2,862									\$2,862													\$2,862
E1060	Kitchen		1695756	Residential Appliances, Range, Electric, Replace	15	7	8	3	EA	\$953.98	\$2,862									\$2,862													\$2,862
E1060	Kitchen		1695750	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	5	10	3	EA	\$923.21	\$2,770											\$2,770											\$2,770
E2010	Kitchen		1695736	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	60	LF	\$76.93	\$4,616			\$4,616																	\$4,616		\$9,232
E2010	Kitchen		1695742	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	45	LF	\$76.93	\$3,462			\$3,462																	\$3,462		\$6,924
E2010	Kitchen		1695727	Kitchen Cabinetry, Old Hardwood, Replace	20	18	2	60	LF	\$461.60	\$27,696			\$27,696																			\$27,696
E2010	Bathroom		1695766	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	3	EA	\$2,461.89	\$7,386			\$7,386																			\$7,386
E2010	Kitchen		1695764	Kitchen Cabinetry, Old Hardwood, Replace	20	18	2	45	LF	\$461.60	\$20,772			\$20,772																			\$20,772
E2010	Bathroom		1695731	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	14	6	3	EA	\$2,461.89	\$7,386							\$7,386															\$7,386
G2060	Site		1695724	Fences & Gates, Wood Board, 4' High, Replace	15	13	2	150	LF	\$36.93	\$5,539			\$5,539																	\$5,539		\$11,078
Totals, Unescalated												\$504,268	\$327,850	\$532,452	\$0	\$6,024	\$12,463	\$7,386	\$0	\$71,426	\$0	\$81,796	\$150,945	\$29,081	\$0	\$35,028	\$24,465	\$0	\$52,438	\$0	\$6,001	\$139,275	\$1,980,897
Totals, Escalated (0.0% inflation, compounded annually)												\$504,268	\$327,850	\$532,452	\$0	\$6,024	\$12,463	\$7,386	\$0	\$71,426	\$0	\$81,796	\$150,945	\$29,081	\$0	\$35,028	\$24,465	\$0	\$52,438	\$0	\$6,001	\$139,275	\$1,980,897
* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.																																	



#1

COVER PHOTO/FRONT
ELEVATION



#2

REAR ELEVATION



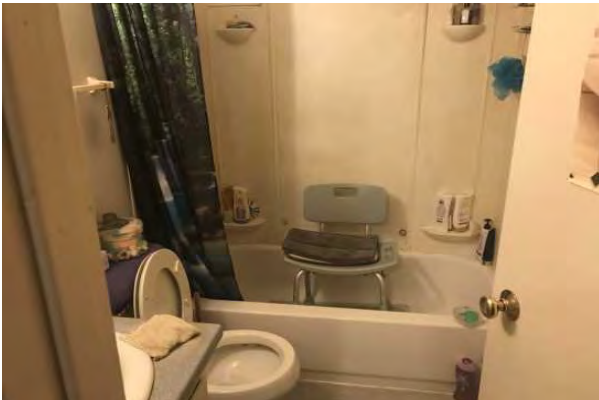
#3

MECHANICAL



#4

KITCHEN



#5

BATHROOM



#6

INTERIOR



1	COVER PHOTO/FRONT ELEVATION
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2	REAR ELEVATION
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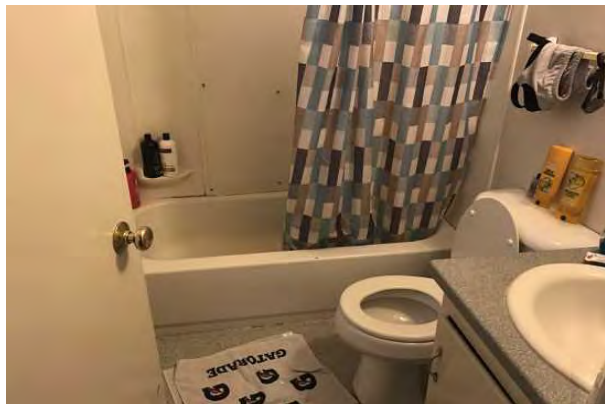
3	MECHANICAL
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4	KITCHEN
---	---------



5	INTERIOR
---	----------



6	BATHROOM
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5.7. 2320 SUMMER STREET

BV SCATTERED SITE CHECKLIST									
2320 SUMMER STREET			Identifier			UNITS	Type	Area (SF)	
Project Number	140712		Address 1	2320 Summer Street		Unit Type	2 Bed / 1 Bath		896
Observed By	Aren Hofland		Address 2	A,B,C,D		Occupancy	Occupied		
Date Completed	1/10/2020		Units Observed	A					
SITework			KITCHEN			INTERIOR DOORS			
Item	Description	Condition	Item	Description	Condition	Item	Description	Condition	
Driveway		N/A	Cabinetry	Wood, Laminate Cabinets	Fair	Interior Doors	Wood, Hollow, Painted, Interior		Fair
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Swing Door		Fair
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL			
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description	Condition	
Handrails		N/A	Range	Gas Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp		Fair
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers		
Fencing	Wood Board, 6'	Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No		
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes		
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes		
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No		
			Item	Description	Condition	Interior Lighting	CFL		Fair
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL		Fair
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC			
Façade Type 1	Wood Clapboard	Poor	Ceilings	Painted drywall	Fair	Item	Description	Condition	
Façade Type 2		N/A	Tub Material	Enameled Steel	Fair	Heating System	Forced Air Furnace		
Exterior Paint	Paint, Any Surface	Poor	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace		Fair
Comments			Shower Material	Fiberglass		Cooling System	N/A - Central System/None		N/A
			Shower Surround	Fiberglass		Cooling Component			N/A
			Vanity	Wood Cabinet	Fair	Fireplace			N/A
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING			
Item	Description	Condition	Toilet	Toilet, Flush Tank	Poor	Item	Description	Condition	
Windows 1	Aluminum 12 SF	Fair	Exhaust Fan	Exhaust Fan Bath - Switch	N/A	Water Heater	Vertical Tank		Fair
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size	30 gal		
			Interior Finishes			DWH Location	Utility Room/Closet		
			Item	Description	Condition	Domestic Water Piping	Copper		Fair
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron		Fair
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES			
Entry Doors	Metal Clad Wood Entry	Poor	Interior Walls	Painted drywall	Fair				
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description	Condition	
Patio Doors		N/A	Comments			Suspect Mold	No		
BUILDING ROOF						Water Infiltration	No		
Item	Description	Condition				Structural Damage	No		
Roof Type	Pitched					Comments			
Finish	Asphalt	Fair							
Active Leaks	No								
Gutter & DS	Aluminum	Fair							
Attics	Yes								
General Comments									
Cannot get to the water heater. The water heater is obstructed and blocked.									

Replacement Reserves Report

Eureka Housing Authority / 2320 SUMMER STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 2320 SUMMER STREET	\$561,487	\$6,032	\$669,443	\$0	\$0	\$4,308	\$7,386	\$8,001	\$43,622	\$0	\$286,071	\$4,124	\$0	\$0	\$22,957	\$28,004	\$0	\$30,158	\$0	\$0	\$309,028	\$1,980,621
Grand Total	\$561,487	\$6,032	\$669,443	\$0	\$0	\$4,308	\$7,386	\$8,001	\$43,622	\$0	\$286,071	\$4,124	\$0	\$0	\$22,957	\$28,004	\$0	\$30,158	\$0	\$0	\$309,028	\$1,980,621

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
B1010	Perimeter	1807121	Seismic Bracing, Anchor bolts, Install	0	0	0	169	LF	\$400.21	\$67,636	\$67,636																					\$67,636	
B2010	Exterior	1696371	Exterior Wall, Plywood, Replace	10	10	0	5600	SF	\$46.16	\$258,498	\$258,498										\$258,498										\$258,498	\$775,495	
B2010	Exterior	1696377	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	28	2	5600	SF	\$46.16	\$258,498			\$258,498																			\$258,498	
B2020	Exterior	1696385	Window, Aluminum, Replace	30	15	15	28	EA	\$1,000.14	\$28,004																\$28,004						\$28,004	
B2050	Exterior	1696361	Exterior Door, Steel, Replace	40	34	6	8	EA	\$923.21	\$7,386							\$7,386															\$7,386	
B3010	Roof	1696390	Roof, Asphalt Shingle 20-Year, Replace	20	12	8	2500	SF	\$5.85	\$14,617									\$14,617													\$14,617	
B3020	Roof	1696374	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	170	LF	\$13.85	\$2,354									\$2,354													\$2,354	
C1030	Throughout	1696364	Interior Door, Wood Hollow-Core Residential, Replace	20	18	2	8	EA	\$615.47	\$4,924			\$4,924																			\$4,924	
C1030	Throughout	1696355	Interior Door, Wood Hollow-Core Residential, Replace	20	18	2	12	EA	\$615.47	\$7,386			\$7,386																			\$7,386	
C1030	Throughout	1696376	Interior Door, Wood Hollow-Core Residential Closet, Replace	15	13	2	24	EA	\$769.34	\$18,464			\$18,464															\$18,464				\$36,928	
C2010	Interior	1807341	Drywall, Asbestos Containing, Replace	0	0	0	10752	SF	\$21.60	\$232,276	\$232,276																						\$232,276
C2010	Entry	1807340	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																						\$3,077
C2010	Throughout	1696394	Interior Wall Finish, Gypsum Board, Prep & Paint	10	0	10	7168	SF	\$2.31	\$16,544											\$16,544										\$16,544	\$33,088	
C2030	Bathroom	1696378	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	13	2	600	SF	\$12.31	\$7,386			\$7,386															\$7,386				\$14,771	
C2030	Throughout	1696362	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	2984	SF	\$7.69	\$22,957			\$22,957						\$22,957							\$22,957					\$22,957	\$91,828	
C2050	Throughout	1696381	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	0	10	3584	SF	\$3.08	\$11,029											\$11,029										\$11,029	\$22,059	
D2010	Utility Closet	1696359	Water Heater, Gas, Replace	15	8	7	4	EA	\$2,000.28	\$8,001							\$8,001															\$8,001	
D2010	Throughout	1696358	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	38	2	3584	SF	\$22.62	\$81,065			\$81,065																			\$81,065	
D2010	Bathroom	1696392	Shower, Fiberglass, Replace	20	18	2	4	EA	\$2,461.89	\$9,848			\$9,848																			\$9,848	
D2010	Bathroom	1696373	Bathtub, Enameled Steel, Replace	20	18	2	4	EA	\$3,846.70	\$15,387			\$15,387																			\$15,387	
D2010	Bathroom	1696360	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	4	EA	\$1,692.55	\$6,770			\$6,770																			\$6,770	
D2010	Kitchen	1696365	Sink, Stainless Steel, Replace	30	28	2	4	EA	\$1,846.42	\$7,386			\$7,386																			\$7,386	
D2010	Bathroom	1696368	Toilet, Residential Water Closet, Replace	30	25	5	4	EA	\$1,077.08	\$4,308					\$4,308																	\$4,308	
D2020	Lateral from Apartment	1809092	Waste Line, Apartment, PVC, Replace	40	38	2	320	LF	\$196.95	\$63,024			\$63,024																			\$63,024	
D3020	Living Area	1696388	Forced air Furnace, Gas, Install	20	18	2	4	EA	\$12,346.37	\$49,385			\$49,385																			\$49,385	
D3060	Kitchen	1696386	Exhaust Fan, Residential, Replace	15	13	2	4	EA	\$384.67	\$1,539			\$1,539															\$1,539				\$3,077	
D5020	Utility Closet	1696391	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	38	2	3584	SF	\$21.23	\$76,102			\$76,102																			\$76,102	
D5040	Exterior	1696389	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	8	EA	\$229.26	\$1,834			\$1,834																			\$1,834	
D5040	Throughout	1696370	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	36	EA	\$229.26	\$8,253			\$8,253																			\$8,253	
E1060	Kitchen	1696379	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	4	EA	\$923.21	\$3,693									\$3,693													\$3,693	
E1060	Kitchen	1696357	Residential Appliances, Range, Gas, Replace	15	4	11	4	EA	\$1,030.92	\$4,124												\$4,124										\$4,124	
E2010	Bathroom	1696369	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	4	EA	\$2,461.89	\$9,848			\$9,848																			\$9,848	
E2010	Kitchen	1696384	Kitchen Cabinetry, Old Hardwood, Replace	20	18	2	36	LF	\$461.60	\$16,618			\$16,618																			\$16,618	
E2010	Kitchen	1696382	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	36	LF	\$76.93	\$2,770			\$2,770															\$2,770				\$5,539	
G2060	Site	1696383	Fences & Gates, Wood Board, 6' High, Replace	25	24	1	140	LF	\$43.08	\$6,032		\$6,032																				\$6,032	
Totals, Unescalated											\$561,487	\$6,032	\$669,443	\$0	\$0	\$4,308	\$7,386	\$8,001	\$43,622	\$0	\$286,071	\$4,124	\$0	\$0	\$22,957	\$28,004	\$0	\$30,158	\$0	\$0	\$309,028	\$1,980,621	
Totals, Escalated (0.0% inflation, compounded annually)											\$561,487	\$6,032	\$669,443	\$0	\$0	\$4,308	\$7,386	\$8,001	\$43,622	\$0	\$286,071	\$4,124	\$0	\$0	\$22,957	\$28,004	\$0	\$30,158	\$0	\$0	\$309,028	\$1,980,621	

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



#1

FRONT ELEVATION



#2

REAR ELEVATION



#3

UNIT 2320 SUMMER STREET
KITCHEN



#4

UNIT 2320 SUMMER STREET
LIVING AREA



#5

UNIT 2320 SUMMER STREET
BATHROOM



#6

UNIT 2320 SUMMER STREET
STAIRWAY AND LIVING AREA

5.8. 2523 ALBEE STREET

BV SCATTERED SITE CHECKLIST											
2523 ALBEE STREET			Identifier				UNITS		Type		Area (SF)
Project Number	140712		Address 1		2523 Albee		Unit Type		2 Bed / 1 Bath		896
Observed By	Rashad Alnial		Address 2		C		Occupancy		Down		
Date Completed	1/14/2020		Units Observed								
SITWORK			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition		
Driveway		N/A	Cabinetry	Wood, Solid, Painted Cabinets	Fair	Interior Doors	Wood, Solid, Painted, Interior		Fair		
Patio		Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors			N/A		
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL					
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description		Condition		
Handrails		N/A	Range	Electric Range	Fair	Electrical Panel	Load Center, 125 to 225 Amp				
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers				
Fencing		Failed	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No				
			Item	Description	Condition	Interior Lighting			N/A		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL		Fair		
Item	Description	Condition	Walls	Painted CMU	Fair	HVAC					
Façade Type 1	Fiber Cement	Fair	Ceilings	Painted plaster	Fair	Item	Description		Condition		
Façade Type 2		N/A	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace				
Exterior Paint	Paint, Any Surface	Fair	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace		Fair		
Comments All fiber cement siding			Shower Material		N/A	Cooling System	N/A - Central System/None		N/A		
			Shower Surround		N/A	Cooling Component	N/A - Central System/None		N/A		
			Vanity	Wood Cabinet	Fair	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description		Condition		
Windows 1	Vinyl 24 SF	Fair	Exhaust Fan		N/A	Water Heater	Vertical Tank		Fair		
Screens		N/A	GFCI - Bathroom	Present		DWH Tank Size	40 gal				
			Interior Finishes			DWH Location	Utility Room/Closet				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES					
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair						
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description		Condition		
Patio Doors		N/A	Comments			Suspect Mold	No				
BUILDING ROOF						Water Infiltration	No				
Item	Description	Condition				Structural Damage	No				
Roof Type	Pitched					Comments					
Finish	Asphalt	Fair									
Active Leaks	No										
Gutter & DS	Aluminum	Fair									
Attics	Yes										
General Comments											
Algae growth on the roof. All interior lighting is LED.											

Replacement Reserves Report

Eureka Housing Authority / 2523 ALBEE STREET

8/10/2020

Location		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 2523 ALBEE STREET		\$292,513	\$133,938	\$175,203	\$0	\$0	\$27,696	\$0	\$0	\$33,282	\$0	\$64,565	\$0	\$0	\$0	\$33,774	\$27,696	\$0	\$25,388	\$27,696	\$0	\$148,292	\$990,045
Grand Total		\$292,513	\$133,938	\$175,203	\$0	\$0	\$27,696	\$0	\$0	\$33,282	\$0	\$64,565	\$0	\$0	\$0	\$33,774	\$27,696	\$0	\$25,388	\$27,696	\$0	\$148,292	\$990,045

Unifomat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
B1010	Perimeter		1807115	Seismic Bracing, Anchor bolts, Install	0	0	0	178	LF	\$400.21	\$71,237	\$71,237																					\$71,237	
B2010	Exterior		1695637	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	6000	SF	\$4.62	\$27,696						\$27,696										\$27,696							\$55,392
B2020	Exterior		1695622	Window, Aluminum, Replace	30	12	18	20	EA	\$1,384.81	\$27,696																			\$27,696				\$27,696
B2050	Exterior		1695643	Exterior Door, Steel, Replace	40	20	20	8	EA	\$923.21	\$7,386																					\$7,386		\$7,386
B3010	Roof		1695644	Roof, Asphalt Shingle 20-Year, Replace	20	10	10	3852	SF	\$5.85	\$22,523											\$22,523												\$22,523
B3010	Roof		1695669	Roof, Algae Damage, Repair	0	0	0	1	EA	\$1,692.55	\$1,693	\$1,693																						\$1,693
B3020	Roof		1695621	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	300	LF	\$13.85	\$4,154											\$4,154												\$4,154
C1030	Throughout		1695632	Interior Door, Wood Solid-Core, Replace	40	20	20	20	EA	\$1,077.08	\$21,542																					\$21,542		\$21,542
C2010	Entry		1807324	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																						\$3,077
C2010	Interior		1807325	Drywall, Asbestos Containing, Replace	0	0	0	10022	SF	\$21.60	\$216,506	\$216,506																						\$216,506
C2010	Throughout		1695638	Interior Wall Finish, Palnt, Prep & Paint	10	0	10	6040	SF	\$2.31	\$13,940											\$13,940										\$13,940		\$13,940
C2030	Bathroom		1695642	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	13	2	150	SF	\$12.31	\$1,846					\$1,846														\$1,846				\$1,846
C2030	Kitchen		1695627	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	13	2	400	SF	\$12.31	\$4,924					\$4,924														\$4,924				\$4,924
C2030	Bedrooms		1695618	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	3350	SF	\$7.69	\$25,773					\$25,773																\$25,773		\$25,773
C2050	Throughout		1695635	Interior Ceiling Finish, Paint, Prep & Paint	10	0	10	3982	SF	\$3.08	\$12,254											\$12,254												\$12,254
D2010	Utility Closet		1695630	Water Heater, Gas, Replace	15	1	14	4	EA	\$2,000.28	\$8,001																	\$8,001						\$8,001
D2010	Throughout		1695628	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	20	20	3982	SF	\$16.93	\$67,397																					\$67,397		\$67,397
D2010	Kitchen		1695641	Sink, Stainless Steel, Replace	30	28	2	4	EA	\$1,846.42	\$7,386					\$7,386																		\$7,386
D2010	Bathroom		1695639	Toilet, Commercial Water Closet, Replace	30	28	2	4	EA	\$2,000.28	\$8,001					\$8,001																		\$8,001
D2010	Bathroom		1695640	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	4	EA	\$1,692.55	\$6,770					\$6,770																		\$6,770
D2010	Bathroom		1695620	Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	10	10	4	EA	\$2,923.49	\$11,694											\$11,694												\$11,694
D2020	Lateral from Apartment	1809093		Waste Line, Apartment, PVC, Replace	40	38	2	83	LF	\$196.95	\$16,347					\$16,347																		\$16,347
D3020	Living Areas		1695633	Forced air Furnace, Gas, Install	20	19	1	4	EA	\$12,346.37	\$49,385																							\$49,385
D3060	Kitchen		1695646	Exhaust Fan, Propeller, 375 CFM, Replace	15	13	2	4	EA	\$1,577.15	\$6,309					\$6,309														\$6,309				\$6,309
D5020	Utility Closet		1695626	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	39	1	3982	SF	\$21.23	\$84,553					\$84,553																		\$84,553
D5040	Exterior		1695631	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	8	EA	\$229.26	\$1,834					\$1,834																		\$1,834
E1060	Kitchen		1695634	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	4	EA	\$923.21	\$3,693											\$3,693												\$3,693
E1060	Kitchen		1695636	Residential Appliances, Range, Electric, Replace	15	7	8	4	EA	\$953.98	\$3,816											\$3,816												\$3,816
E2010	Kitchen		1695619	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	160	LF	\$76.93	\$12,309					\$12,309														\$12,309				\$12,309
E2010	Bathroom		1695624	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	4	EA	\$2,461.89	\$9,848					\$9,848																		\$9,848
E2010	Kitchen		1695623	Kitchen Cabinetry, Old Hardwood, Replace	20	18	2	160	LF	\$461.60	\$73,857					\$73,857																		\$73,857
Totals, Unescalated												\$292,513	\$133,938	\$175,203	\$0	\$0	\$27,696	\$0	\$0	\$33,282	\$0	\$64,565	\$0	\$0	\$0	\$33,774	\$27,696	\$0	\$25,388	\$27,696	\$0	\$148,292	\$990,045	
Totals, Escalated (0.0% inflation, compounded annually)												\$292,513	\$133,938	\$175,203	\$0	\$0	\$27,696	\$0	\$0	\$33,282	\$0	\$64,565	\$0	\$0	\$0	\$33,774	\$27,696	\$0	\$25,388	\$27,696	\$0	\$148,292	\$990,045	

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



#1

COVER PHOTO/FRONT
ELEVATION



#2

REAR ELEVATION



#3

MECHANICAL



#4

INTERIOR



#5

BATHROOM



#6

KITCHEN

5.9. 3106 ELIZABETH STREET

BV SCATTERED SITE CHECKLIST											
3106 to 3229 ELIZABETH STREET			Identifier			UNITS		Type		Area (SF)	
Project Number	140712		Address 1		3226 Elizabeth Street		Unit Type		3 Bed / 1 Bath		988
Observed By	Rashad Alnial		Address 2				Occupancy		Down		
Date Completed	1/14/2020		Units Observed								
SITework			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition		
Driveway		N/A	Cabinetry		N/A	Interior Doors	Wood, Solid, Painted, Interior		Fair		
Patio	Concrete	Fair	Countertop		N/A	Closet Doors	Swing Door		Fair		
Sidewalks	Concrete	Fair	Kitchen Sink		N/A	ELECTRICAL					
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Poor	Item	Description		Condition		
Handrails	Metal	Fair	Range	Gas Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp				
Exterior Steps 2		N/A	Range Hood		N/A	Breakers / Fuses	Breakers				
Fencing	Wood Board, 4'	Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No				
			Item	Description	Condition	Interior Lighting	CFL		Fair		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Good	Exterior Lighting	CFL		Fair		
Item	Description	Condition	Walls	Painted drywall	Good	HVAC					
Façade Type 1	Stucco	Good	Ceilings	Painted drywall	Good	Item	Description		Condition		
Façade Type 2	Fiber Cement	Fair	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace				
Exterior Paint	Stucco, Prep & Fog or Paint	Fair	Tub Surround	Fiberglass	N/A	Heating Component	Forced Air Furnace		Poor		
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None		N/A		
			Shower Surround		N/A	Cooling Component			N/A		
			Vanity	Wood Cabinet	Fair	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description		Condition		
Windows 1	Vinyl 24 SF	Fair	Exhaust Fan	Exhaust Fan Bath - Switch	Fair	Water Heater	Vertical Tank		Good		
Screens		N/A	GFCI - Bathroom	Present		DWH Tank Size	40 gal				
			Interior Finishes			DWH Location	Utility Room/Closet				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Poor	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Poor	SIGNIFICANT ISSUES					
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Good						
Screen Doors		N/A	Interior Ceilings	Painted drywall	Good	Item	Description		Condition		
Patio Doors		N/A	Comments			Suspect Mold	No				
BUILDING ROOF						Water Infiltration	No				
Item	Description	Condition				Structural Damage	No				
Roof Type	Pitched					Comments					
Finish	Asphalt	Fair									
Active Leaks	No										
Gutter & DS	Aluminum	Fair									
Attics	Yes										
General Comments											

BV SCATTERED SITE CHECKLIST									
3106 to 3229 ELIZABETH STREET			Identifier			UNITS		Type	Area (SF)
Project Number	140712		Address 1	3224 Elizabeth Street		Unit Type	2 Bed / 1 Bath		700
Observed By			Address 2			Occupancy	Occupied		
Date Completed	1/14/2020		Units Observed						
SITework			KITCHEN			INTERIOR DOORS			
Item	Description	Condition	Item	Description	Condition	Item	Description	Condition	
Driveway		N/A	Cabinetry	Wood, Laminate Cabinets	Fair	Interior Doors	Wood, Solid, Painted, Interior	Fair	
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Sliding Door	Fair	
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL			
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description	Condition	
Handrails		N/A	Range	Gas Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp		
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers		
Fencing	Wood Board, 4'	Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No		
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes		
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes		
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No		
			Item	Description	Condition	Interior Lighting	CFL	Fair	
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting		N/A	
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC			
Façade Type 1	FRP	Fair	Ceilings	Painted drywall	Fair	Item	Description	Condition	
Façade Type 2	Fiber Cement	Fair	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace		
Exterior Paint	Stucco, Prep & Fog or Paint	Fair	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace	Fair	
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None	N/A	
			Shower Surround		N/A	Cooling Component		N/A	
			Vanity		N/A	Fireplace		N/A	
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING			
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description	Condition	
Windows 1	Aluminum 24 SF	Fair	Exhaust Fan		N/A	Water Heater	Vertical Tank	Good	
Screens		N/A	GFCI - Bathroom	Present		DWH Tank Size	40 gal		
			Interior Finishes			DWH Location	Utility Room/Closet		
			Item	Description	Condition	Domestic Water Piping	Copper	Fair	
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron	Fair	
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES			
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair				
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description	Condition	
Patio Doors		N/A	Comments			Suspect Mold	No		
BUILDING ROOF						Water Infiltration	No		
Item	Description	Condition				Structural Damage	No		
Roof Type	Pitched					Comments			
Finish	Asphalt	Fair							
Active Leaks	No								
Gutter & DS	Aluminum	Fair							
Attics	Yes								
General Comments									

BV SCATTERED SITE CHECKLIST									
3106 to 3229 ELIZABETH STREET			Identifier			UNITS		Type	Area (SF)
Project Number	140712		Address 1	3130 Elizabeth Street		Unit Type	2 Bed / 1 Bath		723
Observed By	Rashad Alnial		Address 2			Occupancy	Down		
Date Completed	1/14/2020		Units Observed						
SITework			KITCHEN			INTERIOR DOORS			
Item	Description	Condition	Item	Description	Condition	Item	Description	Condition	
Driveway		N/A	Cabinetry	Wood, Solid, Painted Cabinets	Fair	Interior Doors	Wood, Solid, Painted, Interior	Fair	
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Bifold Door	Fair	
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL			
Exterior Steps 1		N/A	Kitchen Flooring	VCT	Fair	Item	Description	Condition	
Handrails	Metal	Fair	Range	Gas Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp	Fair	
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers		
Fencing	Wood Board, 4'	Fair	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No		
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes		
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes		
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	Yes		
			Item	Description	Condition	Interior Lighting	Incandescent	Fair	
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	Incandescent	Fair	
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC			
Façade Type 1	Fiber Cement	Fair	Ceilings	Painted drywall	Fair	Item	Description	Condition	
Façade Type 2	Stucco	Fair	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace		
Exterior Paint	Stucco, Prep & Fog or Paint	Fair	Tub Surround	Fiberglass	N/A	Heating Component	Forced Air Furnace	Fair	
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None	N/A	
			Shower Surround		N/A	Cooling Component		N/A	
			Vanity		N/A	Fireplace		N/A	
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING			
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description	Condition	
Windows 1	Aluminum 24 SF	Fair	Exhaust Fan	Exhaust Fan Bath - Switch	Fair	Water Heater	Vertical Tank	Fair	
Screens		N/A	GFCI - Bathroom	Present		DWH Tank Size	30 gal		
			Interior Finishes			DWH Location	Utility Room/Closet		
			Item	Description	Condition	Domestic Water Piping	Copper	Fair	
EXTERIOR DOORS			Living Area Floor	VCT	Fair	Sanitary Piping	Cast Iron	Fair	
Item	Description	Condition	Bedroom Floor	VCT	Fair	SIGNIFICANT ISSUES			
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair				
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description	Condition	
Patio Doors		N/A	Comments			Suspect Mold	Yes, minor, cleaning only		
BUILDING ROOF						Water Infiltration	No		
Item	Description	Condition				Structural Damage	No		
Roof Type	Pitched					Comments			
Finish	Asphalt	Fair							
Active Leaks	Yes								
Gutter & DS	Aluminum	Fair							
Attics	Yes								
General Comments									
ADA unit									

Replacement Reserves Report

Eureka Housing Authority / 3106 to 3229 ELIZABETH STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 3106 to 3229 ELIZABETH STREET	\$484,290	\$1,567,351	\$3,063,434	\$0	\$22,218	\$0	\$0	\$174,794	\$148,575	\$0	\$477,262	\$22,080	\$68,933	\$13,356	\$93,998	\$0	\$0	\$272,481	\$0	\$22,080	\$1,464,780	\$7,895,632
Grand Total	\$484,290	\$1,567,351	\$3,063,434	\$0	\$22,218	\$0	\$0	\$174,794	\$148,575	\$0	\$477,262	\$22,080	\$68,933	\$13,356	\$93,998	\$0	\$0	\$272,481	\$0	\$22,080	\$1,464,780	\$7,895,632

ID	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1010	Perimeter	1808214 Seismic Bracing, Anchor bolts, Install	0	0	0	492	LF	\$400.21 \$196,904	\$196,904																					\$196,904
B1080	Site	1698711 Exterior Stair/Ramp Rails, Metal, Refinish	10	6	4	60	LF	\$2.30 \$138					\$138										\$138							\$276
B2010	Exterior	1698703 Exterior Wall, Stucco, 1-2 Stories, Replace	50	48	2	13000	SF	\$46.16 \$600,085			\$600,085																			\$600,085
B2010	Exterior	1698716 Exterior Wall, Stucco, 1-2 Stories, Replace	10	8	2	14000	SF	\$4.92 \$68,933			\$68,933										\$68,933									\$137,866
B2010	Exterior	1698441 Exterior Wall, Stucco, 1-2 Stories, Replace	10	0	10	21000	SF	\$4.92 \$103,399											\$103,399									\$103,399		\$206,799
B2010	Exterior	1698442 Exterior Wall, Stucco, 1-2 Stories, Replace	50	30	20	23000	SF	\$46.16 \$1,061,689																				\$1,061,689		\$1,061,689
B2020	Exterior	1698430 Window, Aluminum, Replace	30	28	2	84	EA	\$1,461.75 \$122,787			\$122,787																			\$122,787
B2020	Exterior	1698702 Window, Aluminum, Replace	30	28	2	84	EA	\$1,461.75 \$122,787			\$122,787																			\$122,787
B2050	Exterior	1698724 Exterior Door, Steel, Replace	40	20	20	28	EA	\$923.21 \$25,850																				\$25,850		\$25,850
B2050	Exterior	1698443 Exterior Door, Steel, Replace	40	20	20	28	EA	\$923.21 \$25,850																				\$25,850		\$25,850
B3010	Roof	1698434 Roof, Asphalt Shingle 20-Year, Replace	20	10	10	14000	SF	\$5.85 \$81,858											\$81,858											\$81,858
B3010	Roof	1698727 Roof, Asphalt Shingle 20-Year, Replace	20	10	10	13500	SF	\$5.85 \$78,934											\$78,934											\$78,934
B3020	Roof	1698717 Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	1400	LF	\$13.85 \$19,387											\$19,387											\$19,387
B3020	Roof	1698424 Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	2856	LF	\$13.85 \$39,550											\$39,550											\$39,550
C1030	Throughout	1698428 Interior Door, Wood Solid-Core, Replace	40	38	2	42	EA	\$1,077.08 \$45,237			\$45,237																			\$45,237
C1030	Throughout	1698713 Interior Door, Wood Solid-Core, Replace	40	38	2	70	EA	\$1,077.08 \$75,395			\$75,395																			\$75,395
C1030	Throughout	1698440 Interior Door, Wood Hollow-Core Residential Closet, Replace	15	13	2	14	EA	\$769.34 \$10,771			\$10,771															\$10,771				\$21,542
C1090	Throughout	1698708 Interior Door, Bi-Fold, Replace	15	13	2	56	EA	\$1,174.00 \$65,744			\$65,744															\$65,744				\$131,488
C2010	Entry	1807314 Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36 \$3,077	\$3,077																					\$3,077
C2010	Interior	1807315 Drywall, Asbestos Containing, Replace	0	0	* 0	58836	SF	\$21.60 \$1,271,038		\$1,271,038																				\$1,271,038
C2010	Throughout	1698446 Interior Wall Finish, Gypsum Board, Prep & Paint	10	0	10	21000	SF	\$2.31 \$48,468											\$48,468									\$48,468		\$96,937
C2010	Throughout	1698710 Interior Wall Finish, Gypsum Board, Prep & Paint	10	0	10	14000	SF	\$2.31 \$32,312											\$32,312									\$32,312		\$64,625
C2030	Bathroom	1698429 Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	13	2	420	SF	\$12.31 \$5,170			\$5,170															\$5,170				\$10,340
C2030	Bedrooms	1698723 Interior Floor Finish, Vinyl Tile (VCT) over Asbestos Mastic, Replace	15	13	2	9500	SF	\$12.31 \$116,940			\$116,940															\$116,940				\$233,879
C2030	Kitchen	1698445 Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	13	2	1400	SF	\$12.31 \$17,233			\$17,233															\$17,233				\$34,466
C2030	Kitchen	1698709 Interior Floor Finish, Vinyl Tile (VCT) over Asbestos Mastic, Replace	15	13	2	1050	SF	\$12.31 \$12,925			\$12,925															\$12,925				\$25,850
C2030	Living Room	1698425 Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	12200	SF	\$7.69 \$93,859			\$93,859						\$93,859					\$93,859					\$93,859			\$375,438
C2050	Throughout	1698433 Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	0	10	14302	SF	\$3.08 \$44,012											\$44,012									\$44,012		\$88,025
C2050	Throughout	1698698 Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	0	10	9534	SF	\$3.08 \$29,340											\$29,340									\$29,340		\$58,679
D2010	Utility Closet	1698714 Water Heater, Gas, Replace	15	8	7	14	EA	\$2,000.28 \$28,004								\$28,004														\$28,004
D2010	Utility Closet	1698427 Water Heater, Gas, Replace	15	8	7	14	EA	\$2,000.28 \$28,004								\$28,004														\$28,004
D2010	4-Bedroom Apartments	1809266 Bathroom Addition, 4-Bedroom Apt., Install	0	0	0	288	SF	\$271.27 \$78,126	\$78,126																					\$78,126
D2010	Throughout	1698435 Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	38	2	14302	SF	\$22.62 \$323,491			\$323,491																			\$323,491
D2010	Throughout	1698715 Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	38	2	9534	SF	\$22.62 \$215,646			\$215,646																			\$215,646
D2010	Bathroom	1698726 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	14	EA	\$1,692.55 \$23,696			\$23,696																			\$23,696
D2010	Bathroom	1698728 Toilet, Residential Water Closet, Replace	30	28	2	14	EA	\$1,077.08 \$15,079			\$15,079																			\$15,079
D2010	Kitchen	1698438 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	14	EA	\$1,846.42 \$25,850			\$25,850																			\$25,850
D2010	Bathroom	1698450 Toilet, Residential Water Closet, Replace	30	28	2	14	EA	\$1,077.08 \$15,079			\$15,079																			\$15,079
D2010	Bathroom	1698439 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	14	EA	\$1,692.55 \$23,696			\$23,696																			\$23,696
D2010	Kitchen	1698720 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	14	EA	\$1,846.42 \$25,850			\$25,850																			\$25,850
D2010	Bathroom	1698453 Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	13	7	12	EA	\$2,923.49 \$35,082							\$35,082															\$35,082
D2010	Bathroom	1698706 Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	13	7	16	EA	\$2,923.49 \$46,776							\$46,776															\$46,776
D2020	Lateral from Apartment	1809094 Waste Line, Apartment, PVC, Replace	40	38	2	588	LF	\$196.95 \$115,807			\$115,807																			\$115,807
D3020	2-3-4 Bedroom Units	1698707 Forced Air Furnace, Gas, Install	20	19	1	24	EA	\$12,346.37 \$296,313		\$296,313																				\$296,313
D3020	One Bedroom Units	1698448 Forced air Furnace, Gas, Install	20	18	2	4	EA	\$9,801.39 \$39,206			\$39,206																			\$39,206
D3060	Kitchen	1698729 Range Hood, Recirculate, Replace	15	11	4	14	EA	\$1,577.15 \$22,080					\$22,080															\$22,080		\$44,160
D3060	Kitchen	1698447 Range Hood, Recirculate, Replace	15	4	11	14	EA	\$1,577.15 \$22,080												\$22,080										\$22,080
D5020	Utility Closet	1698437 Full Electrical System Upgrade, Low Density/Complexity, Replace	40	38	2	14302	SF	\$21.23 \$303,686			\$303,686																			\$303,686
D5020	Utility Closet	1698721 Full Electrical System Upgrade, Low Density/Complexity, Replace	40	38	2	9534	SF	\$21.23 \$202,443			\$202,443																			\$202,443
D5040	Throughout	1698730 Fluorescent Lighting Fixture, WATT, Replace	20	18	2	28	EA	\$358.51 \$10,038			\$10,038																			\$10,038

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D5040	Throughout		1698704	Incandescent Lighting Fixture, WATT, Replace	20	18	2	56	EA	\$315.43	\$17,664			\$17,664																			\$17,664
D5040	Throughout		1698444	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	56	EA	\$229.26	\$12,839			\$12,839																			\$12,839
D5040	Throughout		1698700	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	126	EA	\$229.26	\$28,887			\$28,887																			\$28,887
D5040	Exterior		1698718	Incandescent Lighting Fixture, WATT, Replace	20	18	2	14	EA	\$315.43	\$4,416			\$4,416																			\$4,416
E1060	Kitchen		1698699	Residential Appliances, Range, Gas, Replace	15	7	8	14	EA	\$1,030.92	\$14,433									\$14,433													\$14,433
E1060	Kitchen		1698731	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	14	EA	\$923.21	\$12,925									\$12,925													\$12,925
E1060	Kitchen		1698449	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	14	EA	\$923.21	\$12,925									\$12,925													\$12,925
E1060	Kitchen		1698432	Residential Appliances, Range, Gas, Replace	15	7	8	14	EA	\$1,030.92	\$14,433									\$14,433													\$14,433
E1060	Kitchen		1698719	Residential Appliances, Range, Electric, Replace	15	2	13	14	EA	\$953.98	\$13,356													\$13,356									\$13,356
E2010	Kitchen		1698722	Kitchen Cabinetry, Stock Hardwood, Replace	20	18	2	280	LF	\$461.60	\$129,249			\$129,249																			\$129,249
E2010	Kitchen		1698431	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	140	LF	\$76.93	\$10,771			\$10,771															\$10,771				\$21,542
E2010	Kitchen		1698452	Kitchen Cabinetry, Stock Hardwood, Replace	20	18	2	280	LF	\$461.60	\$129,249			\$129,249																			\$129,249
E2010	Kitchen		1698701	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	140	LF	\$76.93	\$10,771			\$10,771															\$10,771				\$21,542
G2060	Site		1698436	Fences & Gates, Wood Board, 4' High, Replace	15	13	2	600	LF	\$36.93	\$22,157			\$22,157															\$22,157				\$44,314
G2060	Site		1698712	Fences & Gates, Wood Board, 4' High, Replace	15	8	7	1000	LF	\$36.93	\$36,928								\$36,928														\$36,928
Y1020	Access to each entry door		1824539	ADA, Ramp, Concrete, Up to 48" Wide, Install	0	0	0	37	LF	\$1,230.94	\$45,545	\$45,545																					\$45,545
Y1050	1109 to 1123 C Street		1824538	Accessible Unit, Bathroom, Renovate	0	0	0	4	EA	\$23,080.20	\$92,321	\$92,321																					\$92,321
Y1070	1109 to 1123 C Street		1824537	ADA, Residential Unit, Living Area Renovations Only, Renovate	0	0	0	4	EA	\$15,386.80	\$61,547	\$61,547																					\$61,547
Y1070	Apartments		1808054	ADA, Visual Bell & Strobe, Hearing Impaired, Install	0	0	0	4	EA	\$1,692.55	\$6,770	\$6,770																					\$6,770
Totals, Unescalated												\$484,290	\$1,567,351	\$3,063,434	\$0	\$22,218	\$0	\$0	\$174,794	\$148,575	\$0	\$477,262	\$22,080	\$68,933	\$13,356	\$93,998	\$0	\$0	\$272,481	\$0	\$22,080	\$1,464,780	\$7,895,632
Totals, Escalated (0.0% inflation, compounded annually)												\$484,290	\$1,567,351	\$3,063,434	\$0	\$22,218	\$0	\$0	\$174,794	\$148,575	\$0	\$477,262	\$22,080	\$68,933	\$13,356	\$93,998	\$0	\$0	\$272,481	\$0	\$22,080	\$1,464,780	\$7,895,632
* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.																																	



#1

COVER PHOTO/FRONT
ELEVATION 3220 ELIZABETH
STREET



#2

REAR ELEVATION 3220
ELIZABETH STREET



#3

MECHANICAL 3220 ELIZABETH
STREET



#4

BATHROOM 3220 ELIZABETH
STREET



#5

INTERIOR 3220 ELIZABETH
STREET



#6

KITCHEN 3220 ELIZABETH
STREET



#1

COVER PHOTO/FRONT
ELEVATION



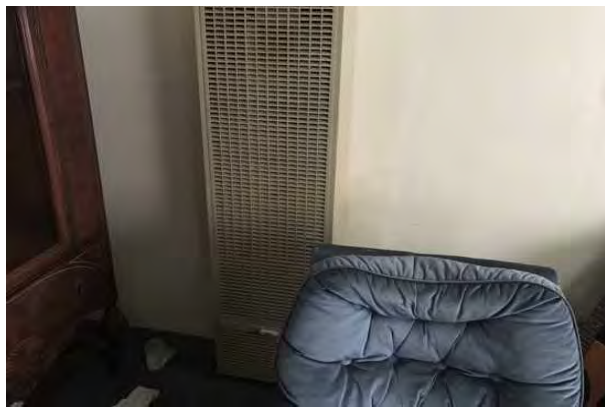
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REAR ELEVATION



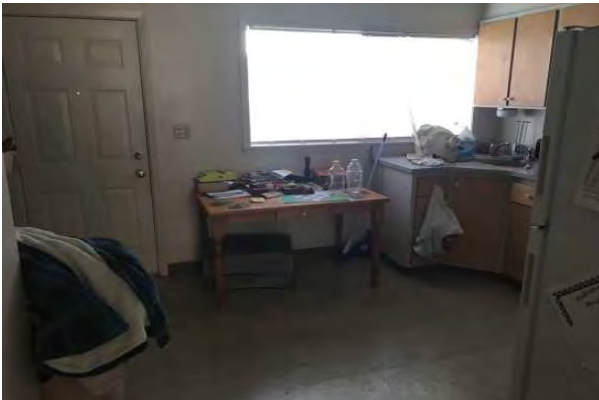
#3

BATHROOM



#4

MECHANICAL



#5

KITCHEN



#6

INTERIOR



#1

COVER PHOTO/FRONT
ELEVATION



#2

REAR ELEVATION



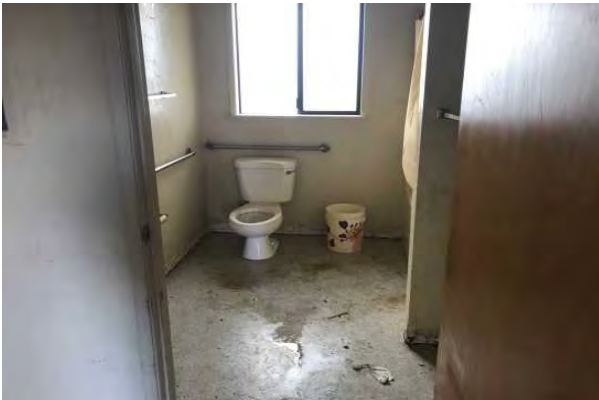
#3

INTERIOR



#4

MECHANICAL



#5

BATHROOM



#6

KITCHEN

5.10. 3107 & 3111 PROSPECT AVE

BV SCATTERED SITE CHECKLIST											
3107 & 3111 PROSPECT AVE			Identifier			UNITS		Type		Area (SF)	
Project Number	140712		Address 1		3107 Prospect Ave		Unit Type		2 Bed / 1 Bath		723
Observed By	Aren Hofland		Address 2				Occupancy		Occupied		
Date Completed	1/10/2020		Units Observed								
SITework			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition		
Driveway	Asphalt	Poor	Cabinetry	Wood, Laminate Cabinets	Fair	Interior Doors	Wood, Hollow, Painted, Interior		Fair		
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Swing Door		Fair		
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL					
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description		Condition		
Handrails	Metal	Fair	Range	Electric Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp		Fair		
Exterior Steps 2		N/A	Range Hood	Vented Hood	Fair	Breakers / Fuses	Breakers				
Fencing	Wood Board, 4'	Fair	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No				
			Item	Description	Condition	Interior Lighting	CFL		Fair		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Poor	Exterior Lighting	CFL		Fair		
Item	Description	Condition	Walls	Painted drywall	Poor	HVAC					
Façade Type 1	Wood Clapboard	Fair	Ceilings	Painted drywall	Poor	Item	Description		Condition		
Façade Type 2	Stucco	Fair	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace				
Exterior Paint	Stucco, Prep & Fog or Paint	Fair	Tub Surround	Fiberglass		Heating Component	Forced Air Furnace		Fair		
Comments			Shower Material	Fiberglass		Cooling System	N/A - Central System/None		N/A		
			Shower Surround	Fiberglass		Cooling Component			N/A		
			Vanity	Wood Cabinet	N/A	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description		Condition		
Windows 1	Aluminum 12 SF	Fair	Exhaust Fan	Exhaust Fan Bath - Switch	Fair	Water Heater	Vertical Tank		Fair		
Screens		N/A	GFCI - Bathroom	Present		DWH Tank Size	29 gal				
			Interior Finishes			DWH Location	Utility Room/Closet				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	VCT	Poor	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	VCT	Poor	SIGNIFICANT ISSUES					
Entry Doors	Metal Clad Wood Entry	Poor	Interior Walls	Painted drywall	Poor						
Screen Doors		N/A	Interior Ceilings	Painted drywall	Poor	Item	Description		Condition		
Patio Doors		N/A	Comments			Suspect Mold	No				
BUILDING ROOF						Water Infiltration	No				
Item	Description	Condition				Structural Damage	No				
Roof Type	Pitched					Comments					
Finish	Asphalt	Fair									
Active Leaks	Yes										
Gutter & DS	Aluminum	Fair									
Attics	Yes										
General Comments											

Replacement Reserves Report

Eureka Housing Authority / 3107 & 3111 PROSPECT AVE

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 3107 & 3111 PROSPECT AVE	\$220,031	\$0	\$106,346	\$0	\$0	\$0	\$4,431	\$1,908	\$19,234	\$13,673	\$91,751	\$0	\$0	\$0	\$0	\$6,216	\$0	\$14,959	\$0	\$0	\$110,379	\$588,928
Grand Total	\$220,031	\$0	\$106,346	\$0	\$0	\$0	\$4,431	\$1,908	\$19,234	\$13,673	\$91,751	\$0	\$0	\$0	\$0	\$6,216	\$0	\$14,959	\$0	\$0	\$110,379	\$588,928

Unif	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1010			Perimeter		1807114	Seismic Bracing, Anchor bolts, Install	0	0	0		107	LF	\$400.21	\$42,823	\$42,823																				\$42,823	
B2010			Exterior		1696138	Exterior Wall, Stucco, 1-2 Stories, Replace	10	10	0		1620	SF	\$46.16	\$74,780	\$74,780										\$74,780										\$74,780	\$224,340
B2010			Exterior		1696137	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	15	15		48	SF	\$46.16	\$2,216																	\$2,216					\$2,216
B2020			Exterior		1696126	Window, Aluminum, Replace	30	22	8		10	EA	\$1,000.14	\$10,001									\$10,001													\$10,001
B2050			Exterior		1696107	Exterior Door, Steel, Replace	40	40	0		4	EA	\$923.21	\$3,693	\$3,693																					\$3,693
B3010			Roof		1696131	Roof, Asphalt Shingle 20-Year, Replace	20	11	9		1770	SF	\$5.85	\$10,349										\$10,349												\$10,349
B3020			Roof		1696132	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9		240	LF	\$13.85	\$3,324										\$3,324												\$3,324
C1030			Throughout		1696122	Interior Door, Wood Hollow-Core Residential, Replace	20	18	2		6	EA	\$615.47	\$3,693						\$3,693																\$3,693
C1030			Throughout		1696113	Interior Door, Wood Hollow-Core Residential, Replace	20	18	2		6	EA	\$615.47	\$3,693						\$3,693																\$3,693
C2010			Interior		1807333	Drywall, Asbestos Containing, Replace	0	0	0		4428	SF	\$21.60	\$95,658	\$95,658																					\$95,658
C2010			Entry		1807332	Asbestos Removal, Enclosure, Set up and Remove	0	0	0		1	EA	\$3,077.36	\$3,077	\$3,077																					\$3,077
C2010			Throughout		1696100	Interior Wall Finish, Paint, Prep & Paint	10	0	10		2892	SF	\$2.31	\$6,675											\$6,675											\$6,675
C2030			Bathroom		1696099	Interior Floor Finish, Vinyl Sheeting over Asbestos Mastic, Replace	15	13	2		300	SF	\$10.77	\$3,231						\$3,231																\$3,231
C2030			Kitchen		1696112	Interior Floor Finish, Vinyl Sheeting over Asbestos Mastic, Replace	15	13	2		256	SF	\$10.77	\$2,757						\$2,757																\$2,757
C2030			Throughout		1696103	Interior Floor Finish, Vinyl Tile (VCT) over Asbestos Mastic, Replace	15	13	2		890	SF	\$7.69	\$6,847						\$6,847																\$6,847
C2050			Throughout		1696101	Interior Ceiling Finish, Painted surface, Prep & Paint	10	0	10		1446	SF	\$3.08	\$4,450											\$4,450											\$4,450
D2010			Utility Closet		1696102	Water Heater, Gas, Replace	15	7	8		2	EA	\$2,000.28	\$4,001									\$4,001													\$4,001
D2010			Throughout		1696110	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	20	20		1446	SF	\$16.93	\$24,474																						\$24,474
D2010			Kitchen		1696129	Sink, Stainless Steel, Replace	30	28	2		2	EA	\$1,846.42	\$3,693						\$3,693																\$3,693
D2010			Bathroom		1696130	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	22	8		2	EA	\$1,692.55	\$3,385									\$3,385													\$3,385
D2010			Bathroom		1696106	Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	10	10		2	EA	\$2,923.49	\$5,847											\$5,847											\$5,847
D2010			Bathroom		1696108	Toilet, Commercial Water Closet, Replace	30	15	15		2	EA	\$2,000.28	\$4,001																						\$4,001
D2020			Lateral from Apartment		1809095	Waste Line, Apartment, PVC, Replace	40	38	2		42	LF	\$196.95	\$8,272						\$8,272																\$8,272
D3020			Living Areas		1696114	Forced Air Furnace, Gas, Install	20	18	2		2	EA	\$12,346.37	\$24,693						\$24,693																\$24,693
D5020			Utility Closet		1696127	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	38	2		1446	SF	\$21.23	\$30,704						\$30,704																\$30,704
D5040			Exterior		1696140	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2		4	EA	\$229.26	\$917						\$917																\$917
D5040			Throughout		1696123	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2		14	EA	\$229.26	\$3,210						\$3,210																\$3,210
D5040			Throughout		1696118	Fluorescent Lighting Fixture, WATT, Replace	20	18	2		4	EA	\$358.51	\$1,434						\$1,434																\$1,434
E1060			Kitchen		1696121	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	13	2		2	EA	\$369.28	\$739						\$739																\$739
E1060			Kitchen		1696133	Residential Appliances, Range, Electric, Replace	15	8	7		2	EA	\$953.98	\$1,908									\$1,908													\$1,908
E1060			Kitchen		1696111	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8		2	EA	\$923.21	\$1,846									\$1,846													\$1,846
E2010			Kitchen		1696125	Kitchen Cabinetry, Plywood, Replace	20	18	2		24	LF	\$461.60	\$11,078						\$11,078																\$11,078
E2010			Kitchen		1696104	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2		18	LF	\$76.93	\$1,385						\$1,385																\$1,385
G2060			Site		1696120	Fences & Gates, Wood Board, 4' High, Replace	15	9	6		120	LF	\$36.93	\$4,431									\$4,431													\$4,431
Totals, Unescalated														\$220,031	\$0	\$106,346	\$0	\$0	\$0	\$4,431	\$1,908	\$19,234	\$13,673	\$91,751	\$0	\$0	\$0	\$0	\$6,216	\$0	\$14,959	\$0	\$0	\$110,379	\$588,928	
Totals, Escalated (0.0% inflation, compounded annually)														\$220,031	\$0	\$106,346	\$0	\$0	\$0	\$4,431	\$1,908	\$19,234	\$13,673	\$91,751	\$0	\$0	\$0	\$0	\$6,216	\$0	\$14,959	\$0	\$0	\$110,379	\$588,928	

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



#1

COVER PHOTO



#2

REAR ELEVATION



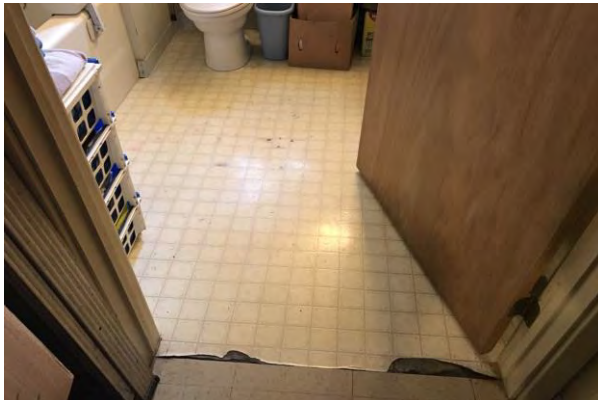
#3

FRONT ELEVATION



#4

UNIT 3107 PROSPECT AVE
LIVING AREA



#5

UNIT 3107 PROSPECT AVE
BATHROOM



#6

UNIT 3107 PROSPECT AVE
KITCHEN

5.11. 316 W. BUHNE STREET

BV SCATTERED SITE CHECKLIST									
316 W. BUHNE STREET			Identifier			UNITS		Type	Area (SF)
Project Number	140712		Address 1	316 W.Buhne Street		Unit Type	2 Bed / 1 Bath		896
Observed By	Rashad Alnial		Address 2	C		Occupancy	Occupied		
Date Completed	1/14/2020		Units Observed						
SITework			KITCHEN			INTERIOR DOORS			
Item	Description	Condition	Item	Description	Condition	Item	Description	Condition	
Driveway		N/A	Cabinetry	Wood, Laminate Cabinets	Poor	Interior Doors	Wood, Solid, Painted, Interior	Fair	
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Sliding Door	Fair	
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL			
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description	Condition	
Handrails		N/A	Range	Gas Range	Fair	Electrical Panel	Load Center, 125 to 225 Amp	Fair	
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers		
Fencing	Wood Board, 4'	Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No		
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes		
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes		
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No		
			Item	Description	Condition	Interior Lighting	CFL	Fair	
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL	Fair	
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC			
Façade Type 1	Wood Clapboard	Poor	Ceilings	Painted drywall	Fair	Item	Description	Condition	
Façade Type 2		N/A	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace		
Exterior Paint	Paint, Any Surface	Poor	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace	Fair	
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None	N/A	
			Shower Surround		N/A	Cooling Component		N/A	
			Vanity	Wood Cabinet	Fair	Fireplace		N/A	
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING			
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description	Condition	
Windows 1	Aluminum 24 SF	Fair	Exhaust Fan		N/A	Water Heater	Vertical Tank	Fair	
Screens			GFCI - Bathroom	Missing		DWH Tank Size	29 gal		
			Interior Finishes			DWH Location	Laundry Room		
			Item	Description	Condition	Domestic Water Piping	Copper	Fair	
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron	Fair	
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES			
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair				
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description	Condition	
Patio Doors		N/A	Comments			Suspect Mold	No		
BUILDING ROOF						Water Infiltration	No		
Item	Description	Condition				Structural Damage	Yes, minor, repairs needed (wood)		
Roof Type	Pitched					Comments			
Finish	Asphalt	Fair							
Active Leaks	No								
Gutter & DS	Aluminum	Fair							
Attics	Yes								
General Comments									

Replacement Reserves Report

Eureka Housing Authority / 316 W. BUHNE STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 316 W. BUHNE STREET	\$201,237	\$57,811	\$328,966	\$0	\$0	\$0	\$6,001	\$0	\$5,862	\$0	\$27,865	\$0	\$8,272	\$0	\$0	\$38,544	\$0	\$35,705	\$0	\$0	\$59,759	\$770,023
Grand Total	\$201,237	\$57,811	\$328,966	\$0	\$0	\$0	\$6,001	\$0	\$5,862	\$0	\$27,865	\$0	\$8,272	\$0	\$0	\$38,544	\$0	\$35,705	\$0	\$0	\$59,759	\$770,023

Unifomat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate		
B1010	Perimeter	1807116	Seismic Bracing, Anchor bolts, Install		0	0	0	146	LF	\$400.21	\$58,431	\$58,431																					\$58,431		
B2010	Exterior	1695182	Exterior Wall, Hardboard Siding, Replace		30	28	2	3900	SF	\$46.16	\$180,026			\$180,026																				\$180,026	
B2020	Exterior	1695170	Window, SF, Replace		30	15	15	15	EA	\$1,461.75	\$21,926																\$21,926							\$21,926	
B2050	Exterior	1695174	Exterior Door, Steel, Replace		40	20	20	6	EA	\$923.21	\$5,539																				\$5,539			\$5,539	
B3010	Roof	1695187	Roof, Asphalt Shingle 20-Year, Replace		20	10	10	2800	SF	\$5.85	\$16,372										\$16,372													\$16,372	
B3020	Roof	1695169	Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	10	10	200	LF	\$13.85	\$2,770										\$2,770													\$2,770	
C1030	Throughout	1695189	Interior Door, Wood Solid-Core, Replace		40	38	2	9	EA	\$1,077.08	\$9,694			\$9,694																				\$9,694	
C1030	Throughout	1695165	Interior Door, Wood Hollow-Core Residential Closet, Replace		15	13	2	21	EA	\$769.34	\$16,156			\$16,156															\$16,156					\$32,312	
C2010	Interior	1807337	Drywall, Asbestos Containing, Replace		0	0	0	6468	SF	\$21.60	\$139,729	\$139,729																							\$139,729
C2010	Entry	1807336	Asbestos Removal, Enclosure, Set up and Remove		0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																							\$3,077
C2010	Throughout	1695162	Interior Wall Finish, Paint, Prep & Paint		10	0	10	3780	SF	\$2.31	\$8,724										\$8,724										\$8,724			\$17,449	
C2030	Bathroom	1695184	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace		15	13	2	90	SF	\$10.77	\$969			\$969																\$969				\$1,939	
C2030	Kitchen	1695163	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace		15	13	2	450	SF	\$10.77	\$4,847			\$4,847																\$4,847				\$9,694	
C2050	Throughout	1695183	Interior Ceiling Finish, Paint, Prep & Paint		10	8	2	2688	SF	\$3.08	\$8,272			\$8,272									\$8,272											\$16,544	
D2010	Utility Closet	1695166	Water Heater, Gas, Replace		15	9	6	3	EA	\$2,000.28	\$6,001							\$6,001																\$6,001	
D2010	Throughout	1695185	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace		40	20	20	2688	SF	\$16.93	\$45,496																					\$45,496			\$45,496
D2010	Bathroom	1695177	Bathtub/Shower Combination Enclosure, Fiberglass, Replace		20	18	2	3	EA	\$2,923.49	\$8,770			\$8,770																				\$8,770	
D2010	Bathroom	1695164	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	15	15	3	EA	\$1,692.55	\$5,078																\$5,078							\$5,078	
D2010	Kitchen	1695168	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	3	EA	\$1,846.42	\$5,539																\$5,539							\$5,539	
D2010	Bathroom	1695167	Toilet, Commercial Water Closet, Replace		30	15	15	3	EA	\$2,000.28	\$6,001																\$6,001							\$6,001	
D2020	Lateral from Apartment	1809096	Waste Line, Apartment, PVC, Replace		40	38	2	63	LF	\$196.95	\$12,408			\$12,408																				\$12,408	
D3020	Living Area	1695179	Forced Air Furnace, Gas, Install		20	19	1	3	EA	\$12,346.37	\$37,039		\$37,039																					\$37,039	
D3060	Kitchen	1695186	Exhaust Fan, Propeller, 375 CFM, Replace		15	13	2	3	EA	\$1,577.15	\$4,731			\$4,731															\$4,731					\$9,463	
D5020	Utility Closet	1695171	Full Electrical System Upgrade, Low Density/Complexity, Replace		40	38	2	2688	SF	\$21.23	\$57,076			\$57,076																				\$57,076	
D5040	Exterior	1695172	Compact Fluorescent Lighting Fixture, WATT, Replace		20	18	2	6	EA	\$229.26	\$1,376			\$1,376																				\$1,376	
D5040	Throughout	1695180	Compact Fluorescent Lighting Fixture, WATT, Replace		20	18	2	36	EA	\$229.26	\$8,253			\$8,253																				\$8,253	
E1060	Kitchen	1695191	Residential Appliances, Refrigerator, 14-18 CF, Replace		15	7	8	3	EA	\$923.21	\$2,770										\$2,770													\$2,770	
E1060	Kitchen	1695181	Residential Appliances, Range, Gas, Replace		15	7	8	3	EA	\$1,030.92	\$3,093										\$3,093													\$3,093	
E2010	Kitchen	1695173	Kitchen Cabinetry, Old Hardwood, Replace		20	19	1	45	LF	\$461.60	\$20,772		\$20,772																					\$20,772	
E2010	Bathroom	1695176	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace		20	18	2	3	EA	\$2,461.89	\$7,386			\$7,386																				\$7,386	
E2010	Kitchen	1695192	Kitchen Counter, Plastic Laminate, Postformed, Replace		15	13	2	45	LF	\$76.93	\$3,462			\$3,462																\$3,462					\$6,924
G2060	Site	1695175	Fences & Gates, Wood Board, 4' High, Replace		15	13	2	150	LF	\$36.93	\$5,539			\$5,539																\$5,539					\$11,078
Totals, Unescalated												\$201,237	\$57,811	\$328,966	\$0	\$0	\$0	\$6,001	\$0	\$5,862	\$0	\$27,865	\$0	\$8,272	\$0	\$0	\$38,544	\$0	\$35,705	\$0	\$0	\$59,759	\$770,023		
Totals, Escalated (0.0% inflation, compounded annually)												\$201,237	\$57,811	\$328,966	\$0	\$0	\$0	\$6,001	\$0	\$5,862	\$0	\$27,865	\$0	\$8,272	\$0	\$0	\$38,544	\$0	\$35,705	\$0	\$0	\$59,759	\$770,023		

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



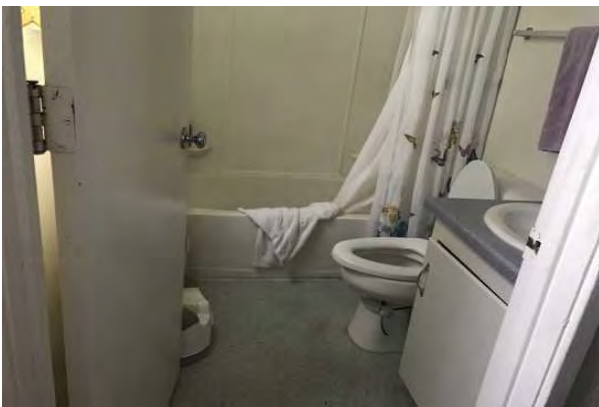
#1

COVER PHOTO/FRONT
ELEVATION



#2

REAR ELEVATION



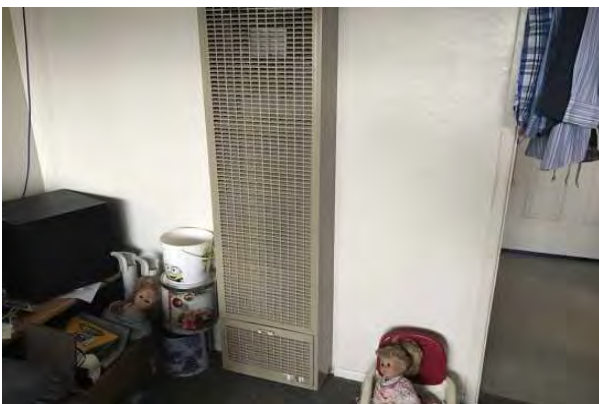
#3

BATHROOM



#4

INTERIOR



#5

MECHANICAL



#6

KITCHEN

5.12. 3213, 3221 & 3229 PROSPECT STREET

BV SCATTERED SITE CHECKLIST									
3213, 3221 & 3229 PROSPECT STREET			Identifier			UNITS		Type	Area (SF)
Project Number	140712		Address 1	3221 Prospect St		Unit Type	3 Bed / 1 Bath		1095
Observed By	Aren Hofland		Address 2	A		Occupancy	Occupied		
Date Completed	1/10/2020		Units Observed	A					
SITework			KITCHEN			INTERIOR DOORS			
Item	Description	Condition	Item	Description	Condition	Item	Description	Condition	
Driveway	Asphalt	Poor	Cabinetry	Wood, Laminate Cabinets	Fair	Interior Doors	Wood, Hollow, Painted, Interior	Fair	
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Sliding Door	Fair	
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL			
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description	Condition	
Handrails		N/A	Range	Electric Range	Fair	Electrical Panel	Load Center, 125 to 225 Amp	Poor	
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers		
Fencing	Wood Board, 6'	Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No		
Retaining Wall		N/A	Dishwasher	No	N/A	CO Detectors	Yes		
Land scaping		N/A	Disposal	No	N/A	Hall Smoke Detect	Yes		
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No		
			Item	Description	Condition	Interior Lighting	Incandescent	Fair	
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	Incandescent	Fair	
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC			
Façade Type 1	Wood Clapboard	Poor	Ceilings	Painted drywall	Fair	Item	Description	Condition	
Façade Type 2		N/A	Tub Material	Enameled Steel	Fair	Heating System	Forced Air Furnace		
Exterior Paint	Paint, Any Surface	Poor	Tub Surround	Ceramic Tile	Fair	Heating Component	Forced Air Furnace	Fair	
Comments			Shower Material	Ceramic tile	Fair	Cooling System	N/A - Central System/None	N/A	
			Shower Surround	Ceramic tile	Fair	Cooling Component		N/A	
			Vanity	Wood Cabinet	Fair	Fireplace		N/A	
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING			
Item	Description	Condition	Toilet	Toilet, Flush Tank	Poor	Item	Description	Condition	
Windows 1	Aluminum 12 SF	Fair	Exhaust Fan	Exhaust Fan Bath - Switch	Fair	Water Heater	Vertical Tank	Fair	
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size	30 gal		
			Interior Finishes			DWH Location	Utility Room/Closet		
			Item	Description	Condition	Domestic Water Piping	Copper	Fair	
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron	Fair	
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES			
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair				
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description	Condition	
Patio Doors		N/A	Comments			Suspect Mold	Yes, minor, cleaning only		
BUILDING ROOF						Water Infiltration	No		
Item	Description	Condition				Structural Damage	No		
Roof Type	Pitched					Comments			
Finish	Asphalt	Fair							
Active Leaks	No								
Gutter & DS	Aluminum	Poor							
Attics	Yes								
General Comments									

BV SCATTERED SITE CHECKLIST											
3213, 3221 & 3229 PROSPECT STREET			Identifier				UNITS		Type		Area (SF)
Project Number	140712		Address 1		3229 Prospect Street		Unit Type		4 Bed / 2 Bath		1272
Observed By	Aren Hofland		Address 2		B		Occupancy		Occupied		
Date Completed	1/10/2020		Units Observed		B						
SITework			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition		
Driveway		N/A	Cabinetry	Wood, Laminate Cabinets	Fair	Interior Doors	Wood, Hollow, Painted, Interior		Poor		
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Sliding Door		Missing		
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL					
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description		Condition		
Handrails		N/A	Range	Electric Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp		Fair		
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers				
Fencing		N/A	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher	No	N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal	No	N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No				
			Item	Description	Condition	Interior Lighting	LED		Fair		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	LED		Fair		
Item	Description	Condition	Walls	Painted drywall	Poor	HVAC					
Façade Type 1	Wood Clapboard	Fair	Ceilings	Painted drywall	Poor	Item	Description		Condition		
Façade Type 2		N/A	Tub Material	Enameled Steel	Fair	Heating System	Forced Air Furnace				
Exterior Paint	Paint, Any Surface	Poor	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace		Fair		
Comments			Shower Material	Fiberglass	Fair	Cooling System	N/A - Central System/None		N/A		
			Shower Surround	Fiberglass	Fair	Cooling Component			N/A		
			Vanity	Wood Cabinet	Fair	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Poor	Item	Description		Condition		
Windows 1	Aluminum 12 SF	Fair	Exhaust Fan	Exhaust Fan Bath - Switch	Fair	Water Heater	Vertical Tank		Fair		
Screens			GFCI - Bathroom	Missing		DWH Tank Size	30 gal				
			Interior Finishes			DWH Location	Utility Room/Closet				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Poor	SIGNIFICANT ISSUES					
Entry Doors	Metal Clad Wood Entry		Interior Walls	Painted drywall	Fair						
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description		Condition		
Patio Doors		N/A	Comments			Suspect Mold	Yes, minor, cleaning only				
BUILDING ROOF						Water Infiltration	No				
Item	Description	Condition				Structural Damage	No				
Roof Type	Pitched					Comments					
Finish	Asphalt	Poor									
Active Leaks	No										
Gutter & DS	Aluminum	Fair									
Attics	Yes										
General Comments											

Replacement Reserves Report

Eureka Housing Authority / 3213, 3221 & 3229 PROSPECT AVENUE

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 3213, 3221 & 3229 PROSPECT AVENUE	\$1,274,408	\$230,387	\$908,734	\$0	\$0	\$27,465	\$0	\$16,925	\$82,512	\$9,232	\$64,348	\$68,087	\$1,539	\$16,925	\$52,969	\$23,619	\$0	\$62,547	\$0	\$16,925	\$94,021	\$2,950,643
Grand Total	\$1,274,408	\$230,387	\$908,734	\$0	\$0	\$27,465	\$0	\$16,925	\$82,512	\$9,232	\$64,348	\$68,087	\$1,539	\$16,925	\$52,969	\$23,619	\$0	\$62,547	\$0	\$16,925	\$94,021	\$2,950,643

Unifmat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
B1010	Perimeter	1807303	Seismic Bracing, Anchor bolts, Install	0	0	0	520	LF	\$400.21	\$208,110	\$208,110																					\$208,110	
B2010	Exterior	1696149	Exterior Wall, Plywood Siding, 1-2 Stories, Replace	30	30	0	14700	SF	\$46.16	\$678,558	\$678,558																					\$678,558	
B2010	Exterior	1696197	Exterior Wall, Plywood Siding, 1-2 Stories, Prep & Paint	10	9	1	14700	SF	\$4.62	\$67,856		\$67,856										\$67,856										\$135,712	
B2020	Exterior	1696144	Window, Auminium, Replace	30	28	2	45	EA	\$1,000.14	\$45,006			\$45,006																			\$45,006	
B2050	Exterior	1696155	Exterior Door, Steel, Replace	40	20	20	20	EA	\$923.21	\$18,464																				\$18,464		\$18,464	
B3010	Roof	1696195	Roof, Asphalt Shingle 20-Year, Replace	20	10	10	7800	SF	\$5.85	\$45,606											\$45,606											\$45,606	
B3020	Roof	1696186	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	19	1	620	LF	\$13.85	\$8,586		\$8,586																				\$8,586	
C1030	Throughout	1696191	Interior Door, Wood Hollow-Core Residential, Replace	20	19	1	4	EA	\$615.47	\$2,462		\$2,462																				\$2,462	
C1030	Throughout	1696174	Interior Door, Wood Hollow-Core Residential, Replace	20	18	2	30	EA	\$615.47	\$18,464			\$18,464																			\$18,464	
C1030	Throughout	1696183	Interior Door, Wood Hollow-Core Residential Closet, Replace	15	13	2	40	EA	\$769.34	\$30,774			\$30,774																\$30,774			\$61,547	
C2010	Entry	1807322	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																						\$3,077
C2010	Interior	1807323	Drywall, Asbestos Containing, Replace	0	0	0	15395	SF	\$21.60	\$332,579	\$332,579																						\$332,579
C2010	Throughout	1696145	Interior Wall Finish, Gypsum Board, Prep & Paint	10	9	1	100	SF	\$2.31	\$231		\$231										\$231										\$462	
C2010	Throughout	1696166	Interior Wall Finish, Gypsum Board, Prep & Paint	10	0	10	8120	SF	\$2.31	\$18,741											\$18,741									\$18,741		\$37,482	
C2030	Throughout	1696175	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	13	2	2175	SF	\$12.31	\$26,773			\$26,773															\$26,773				\$53,546	
C2030	Bedrooms	1696185	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	5	1	2200	SF	\$7.69	\$16,925		\$16,925					\$16,925						\$16,925						\$16,925			\$67,702	
C2030	Throughout	1696182	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	6885	SF	\$7.69	\$52,969			\$52,969					\$52,969					\$52,969							\$52,969		\$211,876	
C2050	Throughout	1696154	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	8	2	500	SF	\$3.08	\$1,539			\$1,539									\$1,539										\$3,077	
C2050	Throughout	1696172	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	5	5	7675	SF	\$3.08	\$23,619					\$23,619										\$23,619							\$47,237	
D2010	Utility Closet	1696146	Water Heater, Gas, Replace	15	7	8	10	EA	\$2,000.28	\$20,003									\$20,003													\$20,003	
D2010	4-Bedroom Apartments	1809267	Bathroom Addition, 4-Bedroom Apt., Install	0	0	0	192	SF	\$271.27	\$52,084	\$52,084																					\$52,084	
D2010	Throughout	1696156	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	38	2	11260	SF	\$22.62	\$254,685			\$254,685																			\$254,685	
D2010	Bathroom	1696181	Toilet, Residential Water Closet, Replace	30	29	1	14	EA	\$1,077.08	\$15,079		\$15,079																				\$15,079	
D2010	Bathroom	1696153	Shower, Fiberglass, Replace	20	18	2	10	EA	\$2,461.89	\$24,619			\$24,619																			\$24,619	
D2010	Kitchen	1696161	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	10	EA	\$1,846.42	\$18,464			\$18,464																			\$18,464	
D2010	Bathroom	1696170	Bathtub, Enameled Steel, Replace	20	18	2	10	EA	\$3,846.70	\$38,467			\$38,467																			\$38,467	
D2010	Bathroom	1696178	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	14	EA	\$1,692.55	\$23,696			\$23,696																			\$23,696	
D2020	Lateral from Apartment	1809097	Waste Line, Apartment, PVC, Replace	40	38	2	212	LF	\$196.95	\$41,754			\$41,754																			\$41,754	
D3020	Living Area	1696169	Forced Air Furnace, Gas, Install	20	19	1	5	EA	\$12,346.37	\$61,732		\$61,732																				\$61,732	
D3020	Living Area	1696171	Forced Air Furnace, Gas, Install	20	18	2	5	EA	\$12,346.37	\$61,732			\$61,732																			\$61,732	
D3060	Kitchen	1696180	Exhaust Fan, Residential, Replace	15	10	5	10	EA	\$384.67	\$3,847						\$3,847														\$3,847		\$7,693	
D5020	Utility Closet	1696160	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	38	2	7675	SF	\$21.23	\$162,969			\$162,969																			\$162,969	
D5040	Exterior	1696159	LED Lighting Fixture, WATT, Replace	20	18	2	10	EA	\$292.35	\$2,923			\$2,923																			\$2,923	
D5040	Throughout	1696157	LED Lighting Fixture, WATT, Replace	20	18	2	50	EA	\$292.35	\$14,617			\$14,617																			\$14,617	
D5040	Throughout	1696167	Incandescent Lighting Fixture, WATT, Replace	20	18	2	45	EA	\$315.43	\$14,194			\$14,194																			\$14,194	
D5040	Exterior	1696184	Incandescent Lighting Fixture, WATT, Replace	20	18	2	10	EA	\$315.43	\$3,154			\$3,154																			\$3,154	
E1060	Kitchen	1696168	Residential Appliances, Range, Electric, Replace	15	7	8	10	EA	\$953.98	\$9,540									\$9,540													\$9,540	
E1060	Kitchen	1696142	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	6	9	10	EA	\$923.21	\$9,232									\$9,232													\$9,232	
E2010	Kitchen	1696151	Kitchen Cabinetry, Old Hardwood, Replace	20	18	2	65	LF	\$461.60	\$30,004			\$30,004																			\$30,004	
E2010	Kitchen	1696143	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	65	LF	\$76.93	\$5,001			\$5,001															\$5,001				\$10,001	
E2010	Bathroom	1696188	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	15	EA	\$2,461.89	\$36,928			\$36,928																			\$36,928	
G2020	Site	1696177	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	6000	SF	\$5.39	\$32,312		\$32,312																				\$32,312	
G2060	Site	1696163	Fences & Gates, Wood Board, 6' High, Replace	25	24	1	585	LF	\$43.08	\$25,204		\$25,204																				\$25,204	
Totals, Unescalated											\$1,274,408	\$230,387	\$908,734	\$0	\$0	\$27,465	\$0	\$16,925	\$82,512	\$9,232	\$64,348	\$68,087	\$1,539	\$16,925	\$52,969	\$23,619	\$0	\$62,547	\$0	\$16,925	\$94,021	\$2,950,643	
Totals, Escalated (0.0% inflation, compounded annually)											\$1,274,408	\$230,387	\$908,734	\$0	\$0	\$27,465	\$0	\$16,925	\$82,512	\$9,232	\$64,348	\$68,087	\$1,539	\$16,925	\$52,969	\$23,619	\$0	\$62,547	\$0	\$16,925	\$94,021	\$2,950,643	

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



#1

COVER PHOTO



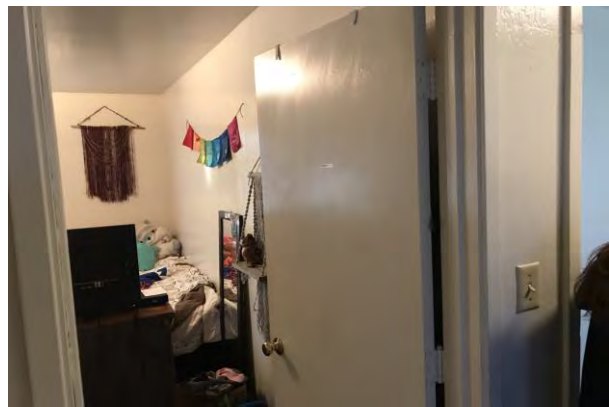
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RIGHT ELEVATION



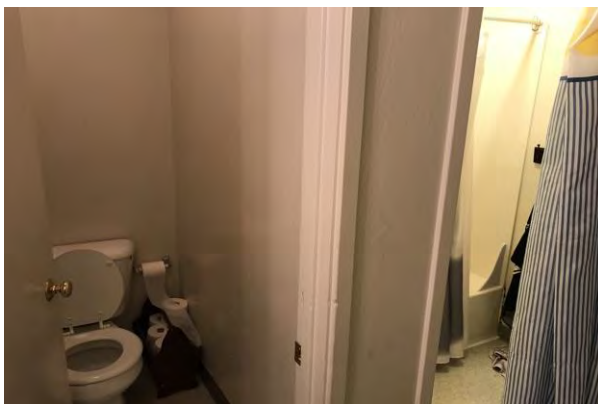
#3

UNIT 3229 PROSPECT STREET
 KITCHEN



#4

UNIT 3221 PROSPECT ST
 BEDROOM



#5

UNIT 3229 PROSPECT STREET
 BATHROOM



#6

UNIT 3221 PROSPECT ST
 LIVING AREA

5.13. 3221 HILER STREET

BV SCATTERED SITE CHECKLIST									
3221 to 3254 HILER STREET			Identifier			UNITS		Type	Area (SF)
Project Number	140712		Address 1	3254 Hiler Street		Unit Type	1 Bed / 1 Bath		576
Observed By	Rashad Alnial		Address 2			Occupancy	Occupied		
Date Completed	1/14/2020		Units Observed						
SITework			KITCHEN			INTERIOR DOORS			
Item	Description	Condition	Item	Description	Condition	Item	Description	Condition	
Driveway		N/A	Cabinetry	Wood, Laminate Cabinets	Fair	Interior Doors	Wood, Solid, Painted, Interior	Fair	
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors		N/A	
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL			
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description	Condition	
Handrails	Metal	Fair	Range	Gas Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp	Fair	
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers		
Fencing	Wood Board, 4'	Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No		
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes		
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes		
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No		
			Item	Description	Condition	Interior Lighting	CFL	Fair	
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	Incandescent	Fair	
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC			
Façade Type 1	Stucco	Fair	Ceilings	Painted drywall	Fair	Item	Description	Condition	
Façade Type 2	Fiber Cement	Fair	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace		
Exterior Paint	Stucco, Prep & Fog or Paint	Fair	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace	Fair	
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None	N/A	
			Shower Surround		N/A	Cooling Component		N/A	
			Vanity		N/A	Fireplace		N/A	
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING			
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description	Condition	
Windows 1	Aluminum 24 SF	Fair	Exhaust Fan		N/A	Water Heater	Vertical Tank	Good	
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size	29 gal		
			Interior Finishes			DWH Location	Laundry Room		
			Item	Description	Condition	Domestic Water Piping	Copper	Fair	
EXTERIOR DOORS			Living Area Floor	Carpet	Good	Sanitary Piping	Cast Iron	Fair	
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES			
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair				
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description	Condition	
Patio Doors		N/A	Comments			Suspect Mold	No		
BUILDING ROOF						Water Infiltration	No		
Item	Description	Condition				Structural Damage	No		
Roof Type	Pitched					Comments			
Finish	Asphalt	Fair							
Active Leaks	No								
Gutter & DS	Aluminum	Fair							
Attics	Yes								
General Comments									
Inaccessible water heater									

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
E1060	Kitchen		1697720	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	4	EA	\$923.21	\$3,693									\$3,693													\$3,693
E1060	Kitchen		1697668	Residential Appliances, Range, Gas, Replace	15	7	8	12	EA	\$1,030.92	\$12,371									\$12,371													\$12,371
E1060	Kitchen		1697677	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	12	EA	\$923.21	\$11,078									\$11,078													\$11,078
E1060	Kitchen		1697718	Residential Appliances, Range, Gas, Replace	15	7	8	4	EA	\$1,030.92	\$4,124									\$4,124													\$4,124
E2010	Kitchen		1697698	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	180	LF	\$76.93	\$13,848			\$13,848															\$13,848				\$13,848
E2010	Kitchen		1697722	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	40	LF	\$76.93	\$3,077			\$3,077															\$3,077				\$3,077
E2010	Kitchen		1697703	Kitchen Cabinetry, Old Hardwood, Replace	20	18	2	64	LF	\$461.60	\$29,543			\$29,543																			\$29,543
E2010	Kitchen		1697687	Kitchen Cabinetry, Plywood, Replace	20	13	7	180	LF	\$461.60	\$83,089								\$83,089														\$83,089
G2060	Site		1697670	Fences & Gates, Vinyl, 4' High, Replace	25	24	1	900	LF	\$36.93	\$33,235		\$33,235																				\$33,235
G2060	Site		1697707	Fences & Gates, Wood Board, 4' High, Replace	15	13	2	400	LF	\$36.93	\$14,771			\$14,771															\$14,771				\$14,771
Y1020	Access to each entry door	1824542	ADA, Ramp, Concrete, Up to 48" Wide, Install		0	0	0	48	LF	\$1,230.94	\$59,085	\$59,085																					\$59,085
Y1050	3244 & 3254 Hiler Street	1824541	Accessible Unit, Bathroom, Renovate		0	0	0	2	EA	\$23,080.20	\$46,160	\$46,160																					\$46,160
Y1070	3244 & 3254 Hiler Street	1824540	ADA, Residential Unit, Living Area Renovations Only, Renovate		0	0	0	2	EA	\$15,386.80	\$30,774	\$30,774																					\$30,774
Totals, Unescalated												\$1,258,255	\$203,549	\$1,057,959	\$0	\$46	\$40,313	\$15,756	\$83,089	\$160,130	\$74,134	\$91,667	\$0	\$78,780	\$24,003	\$67,363	\$57,547	\$15,756	\$56,931	\$0	\$0	\$207,908	\$3,493,187
Totals, Escalated (0.0% inflation, compounded annually)												\$1,258,255	\$203,549	\$1,057,959	\$0	\$46	\$40,313	\$15,756	\$83,089	\$160,130	\$74,134	\$91,667	\$0	\$78,780	\$24,003	\$67,363	\$57,547	\$15,756	\$56,931	\$0	\$0	\$207,908	\$3,493,187
* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.																																	



#1

COVER PHOTO/FRONT
ELEVATION



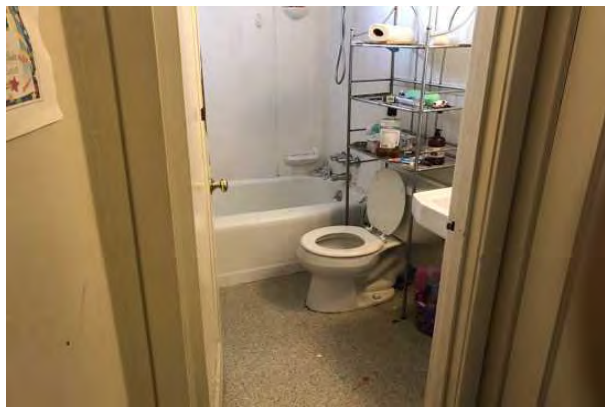
#2

REAR ELEVATION



#3

KITCHEN



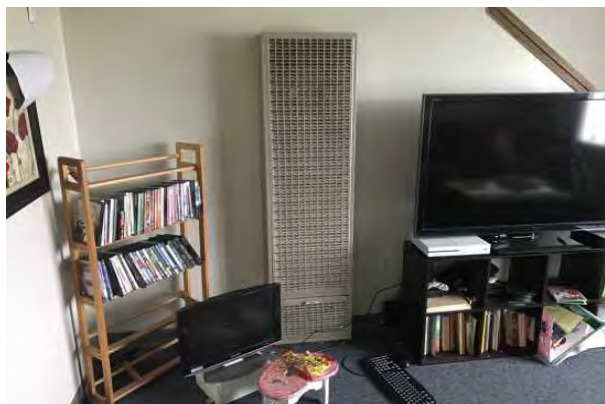
#4

BATHROOM



#5

INTERIOR



#6

MECHANICAL

5.14. 605 BURRILL STREET

BV SCATTERED SITE CHECKLIST									
605 to 664 BURRILL STREET			Identifier			UNITS		Type	Area (SF)
Project Number	140712		Address 1		606 Burrill street		Unit Type	3 Bed / 1 Bath	988
Observed By	Rashad Alnial		Address 2				Occupancy	Occupied	
Date Completed	1/14/2020		Units Observed						
SITework			KITCHEN			INTERIOR DOORS			
Item	Description	Condition	Item	Description	Condition	Item	Description	Condition	
Driveway		N/A	Cabinetry	Wood, Solid, Painted Cabinets	Fair	Interior Doors	Wood, Hollow, Painted, Interior	Fair	
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Swing Door	Fair	
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL			
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description	Condition	
Handrails		N/A	Range	Gas Range	Good	Electrical Panel	Load Center, 50 to 100 Amp	Fair	
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers		
Fencing	Wood Board, 4'	Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No		
Retaining Wall		N/A	Dishwasher	No	N/A	CO Detectors	Yes		
Land scaping		N/A	Disposal	No	N/A	Hall Smoke Detect	Yes		
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	Yes		
			Item	Description	Condition	Interior Lighting	Incandescent	Fair	
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL	Fair	
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC			
Façade Type 1	Stucco	Fair	Ceilings	Painted drywall	Fair	Item	Description	Condition	
Façade Type 2	Fiber Cement	Fair	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace		
Exterior Paint	Stucco, Prep & Fog or Paint	Fair	Tub Surround	Fiberglass	N/A	Heating Component	Forced Air Furnace	Fair	
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None	N/A	
			Shower Surround		N/A	Cooling Component	N/A - Central System/None	N/A	
			Vanity	Wood Cabinet	Fair	Fireplace		N/A	
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING			
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description	Condition	
Windows 1	Vinyl 24 SF	Poor	Exhaust Fan	Exhaust Fan Bath - Switch	Fair	Water Heater	Vertical Tank	Good	
Screens		N/A	GFCI - Bathroom	Present		DWH Tank Size	40 gal		
			Interior Finishes			DWH Location	Utility Room/Closet		
			Item	Description	Condition	Domestic Water Piping	Copper	Fair	
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron	Fair	
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES			
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair				
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description	Condition	
Patio Doors		N/A	Comments			Suspect Mold	No		
BUILDING ROOF						Water Infiltration	No		
Item	Description	Condition				Structural Damage	No		
Roof Type	Pitched					Comments			
Finish	Asphalt	Fair							
Active Leaks	No								
Gutter & DS	Aluminum								
Attics	Yes								
General Comments									

Replacement Reserves Report

Eureka Housing Authority / 605 to 664 BURRILL STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 605 to 664 BURRILL STREET	\$1,097,818	\$219,016	\$1,604,231	\$0	\$0	\$0	\$0	\$0	\$128,326	\$0	\$180,610	\$0	\$113,247	\$54,562	\$111,708	\$19,387	\$0	\$88,582	\$0	\$0	\$468,931	\$4,086,417
Grand Total	\$1,097,818	\$219,016	\$1,604,231	\$0	\$0	\$0	\$0	\$0	\$128,326	\$0	\$180,610	\$0	\$113,247	\$54,562	\$111,708	\$19,387	\$0	\$88,582	\$0	\$0	\$468,931	\$4,086,417

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1010	Perimeter	1807110	Seismic Bracing, Anchor bolts, Install	0	0	0	1058	LF	\$400.21	\$423,423	\$423,423																				\$423,423	
B2010	Exterior	1701055	Exterior Wall, Stucco, 1-2 Stories, Replace	10	8	2	23000	SF	\$4.92	\$113,247			\$113,247									\$113,247									\$226,494	
B2020	Exterior	1701056	Window, SF, Replace	30	29	1	144	EA	\$1,384.81	\$199,413		\$199,413																			\$199,413	
B2050	Exterior	1701028	Exterior Door, Steel, Replace	40	20	20	36	EA	\$923.21	\$33,235																				\$33,235	\$33,235	
B3010	Roof	1701057	Roof, Asphalt Shingle 20-Year, Replace	20	10	10	11000	SF	\$5.85	\$64,317											\$64,317										\$64,317	
B3020	Roof	1701054	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	1050	LF	\$13.85	\$14,541											\$14,541										\$14,541	
C1030	Throughout	1701042	Interior Door, Wood Hollow-Core Residential, Replace	20	18	2	108	EA	\$615.47	\$66,471			\$66,471																		\$66,471	
C1030	Throughout	1701043	Interior Door, Wood Hollow-Core Residential, Replace	20	18	2	36	EA	\$615.47	\$22,157			\$22,157																		\$22,157	
C2010	Entry	1807310	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																				\$3,077	
C2010	Interior	1807311	Drywall, Asbestos Containing, Replace	0	0	0	15560	SF	\$21.60	\$336,144	\$336,144																				\$336,144	
C2010	Throughout	1701036	Interior Wall Finish, Gypsum Board, Prep & Paint	10	0	10	23340	SF	\$2.31	\$53,869											\$53,869									\$53,869	\$107,738	
C2030	Bathroom	1701025	Interior Floor Finish, Vinyl over Asbestos Mastic, Replace	15	13	2	540	SF	\$12.31	\$6,647			\$6,647															\$6,647			\$13,294	
C2030	Kitchen	1701050	Interior Floor Finish, Vinyl over Asbestos Mastic, Replace	15	13	2	1800	SF	\$12.31	\$22,157			\$22,157															\$22,157			\$44,314	
C2030	Living Room	1701026	Interior Floor Finish, Carpet over Asbestos Mastic, Replace	6	4	2	13200	SF	\$8.46	\$111,708			\$111,708						\$111,708				\$111,708							\$111,708	\$446,833	
C2050	Throughout	1701047	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	0	10	15560	SF	\$3.08	\$47,884											\$47,884									\$47,884	\$95,767	
D2010	Utility Closet	1701053	Water Heater, Gas, Replace	15	2	13	18	EA	\$2,000.28	\$36,005													\$36,005								\$36,005	
D2010	Throughout	1701052	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	38	2	15560	SF	\$22.62	\$351,945			\$351,945																		\$351,945	
D2010	Bathroom	1701044	Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	18	EA	\$1,692.55	\$30,466			\$30,466																		\$30,466	
D2010	Kitchen	1701032	Sink, Vanity Top, Stainless Steel, Replace	30	28	2	18	EA	\$1,846.42	\$33,235			\$33,235																		\$33,235	
D2010	Bathroom	1701045	Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	18	2	18	EA	\$2,923.49	\$52,623			\$52,623																		\$52,623	
D2010	Bathroom	1701039	Toilet, Residential Water Closet, Replace	30	15	15	18	EA	\$1,077.08	\$19,387																	\$19,387				\$19,387	
D2020	Lateral from Apartment	1807536	Waste Line, Apartment, PVC, Replace	40	38	2	320	LF	\$196.95	\$63,024			\$63,024																		\$63,024	
D2020	Lateral from Apartment	1809103	Waste Line, Apartment, PVC, Replace	40	38	2	320	LF	\$196.95	\$63,024			\$63,024																		\$63,024	
D3020	Living Areas	1701041	Forced-air Furnace, Gas, Install	20	20	0	18	EA	\$12,346.37	\$222,235	\$222,235																			\$222,235	\$444,469	
D3050	One Bedroom Apartments	1806797	Forced Air Furnace, 25-MBH, Install	25	24	1	2	EA	\$9,801.39	\$19,603		\$19,603																			\$19,603	
D3060	Kitchen	1701034	Range Hood, Recirculate, Replace	15	13	2	18	EA	\$1,577.15	\$28,389			\$28,389															\$28,389			\$56,777	
D5020	Utility Closet	1701035	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	38	2	15500	SF	\$21.23	\$329,124			\$329,124																		\$329,124	
D5040	Throughout	1701030	Incandescent Lighting Fixture, WATT, Replace	20	18	2	108	EA	\$315.43	\$34,066			\$34,066																		\$34,066	
D5040	Exterior	1701058	Compact Fluorescent Lighting Fixture, WATT, Replace	20	18	2	36	EA	\$229.26	\$8,253			\$8,253																		\$8,253	
D5040	Throughout	1701031	Fluorescent Lighting Fixture, WATT, Replace	20	18	2	72	EA	\$358.51	\$25,813			\$25,813																		\$25,813	
E1060	Kitchen	1701037	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	18	EA	\$923.21	\$16,618									\$16,618												\$16,618	
E1060	Kitchen	1701051	Residential Appliances, Range, Gas, Replace	15	2	13	18	EA	\$1,030.92	\$18,556												\$18,556									\$18,556	
E2010	Kitchen	1701046	Kitchen Cabinetry, Stock Hardwood, Replace	20	18	2	360	LF	\$461.60	\$166,177			\$166,177																		\$166,177	
E2010	Kitchen	1701040	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	216	LF	\$76.93	\$16,618			\$16,618															\$16,618			\$33,235	
E2010	Bathroom	1701027	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	18	EA	\$2,461.89	\$44,314			\$44,314																		\$44,314	
G2060	Site	1701029	Fences & Gates, Wood Board, 4' High, Replace	15	13	2	400	LF	\$36.93	\$14,771			\$14,771															\$14,771			\$29,543	
Y1010	1115 C Street	1824536	ADA, Parking, Designated Stall with Pavement Markings & Signage, Install	0	0	0	1	EA	\$1,538.68	\$1,539	\$1,539																				\$1,539	
Y1020	Access to each entry door	1824534	ADA, Ramp, Concrete, Up to 48" Wide, Install	0	0	0	28	LF	\$1,230.94	\$34,466	\$34,466																				\$34,466	
Y1050	1109 to 1123 C Street	1824533	Accessible Unit, Bathroom, Renovate	0	0	0	2	EA	\$23,080.20	\$46,160	\$46,160																				\$46,160	
Y1070	1109 to 1123 C Street	1824532	ADA, Residential Unit, Living Area Renovations Only, Renovate	0	0	0	2	EA	\$15,386.80	\$30,774	\$30,774																				\$30,774	
Totals, Unescalated											\$1,097,818	\$219,016	\$1,604,231	\$0	\$0	\$0	\$0	\$0	\$128,326	\$0	\$180,610	\$0	\$113,247	\$54,562	\$111,708	\$19,387	\$0	\$88,582	\$0	\$0	\$468,931	\$4,086,417
Totals, Escalated (0.0% inflation, compounded annually)											\$1,097,818	\$219,016	\$1,604,231	\$0	\$0	\$0	\$0	\$0	\$128,326	\$0	\$180,610	\$0	\$113,247	\$54,562	\$111,708	\$19,387	\$0	\$88,582	\$0	\$0	\$468,931	\$4,086,417

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



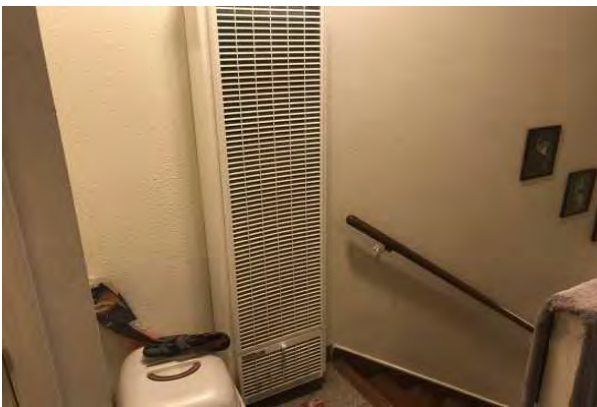
#1

COVER PHOTO/FRONT
ELEVATION 606 BURRILL
STREET



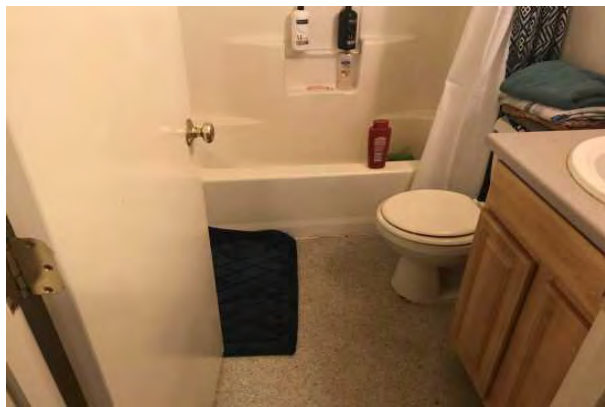
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REAR ELEVATION 606 BURRILL
STREET



#3

MECHANICAL 606 BURRILL
STREET



#4

BATHROOM 606 BURRILL
STREET



#5

INTERIOR 606 BURRILL STREET



#6

KITCHEN 606 BURRILL STREET

5.15. 621 W HARRIS STREET

BV SCATTERED SITE CHECKLIST										
621 to 729 W HARRIS STREET			Identifier			UNITS		Type	Area (SF)	
Project Number	140712		Address 1		629 W Harris Street		Unit Type		2 Bed / 1 Bath	753
Observed By	Rashad Alnial		Address 2				Occupancy		Occupied	
Date Completed	1/14/2020		Units Observed							
SITework			KITCHEN			INTERIOR DOORS				
Item	Description	Condition	Item	Description	Condition	Item	Description	Condition		
Driveway		N/A	Cabinetry	Wood, Solid, Painted Cabinets	Poor	Interior Doors	Wood, Solid, Painted, Interior	Fair		
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors		N/A		
Sidewalks	Concrete	Poor	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL				
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	VCT	Fair	Item	Description	Condition		
Handrails		N/A	Range	Gas Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp	Fair		
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers			
Fencing		Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No			
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes			
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes			
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No			
			Item	Description	Condition	Interior Lighting	Incandescent	Fair		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	Incandescent	Fair		
Item	Description	Condition	Walls	Painted drywall	Fair	HVAC				
Façade Type 1	Fiber Cement	Fair	Ceilings	Painted drywall	Fair	Item	Description	Condition		
Façade Type 2	Stucco	Fair	Tub Material	Fiberglass	Fair	Heating System	Forced Air Furnace			
Exterior Paint	Stucco, Prep & Fog or Paint	Fair	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace	Poor		
Comments			Shower Material		N/A	Cooling System	N/A - Central System/None	N/A		
			Shower Surround		N/A	Cooling Component	N/A - Central System/None	N/A		
			Vanity		N/A	Fireplace		N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING				
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description	Condition		
Windows 1	Aluminum 24 SF	Fair	Exhaust Fan		N/A	Water Heater	Vertical Tank	Good		
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size	29 gal			
			Interior Finishes			DWH Location	Utility Room/Closet			
			Item	Description	Condition	Domestic Water Piping	Copper	Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron	Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES				
Entry Doors	Solid Wood Entry	Poor	Interior Walls	Painted drywall	Fair					
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description	Condition		
Patio Doors		N/A	Comments			Suspect Mold	No			
BUILDING ROOF						Water Infiltration	No			
Item	Description	Condition				Structural Damage	No			
Roof Type	Pitched					Comments				
Finish	Asphalt	Fair								
Active Leaks	No									
Gutter & DS	Aluminum	Fair								
Attics	Yes									
General Comments										

Replacement Reserves Report

Eureka Housing Authority / 621 to 729 W HARRIS STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 621 to 729 W HARRIS STREET	\$1,119,295	\$416,502	\$1,195,349	\$0	\$0	\$29,543	\$0	\$46,776	\$135,973	\$33,766	\$153,970	\$0	\$0	\$24,003	\$105,015	\$46,776	\$0	\$100,630	\$0	\$204,382	\$339,082	\$3,951,062
Grand Total	\$1,119,295	\$416,502	\$1,195,349	\$0	\$0	\$29,543	\$0	\$46,776	\$135,973	\$33,766	\$153,970	\$0	\$0	\$24,003	\$105,015	\$46,776	\$0	\$100,630	\$0	\$204,382	\$339,082	\$3,951,062

Unifomat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1010	Perimeter		1807112	Seismic Bracing, Anchor bolts, Install	0	0	0	912	LF	\$400.21	\$364,992	\$364,992																					\$364,992
B2010	Exterior		1697793	Exterior Wall, Stucco, 1-2 Stories, Replace	10	5	5	6000	SF	\$4.92	\$29,543						\$29,543									\$29,543							\$59,085
B2010	Exterior		1697765	Exterior Wall, Stucco, 1-2 Stories, Replace	10	0	10	13500	SF	\$4.92	\$66,471										\$66,471										\$66,471	\$132,942	
B2020	Exterior		1697784	Window, SF, Replace	30	29	1	72	EA	\$1,461.75	\$105,246		\$105,246																				\$105,246
B2020	Exterior		1697803	Window, SF, Replace	30	10	20	24	EA	\$1,384.81	\$33,235																				\$33,235	\$33,235	
B2050	Exterior		1697771	Exterior Door, Wood Solid-Core Decorative High-End, Replace	25	24	1	24	EA	\$2,308.02	\$55,392		\$55,392																				\$55,392
B2050	Exterior		1697810	Exterior Door, Steel, Replace	40	39	1	8	EA	\$923.21	\$7,386		\$7,386																				\$7,386
B3010	Roof		1697800	Roof, Asphalt Shingle 20-Year, Replace	20	11	9	2200	SF	\$5.85	\$12,863										\$12,863												\$12,863
B3010	Roof		1697789	Roof, Asphalt Shingle 20-Year, Replace	20	11	9	2450	SF	\$5.85	\$14,325										\$14,325												\$14,325
B3020	Roof		1697781	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	175	LF	\$13.85	\$2,423										\$2,423												\$2,423
B3020	Roof		1697809	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	300	LF	\$13.85	\$4,154										\$4,154												\$4,154
C1030	Throughout		1697792	Interior Door, Wood Solid-Core, Replace	40	38	2	28	EA	\$1,077.08	\$30,158			\$30,158																			\$30,158
C1030	Throughout		1697770	Interior Door, Wood Solid-Core, Replace	40	38	2	84	EA	\$1,077.08	\$90,474			\$90,474																			\$90,474
C1030	Throughout		1697818	Interior Door, Wood Hollow-Core Residential, Replace	20	18	2	8	EA	\$615.47	\$4,924				\$4,924																		\$4,924
C2010	Interior		1807319	Drywall, Asbestos Containing, Replace	0	0	0	32488	SF	\$21.60	\$701,840	\$701,840																					\$701,840
C2010	Entry		1807318	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																					\$3,077
C2010	Throughout		1697768	Interior Wall Finish, Gypsum Board, Prep & Paint	10	0	10	13500	SF	\$2.31	\$31,158										\$31,158										\$31,158	\$62,317	
C2010	Throughout		1697799	Interior Wall Finish, Gypsum Board, Prep & Paint	10	0	10	6000	SF	\$2.31	\$13,848										\$13,848										\$13,848	\$27,696	
C2030	Bathroom		1697767	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	13	2	450	SF	\$12.31	\$5,539			\$5,539														\$5,539					\$11,078
C2030	Kitchen		1697785	Interior Floor Finish, Vinyl Tile (VCT) over Asbestos Mastic, Replace	15	13	2	2400	SF	\$12.31	\$29,543			\$29,543														\$29,543					\$59,085
C2030	Kitchen		1697806	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	13	2	800	SF	\$12.31	\$9,848			\$9,848														\$9,848					\$19,695
C2030	Bathroom		1697821	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	13	2	200	SF	\$12.31	\$2,462			\$2,462														\$2,462					\$4,924
C2030	Bedrooms		1697820	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	3000	SF	\$7.69	\$23,080			\$23,080						\$23,080											\$23,080	\$92,321	
C2030	Living Room		1697790	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	10650	SF	\$7.69	\$81,935			\$81,935						\$81,935											\$81,935	\$327,739	
C2050	Throughout		1697774	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	0	10	8988	SF	\$3.08	\$27,659										\$27,659											\$27,659	\$55,319
C2050	Throughout		1697801	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	0	10	4000	SF	\$3.08	\$12,309										\$12,309											\$12,309	\$24,619
D2010	Utility Closet		1697808	Water Heater, Gas, Replace	15	13	2	4	EA	\$2,000.28	\$8,001			\$8,001															\$8,001				\$16,002
D2010	Utility Closet		1697780	Water Heater, Gas, Replace	15	2	13	12	EA	\$2,000.28	\$24,003														\$24,003								\$24,003
D2010	Throughout		1697796	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	38	2	4000	SF	\$22.62	\$90,474			\$90,474																			\$90,474
D2010	Throughout		1697763	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	21	19	9036	SF	\$22.62	\$204,382																				\$204,382		\$204,382
D2010	Kitchen		1697779	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	12	EA	\$1,846.42	\$22,157			\$22,157																			\$22,157
D2010	Bathroom		1697811	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	4	EA	\$1,692.55	\$6,770			\$6,770																			\$6,770
D2010	Bathroom		1697761	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	12	EA	\$1,692.55	\$20,311			\$20,311																			\$20,311
D2010	Kitchen		1697797	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	4	EA	\$1,846.42	\$7,386			\$7,386																			\$7,386
D2010	Bathroom		1697807	Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	13	7	4	EA	\$2,923.49	\$11,694							\$11,694															\$11,694
D2010	Bathroom		1697764	Bathtub/Shower Combination Enclosure, Fiberglass, Replace	20	13	7	12	EA	\$2,923.49	\$35,082							\$35,082															\$35,082
D2010	Bathroom		1697814	Toilet, Residential Water Closet, Replace	30	15	15	4	EA	\$1,077.08	\$4,308															\$4,308							\$4,308
D2010	Bathroom		1697778	Toilet, Residential Water Closet, Replace	30	15	15	12	EA	\$1,077.08	\$12,925															\$12,925							\$12,925
D2020	Lateral from Apartment		1809104	Waste Line, Apartment, PVC, Replace	40	38	2	319	LF	\$196.95	\$62,827				\$62,827																		\$62,827
D3020	Living Areas		1697824	Forced Air Furnace, Gas, Install	20	20	0	4	EA	\$12,346.37	\$49,385	\$49,385																				\$49,385	\$98,771
D3020	Living Areas		1697786	Forced Air Furnace, Gas, Install	20	19	1</																										

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
E1060	Kitchen		1697772	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	12	EA	\$923.21	\$11,078									\$11,078													\$11,078
E1060	Kitchen		1697791	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	4	EA	\$923.21	\$3,693									\$3,693													\$3,693
E1060	Kitchen		1697783	Residential Appliances, Range, Gas, Replace	15	7	8	12	EA	\$1,030.92	\$12,371									\$12,371													\$12,371
E1060	Kitchen		1697805	Residential Appliances, Range, Electric, Replace	15	7	8	4	EA	\$953.98	\$3,816									\$3,816													\$3,816
E2010	Kitchen		1697775	Kitchen Cabinetry, Old Hardwood, Replace	20	19	1	180	LF	\$461.60	\$83,089		\$83,089																				\$83,089
E2010	Kitchen		1697812	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	80	LF	\$76.93	\$6,155			\$6,155															\$6,155				\$12,309
E2010	Bathroom		1697822	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	18	2	4	EA	\$2,461.89	\$9,848			\$9,848																			\$9,848
E2010	Kitchen		1697776	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	180	LF	\$76.93	\$13,848			\$13,848																			\$27,696
E2010	Kitchen		1697798	Kitchen Cabinetry, Stock Hardwood, Replace	20	18	2	80	LF	\$461.60	\$36,928			\$36,928																			\$36,928
G2030	Site		1697777	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	50	48	2	9000	SF	\$30.77	\$276,962			\$276,962																			\$276,962
G2060	Site		1697794	Fences & Gates, Wood Board, 6' High, Replace	25	24	1	400	LF	\$43.08	\$17,233		\$17,233																				\$17,233
Totals, Unescalated												\$1,119,295	\$416,502	\$1,195,349	\$0	\$0	\$29,543	\$0	\$46,776	\$135,973	\$33,766	\$153,970	\$0	\$0	\$24,003	\$105,015	\$46,776	\$0	\$100,630	\$0	\$204,382	\$339,082	\$3,951,062
Totals, Escalated (0.0% Inflation, compounded annually)												\$1,119,295	\$416,502	\$1,195,349	\$0	\$0	\$29,543	\$0	\$46,776	\$135,973	\$33,766	\$153,970	\$0	\$0	\$24,003	\$105,015	\$46,776	\$0	\$100,630	\$0	\$204,382	\$339,082	\$3,951,062
* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.																																	



#1

COVER PHOTO/FRONT
ELEVATION



#2

REAR ELEVATION



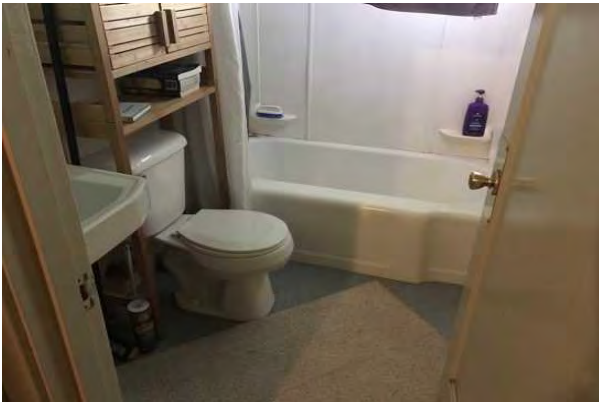
#3

KITCHEN



#4

MECHANICAL



#5

BATHROOM



#6

INTERIOR

5.16. 531 W EVERDING STREET

BV SCATTERED SITE CHECKLIST											
531 to 708 W EVERDING STREET			Identifier			UNITS		Type		Area (SF)	
Project Number	140712		Address 1		700 West Everdine		Unit Type		4 bd - 4 Bed / 1 Bath		1183
Observed By	Aren Hofland		Address 2				Occupancy		Down		
Date Completed	1/10/2020		Units Observed		700						
SITework			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition		
Driveway		N/A	Cabinetry	Wood, Laminate Cabinets	Poor	Interior Doors	Wood, Solid, Painted, Interior		Poor		
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Poor	Closet Doors	Swing Door		Poor		
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL					
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description		Condition		
Handrails		N/A	Range	Gas Range	Missing	Electrical Panel	Load Center, 50 to 100 Amp		Fair		
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Poor	Breakers / Fuses	Breakers				
Fencing	Wood Board, 4'	Poor	Refrigerator	Refrigerator, Residential	Missing	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher	No	N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal	No	N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	Yes				
			Item	Description	Condition	Interior Lighting	Incandescent		Poor		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Poor	Exterior Lighting	Incandescent		Poor		
Item	Description	Condition	Walls	Painted drywall	Poor	HVAC					
Façade Type 1	Fiber Cement	Good	Ceilings	Painted drywall	Poor	Item	Description		Condition		
Façade Type 2	Stucco	Poor	Tub Material	Enameled Steel	Poor	Heating System	Forced Air Furnace				
Exterior Paint	Stucco, Prep & Fog or Paint	Poor	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace		Poor		
Comments Exterior stucco is aging and is failing around the transitions. Multiple patches and workarounds have been observed.			Shower Material	Fiberglass	Poor	Cooling System	N/A - Central System/None		N/A		
			Shower Surround	Fiberglass	Poor	Cooling Component	N/A - Central System/None		N/A		
			Vanity	Wood Cabinet	Poor	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Poor	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Poor	Item	Description		Condition		
Windows 1	Aluminum 24 SF	Fair	Exhaust Fan	None		Water Heater	Vertical Tank		Fair		
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size	30 gal				
			Interior Finishes			DWH Location	Utility Room/Closet				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Missing	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Missing	SIGNIFICANT ISSUES					
Entry Doors	Metal Clad Wood Entry	Poor	Interior Walls	Painted drywall	Poor						
Screen Doors		N/A	Interior Ceilings	Painted drywall	Poor	Item	Description		Condition		
Patio Doors		N/A	Comments			Suspect Mold	No				
BUILDING ROOF						Water Infiltration	Yes, severe, study recommended				
Item	Description	Condition				Structural Damage	No				
Roof Type	Pitched					Comments Some Water infiltration or exfiltration in the unit. Pictures are showing.					
Finish	Asphalt	Fair									
Active Leaks	Yes										
Gutter & DS	Aluminum	Poor									
Attics	Yes										
General Comments											
Severe rat investigation has led to rat mitigation. This unit has problems.											

BV SCATTERED SITE CHECKLIST											
531 to 708 W EVERDING STREET			Identifier			UNITS		Type		Area (SF)	
Project Number	140712		Address 1		614 West Everdine		Unit Type		1 Bed / 1 Bath		576
Observed By	Aren Hofland		Address 2				Occupancy		Occupied		
Date Completed	1/10/2020		Units Observed								
SITework			KITCHEN			INTERIOR DOORS					
Item	Description	Condition	Item	Description	Condition	Item	Description		Condition		
Driveway		N/A	Cabinetry	Wood, Laminate Cabinets	Fair	Interior Doors	Wood, Solid, Stained, Interior		Fair		
Patio	Concrete	Fair	Countertop	Plastic Laminated Wood Counters	Fair	Closet Doors	Swing Door		Fair		
Sidewalks	Concrete	Fair	Kitchen Sink	Stainless Steel	Fair	ELECTRICAL					
Exterior Steps 1	Concrete	Fair	Kitchen Flooring	Sheet vinyl	Fair	Item	Description		Condition		
Handrails	Metal	Fair	Range	Gas Range	Fair	Electrical Panel	Load Center, 50 to 100 Amp		Poor		
Exterior Steps 2		N/A	Range Hood	Exhaust Fan	Fair	Breakers / Fuses	Breakers				
Fencing	Chain Link, 4'	Poor	Refrigerator	Refrigerator, Residential	Fair	Stablock Panels	No				
Retaining Wall		N/A	Dishwasher		N/A	CO Detectors	Yes				
Land scaping		N/A	Disposal		N/A	Hall Smoke Detect	Yes				
Sprinklers		N/A	BATHROOM			Bedrm Smoke Detect	No				
			Item	Description	Condition	Interior Lighting	CFL		Poor		
BUILDING EXTERIOR WALL			Bathroom Floor	Sheet vinyl	Fair	Exterior Lighting	CFL		Poor		
Item	Description	Condition	Walls	Painted drywall	Poor	HVAC					
Façade Type 1	Stucco	Fair	Ceilings	Painted drywall	Poor	Item	Description		Condition		
Façade Type 2		N/A	Tub Material	Enameled Steel	Fair	Heating System	Forced Air Furnace				
Exterior Paint	Stucco, Prep & Fog or Paint	Fair	Tub Surround	Fiberglass	Fair	Heating Component	Forced Air Furnace		Fair		
Comments			Shower Material	Ceramic tile	Fair	Cooling System	N/A - Central System/None		N/A		
			Shower Surround	Ceramic tile		Cooling Component			N/A		
			Vanity		N/A	Fireplace			N/A		
EXTERIOR WINDOWS			Bathroom Sink	Solid Surface/Vitreous China	Fair	PLUMBING					
Item	Description	Condition	Toilet	Toilet, Flush Tank	Fair	Item	Description		Condition		
Windows 1	Steel Fixed 24 SF	Fair	Exhaust Fan		N/A	Water Heater	Vertical Tank		Poor		
Screens		N/A	GFCI - Bathroom	Missing		DWH Tank Size	30 gal				
			Interior Finishes			DWH Location	Laundry Room				
			Item	Description	Condition	Domestic Water Piping	Copper		Fair		
EXTERIOR DOORS			Living Area Floor	Carpet	Fair	Sanitary Piping	Cast Iron		Fair		
Item	Description	Condition	Bedroom Floor	Carpet	Fair	SIGNIFICANT ISSUES					
Entry Doors	Metal Clad Wood Entry	Fair	Interior Walls	Painted drywall	Fair						
Screen Doors		N/A	Interior Ceilings	Painted drywall	Fair	Item	Description		Condition		
Patio Doors		N/A	Comments Ceiling in the living room has a crack. Paint and drywall seem to be settling in an odd way. May be due to earthquake in house settling.			Suspect Mold	Yes, minor, cleaning only				
BUILDING ROOF						Water Infiltration	No				
Item	Description	Condition				Structural Damage	No				
Roof Type	Pitched					Comments					
Finish	Asphalt	Fair									
Active Leaks	No										
Gutter & DS	Aluminum	Fair									
Attics	Yes										
General Comments											

Replacement Reserves Report

Eureka Housing Authority / 531 to 708 W EVERDING STREET

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / 531 to 708 W EVERDING STREET	\$1,256,226	\$0	\$957,984	\$0	\$0	\$74,910	\$9,601	\$181,380	\$214,187	\$0	\$78,519	\$0	\$27,204	\$0	\$64,778	\$107,284	\$0	\$5,909	\$9,601	\$0	\$96,766	\$3,084,350
Grand Total	\$1,256,226	\$0	\$957,984	\$0	\$0	\$74,910	\$9,601	\$181,380	\$214,187	\$0	\$78,519	\$0	\$27,204	\$0	\$64,778	\$107,284	\$0	\$5,909	\$9,601	\$0	\$96,766	\$3,084,350

Unifomat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate		
B1010	Perimeter		1807111	Seismic Bracing, Anchor bolts, Install	0	0	0	817	LF	\$400.21	\$326,972	\$326,972																					\$326,972		
B1080	Site		1696048	Exterior Stair/Ramp Rails, Metal, Refinish	10	5	5	56	LF	\$2.30	\$129						\$129										\$129							\$258	
B2010	Exterior		1696076	Exterior Wall, Stucco, 1-2 Stories, Replace	50	50	0	3600	SF	\$46.16	\$166,177	\$166,177																						\$166,177	
B2010	Exterior		1696032	Exterior Wall, Stucco, 1-2 Stories, Replace	10	8	2	3200	SF	\$4.92	\$15,756			\$15,756										\$15,756										\$31,512	
B2020	Exterior		1696059	Window, Aluminum, Replace	30	28	2	56	EA	\$1,461.75	\$81,858			\$81,858																				\$81,858	
B2020	Exterior		1696090	Window, SF, Replace	30	28	2	40	EA	\$1,461.75	\$58,470			\$58,470																				\$58,470	
B2050	Exterior		1696061	Exterior Door, Steel, Replace	40	38	2	1	EA	\$923.21	\$923			\$923																				\$923	
B2050	Exterior		1696072	Exterior Door, Steel, Replace	40	20	20	15	EA	\$923.21	\$13,848																					\$13,848		\$13,848	
B3010	Roof		1696051	Roof, Asphalt Shingle 20-Year, Replace	20	10	10	11216	SF	\$5.85	\$65,580											\$65,580												\$65,580	
B3020	Roof		1696071	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	20	0	160	LF	\$13.85	\$2,216	\$2,216																				\$2,216		\$4,431	
B3020	Roof		1696050	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	540	LF	\$13.85	\$7,478											\$7,478												\$7,478	
C1030	Throughout		1696044	Interior Door, Wood Hollow-Core Residential, Replace	20	18	2	32	EA	\$615.47	\$19,695			\$19,695																				\$19,695	
C2010	Interior		1807317	Drywall, Asbestos Containing, Replace	0	0	0	31890	SF	\$21.60	\$688,922	\$688,922																						\$688,922	
C2010	Entry		1807316	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	1	EA	\$3,077.36	\$3,077	\$3,077																						\$3,077	
C2010	Throughout		1696091	Interior Wall Finish, Gypsum Board, Prep & Paint	10	10	0	2366	SF	\$2.31	\$5,461	\$5,461										\$5,461										\$5,461		\$16,382	
C2010	Throughout		1696089	Interior Wall Finish, Gypsum Board, Prep & Paint	10	5	5	18494	SF	\$2.31	\$42,685						\$42,685										\$42,685								\$85,369
C2030	Bathroom		1696065	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	15	0	280	SF	\$12.31	\$3,447	\$3,447															\$3,447								\$6,893
C2030	Bathroom		1696060	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	7	8	320	SF	\$12.31	\$3,939									\$3,939														\$3,939	
C2030	Kitchen		1696040	Interior Floor Finish, Vinyl Sheetting over Asbestos Mastic, Replace	15	7	8	2624	SF	\$12.31	\$32,300									\$32,300														\$32,300	
C2030	Living Room		1696043	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	6	0	1248	SF	\$7.69	\$9,601	\$9,601					\$9,601						\$9,601							\$9,601				\$38,405	
C2030	Bedrooms		1696093	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	7300	SF	\$7.69	\$56,162			\$56,162						\$56,162						\$56,162						\$56,162		\$224,647	
C2030	Living Room		1696063	Interior Floor Finish, Carpet Residential over Asbestos Mastic, Replace	6	4	2	1120	SF	\$7.69	\$8,617			\$8,617						\$8,617						\$8,617						\$8,617		\$34,466	
C2050	Throughout		1696086	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	8	2	600	SF	\$3.08	\$1,846			\$1,846										\$1,846										\$3,693	
C2050	Throughout		1696037	Interior Ceiling Finish, Gypsum Board, Prep & Paint	10	5	5	10430	SF	\$3.08	\$32,097						\$32,097										\$32,097								\$64,194
D2010	Utility Closet		1696033	Water Heater, Gas, Replace	15	68	0	1	EA	\$2,000.28	\$2,000	\$2,000															\$2,000								\$4,001
D2010	Utility Closet		1696077	Water Heater, Gas, Replace	15	7	8	8	EA	\$2,000.28	\$16,002									\$16,002														\$16,002	
D2010	4-Bedroom Apartments		1809268	Bathroom Addition, 4-Bedroom Apt., Install	0	0	0	96	SF	\$271.27	\$26,042	\$26,042																						\$26,042	
D2010	Throughout		1696097	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	38	2	10430	SF	\$22.62	\$235,912			\$235,912																				\$235,912	
D2010	Bathroom		1696035	Bathtub, Enameled Steel, Replace	20	20	0	1	EA	\$3,846.70	\$3,847	\$3,847																				\$3,847		\$7,693	
D2010	Bathroom		1696096	Toilet, Residential Water Closet, Replace	30	30	0	1	EA	\$1,077.08	\$1,077	\$1,077																						\$1,077	
D2010	Bathroom		1696085	Shower, Ceramic Tile, Replace	30	28	2	8	EA	\$3,846.70	\$30,774			\$30,774																				\$30,774	
D2010	Kitchen		1696054	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	16	EA	\$1,846.42	\$29,543			\$29,543																				\$29,543	
D2010	Bathroom		1696094	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	15	EA	\$1,692.55	\$25,388			\$25,388																				\$25,388	
D2010	Bathroom		1696067	Bathtub, Enameled Steel, Replace	20	18	2	7	EA	\$3,846.70	\$26,927			\$26,927																				\$26,927	
D2010	Bathroom		1696045	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	1	EA	\$1,692.55	\$1,693			\$1,693																				\$1,693	
D2010	Bathroom		1696030	Shower, Fiberglass, Replace	20	18	2	15	EA	\$2,461.89	\$36,928			\$36,928																				\$36,928	
D2010	Bathroom		1696058	Shower, Fiberglass, Replace	20	18	2	1	EA	\$2,461.89	\$2,462			\$2,462																				\$2,462	
D2010	Bathroom		1696073	Toilet, Residential Water Closet, Replace	30	15	15	15	EA	\$1,077.08	\$16,156															\$16,156								\$16,156	
D2020	Lateral from Apartment		1809102	Waste Line, Apartment, PVC, Replace	40	38	2	327	LF	\$196.95	\$64,403			\$64,403																				\$64,403	
D3020	One Bedroom Unit		1807095	Forced Air Furnace, Gas, Install																															

Unifomat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
E2010	Kitchen		1696095	Kitchen Cabinetry, Plywood, Replace	20	20	0	9	LF	\$461.60	\$4,154	\$4,154																				\$4,154	\$8,309
E2010	Bathroom		1696069	Bathroom Vanity Cabinet, Wood, with Solid Surface Sink Top, 24 to 30", Replace	20	20	0	1	EA	\$2,461.89	\$2,462	\$2,462																				\$2,462	\$4,924
E2010	Kitchen		1696049	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	7	8	72	LF	\$76.93	\$5,539									\$5,539													\$5,539
E2010	Kitchen		1696042	Kitchen Cabinetry, Plywood, Replace	20	12	8	135	LF	\$461.60	\$62,317									\$62,317													\$62,317
G2060	Site		1696078	Fences & Gates, Wood Board, 4' High, Replace	15	39	0	220	LF	\$36.93	\$8,124	\$8,124															\$8,124						\$8,124
Totals, Unescalated												\$1,256,226	\$0	\$957,984	\$0	\$0	\$74,910	\$9,601	\$181,380	\$214,187	\$0	\$78,519	\$0	\$27,204	\$0	\$64,778	\$107,284	\$0	\$5,909	\$9,601	\$0	\$96,766	\$3,084,350
Totals, Escalated (0.0% inflation, compounded annually)												\$1,256,226	\$0	\$957,984	\$0	\$0	\$74,910	\$9,601	\$181,380	\$214,187	\$0	\$78,519	\$0	\$27,204	\$0	\$64,778	\$107,284	\$0	\$5,909	\$9,601	\$0	\$96,766	\$3,084,350
* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.																																	



#1

COVER PHOTO



#2

REAR ELEVATION



#3

FRONT ELEVATION



#4

UNIT 614 WEST EVERDINE
KITCHEN



#5

UNIT 614 WEST EVERDINE
BEDROOM



#6

UNIT 614 WEST EVERDINE
BATHROOM

5.17. 3129 & 3135 PROSPECT AVENUE

Police Station: Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with raised floor	--
Façade	Primary Finish: Stucco Windows: aluminum double-paned Doors: steel	--
Roof	Primary: Gable construction with asphalt shingles	--
Common Area Finishes	Walls: Painted gypsum board Floors: VCT, sheet vinyl Ceilings: Painted gypsum board	--
Elevators	None	--
Plumbing & Central Water Heating	Galvanized supply and cast iron waste & venting Gas domestic water heaters	--
HVAC	Individual furnaces, no cooling	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 and CFL	--
Fire Alarm	Smoke detectors	--

Replacement Reserves Report

Eureka Housing Authority / Police Operations

8/10/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Eureka Housing Authority / Police Operations	\$279,569	\$0	\$211,994	\$0	\$2,954	\$0	\$0	\$0	\$0	\$923	\$10,451	\$0	\$13,797	\$0	\$4,001	\$923	\$0	\$15,695	\$0	\$923	\$6,758	\$547,989
Grand Total	\$279,569	\$0	\$211,994	\$0	\$2,954	\$0	\$0	\$0	\$0	\$923	\$10,451	\$0	\$13,797	\$0	\$4,001	\$923	\$0	\$15,695	\$0	\$923	\$6,758	\$547,989

Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
B1010	Perimeter of building	1771886	Seismic Bracing, Anchor bolts, Install	0	0	0	156	LF	\$400.21	\$62,433	\$62,433																					\$62,433	
B2010	Building exterior	1696542	Exterior Wall, Stucco, 1-2 Stories, Replace	50	48	2	1530	SF	\$46.16	\$70,625			\$70,625																			\$70,625	
B2010	Exterior	1771888	Exterior Wall, Painted Surface, Prep & Paint	10	8	2	1530	SF	\$4.62	\$7,063			\$7,063										\$7,063									\$14,125	
B2010	Building exterior	1696550	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	26	4	64	SF	\$46.16	\$2,954				\$2,954																		\$2,954	
B2020	Building exterior	1696543	Window, Aluminum, Replace	30	30	0	8	EA	\$1,461.75	\$11,694	\$11,694																					\$11,694	
B2050	Front entrance	1770954	Exterior Door, Wood Solid-Core, Replace	25	25	0	1	EA	\$1,077.08	\$1,077	\$1,077																					\$1,077	
B2050	Building exterior	1696544	Exterior Door, Steel, Replace	40	30	10	4	EA	\$923.21	\$3,693											\$3,693											\$3,693	
B3010	Roof	1696545	Roof, Asphalt Shingle 20-Year, Replace	20	18	2	1446	SF	\$5.85	\$8,455			\$8,455																			\$8,455	
B3020	Roof	1696541	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	120	LF	\$13.85	\$1,662			\$1,662																			\$1,662	
C1030	Throughout building	1696532	Interior Door, Wood Solid-Core, Replace	40	38	2	8	EA	\$1,077.08	\$8,617			\$8,617																			\$8,617	
C2010	Entry	1809573	Asbestos Removal, Enclosure, Set up and Remove	0	0	0	2	EA	\$3,077.36	\$6,155	\$6,155																					\$6,155	
C2010	Interior	1809572	Drywall, Asbestos Containing, Replace	0	0	0	4364	SF	\$21.60	\$94,276	\$94,276																					\$94,276	
C2010	Throughout building	1696554	Interior Wall Finish, Painted surface, Prep & Paint	10	8	2	2918	SF	\$2.31	\$6,735			\$6,735										\$6,735									\$13,470	
C2030	Throughout building	1696530	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	15	0	120	SF	\$7.69	\$923	\$923															\$923						\$1,846	
C2030	Restrooms	1696551	Interior Floor Finish, Vinyl Sheetting, Replace	15	13	2	80	SF	\$10.77	\$862			\$862																\$862			\$1,723	
C2030	Throughout building	1696546	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	13	2	1446	SF	\$7.69	\$11,125			\$11,125																\$11,125			\$22,249	
C2050	Throughout building	1696557	Interior Ceiling Finish, Painted surface, Prep & Paint	10	0	10	1446	SF	\$3.08	\$4,450											\$4,450									\$4,450		\$8,900	
D2010	Utility closet	1696549	Water Heater, 29 GAL., Replace	15	1	14	1	EA	\$2,000.28	\$2,000														\$2,000								\$2,000	
D2010	Utility closet	1696548	Water Heater, 29 GAL., Replace	15	1	14	1	EA	\$2,000.28	\$2,000														\$2,000								\$2,000	
D2010	Throughout building	1696534	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	38	2	1446	SF	\$16.93	\$24,474			\$24,474																			\$24,474	
D2010	Kitchen	1696531	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	1	EA	\$1,846.42	\$1,846			\$1,846																			\$1,846	
D2010	Restrooms	1696539	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	2	EA	\$2,308.02	\$4,616			\$4,616																			\$4,616	
D2010	Restrooms	1696559	Shower, Enameled Steel, Replace	20	18	2	2	EA	\$4,154.44	\$8,309			\$8,309																			\$8,309	
D2010	Restrooms	1696558	Toilet, Residential Water Closet, Replace	30	28	2	2	EA	\$1,077.08	\$2,154			\$2,154																			\$2,154	
D2010	Kitchen	1696553	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	1	EA	\$1,846.42	\$1,846			\$1,846																			\$1,846	
D2030	Building	1771885	Original Waste Lines, Clay Tile, Replace	40	38	2	62	LF	\$180.03	\$11,162			\$11,162																			\$11,162	
D3050	Attic	1804675	Forced Air Furnace, 40-MBH, Install	25	25	0	2	EA	\$12,346.37	\$24,693	\$24,693																					\$24,693	
D4030	Throughout building	1696561	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	2	EA	\$461.60	\$923										\$923									\$923			\$1,846	
D5020	Throughout building	1696533	Main Distribution Panel, 100 AMP, Replace	30	28	2	2	EA	\$3,846.70	\$7,693			\$7,693																			\$7,693	
D5030	Throughout building	1696562	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	1446	SF	\$3.85	\$5,562			\$5,562																			\$5,562	
D5040	Building exterior	1696556	Light Fixture, 100 WATT, Replace	20	18	2	4	EA	\$292.35	\$1,169			\$1,169																			\$1,169	
D5040	Throughout building	1696538	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	18	2	1446	SF	\$12.31	\$17,799			\$17,799																			\$17,799	
D7050	Interior	1771887	Smoke/Carbon Monoxide Detector, Hard-Wired, Replace	10	10	0	6	EA	\$384.67	\$2,308	\$2,308										\$2,308									\$2,308		\$6,924	
E1060	Kitchen	1696535	Residential Appliances, Range, Gas, Replace	15	13	2	1	EA	\$1,030.92	\$1,031			\$1,031																\$1,031			\$2,062	
E1060	Kitchen	1696560	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	13	2	2	EA	\$923.21	\$1,846			\$1,846																\$1,846			\$3,693	
E1060	Kitchen	1696555	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	13	2	1	EA	\$369.28	\$369			\$369																\$369			\$739	
E2010	Kitchen	1696537	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	13	2	6	LF	\$76.93	\$462			\$462																\$462			\$923	
E2010	Kitchen	1696536	Kitchen Cabinetry, Plywood, Replace	20	18	2	10	LF	\$461.60	\$4,616			\$4,616																			\$4,616	
G2060	Site	1696547	Fences & Gates, Wood Board, 6' High, Replace	25	23	2	44	LF	\$43.08	\$1,896			\$1,896																			\$1,896	
Y1020	Front entrance	1770955	ADA, Miscellaneous, Ramp/Stairs, Handrail Extensions, Install	0	0	0	2	EA	\$615.47	\$1,231	\$1,231																					\$1,231	
Y1020	Front entrance	1770949	ADA, Site, Ramp, Concrete, Up to 48" Wide, Install	0	0	0	25	LF	\$1,230.94	\$30,774	\$30,774																					\$30,774	
Y1030	Interior Doors & Exterior Doors	1770950	ADA, Door, Lever Handle Hardware, Install	0	0	0	12	EA	\$461.60	\$5,539	\$5,539																					\$5,539	
Y1050	Restroom	1770952	ADA, Restroom, Full Reconfiguration, Renovate	0	0	0	1	EA	\$23,080.20	\$23,080	\$23,080																					\$23,080	
Y1070	Kitchen	1770951	ADA, Residential Unit, Living Area Renovations Only, Renovate	0	0	0	1	EA	\$15,386.80	\$15,387	\$15,387																					\$15,387	
Totals, Unescalated											\$279,569	\$0	\$211,994	\$0	\$2,954	\$0	\$0	\$0	\$0	\$0	\$923	\$10,451	\$0	\$13,797	\$0	\$4,001	\$923	\$0	\$15,695	\$0	\$923	\$6,758	\$547,989
Totals, Escalated (0.0% inflation, compounded annually)											\$279,569	\$0	\$211,994	\$0	\$2,954	\$0	\$0	\$0	\$0	\$0	\$923	\$10,451	\$0	\$13,797	\$0	\$4,001	\$923	\$0	\$15,695	\$0	\$923	\$6,758	\$547,989

* Markup/LocationFactor (1.144) has been included in unit costs. Markup includes a 7.5% Permits and Fees, 6% Contractor General Requirements, 9% Contractor Profit/Overhead/Insurance, 2% Client Administration, and 10% Contingency factors applied to the location adjusted unit cost.



1

COVER PHOTO



2

FRONT ELEVATION



3

LEFT ELEVATION



4

REAR ELEVATION



5

RIGHT ELEVATION



6

FENCES & GATES, WOOD
BOARD, 6' HIGH



7	ROOF, ASPHALT SHINGLE 20-YEAR
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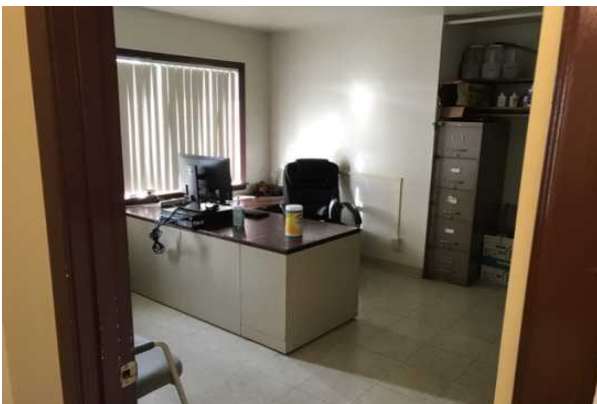
8	EXTERIOR WALL, STUCCO, 1-2 STORIES
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9	FURNACE, GAS, 41 TO 50 MBH
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10	WATER HEATER, GAS, RESIDENTIAL, 30 TO 50 GAL
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11	INTERIOR
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12	INTERIOR FLOOR FINISH, VINYL TILE (VCT)
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13

FIRE EXTINGUISHER, WET
CHEMICAL/CO2

14

MAIN DISTRIBUTION PANEL,
120/240 V, 100 AMP
RESIDENTIAL-STYLE

15

KITCHEN



16

KITCHEN CABINETRY, STOCK
HARDWOOD

17

RESIDENTIAL APPLIANCES,
RANGE HOOD, VENTED OR
VENTLESS

18

SINK/LAVATORY, VANITY TOP,
STAINLESS STEEL



19

BATHROOM



20

SINK/LAVATORY, WALL-HUNG,
VITREOUS CHINA

21

LIGHTING SYSTEM, INTERIOR,
MEDIUM DENSITY & STANDARD
FIXTURES

22

LIGHT FIXTURE, ANY TYPE W/
LED REPLACEMENT, 100 W

23

EXTERIOR DOOR, STEEL



24

WINDOW, ALUMINUM DOUBLE-
GLAZED 24 SF, 1-2 STORIES

6. Energy Audit

Bureau Veritas has identified 5 Energy Conservation Measures (ECMs) for this property. The savings for each measure is calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	\$ 124,654 (In Current Dollars)
Estimated Annual Cost Savings Related to ECMs	\$38,647 (In Current Dollars)
Net Effective ECM Payback	3.23 years

List of Recommended Energy Conservation Measures For Eureka Housing Authority												
ECM #	Description of ECM	Projected Initial Investment	Estimated Annual Energy Savings		Estimated Annual Water Savings	Estimated Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
			Natural Gas	Electricity								
		\$	Therms	kWh	kgal	\$	\$	\$	Years		\$	Years
No/Low Cost Recommendations												
1	Install Low Flow Faucet Aerators	\$834	2,104	0	356	\$9,925	\$0	\$9,925	0.08	101.52	\$83,831	10.00
	Location: 131 Del Norte, 510 W Harris, 531-708 W Everding, 1830 Albee, 2320 Summer, 3107-3111 Prospect Kitchens											
Totals for No/Low Cost Items		\$834	2,104	0	356	\$9,925	\$0	\$9,925	0.08			
Capital Cost Recommendations												
1	Install Low Flow Faucet Aerators	\$3,586	34	0	763	\$14,647	\$0	\$14,647	0.24	34.84	\$121,358	10.00
	Location: 131 Del Norte, 510 W Harris, 531-708 W Everding, 1830 Albee, 2320 Summer, 3107-3111 Prospect Bathrooms											
2	Replace Existing Linear Fluorescent Lamps	\$4,098	0	7,862	0	\$1,808	\$90	\$1,898	2.16	5.53	\$18,565	15.00
	Location: 131 Del Norte, 330 Grant, 510 W Harris, 514 Del Norte, 605-664 Burrill, 621-729 W Harris, 1645 C St, 1830 Albee, 3106-3229 Elizabeth, 3107-3111 Prospect, 3221-3254 Hiler											
3	Reduce HVAC Hours of Operation	\$60,309	8,011	0	0	\$11,857	\$0	\$11,857	5.09	2.35	\$81,239	15.00
	Location: Throughout Units											
4	Retrofit Apartment Tank Toilets to Dual Flush	\$39,567	0	0	241	\$4,613	\$0	\$4,613	8.58	1.73	\$29,069	20.00
	Location: All Units											
Total For Capital Cost		\$107,560	8,045	7,862	1,004	\$32,926	\$90	\$33,016	3.26			
	Interactive Savings Discount @ 10%		-1,015	-786	-136	-\$4,285	-\$9	-\$4,294				
	Total Contingency Expenses @ 15%	\$16,259										
Total for Improvements		\$124,654	9,134	7,076	1,224	\$38,566	\$81	\$38,647	3.23			

As part of the energy audit, a number of energy conservation measures were considered but not recommended due to the lack of a payback or return on investment. These measures are included in the following table.

List of Recommended For Consideration Energy Conservation Measures For Eureka Housing Authority												
ECM #	Description of ECM	Initial Investment	Annual Energy Savings		Annual Water Savings	Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
		\$	Natural Gas	Electricity	kgal	\$	\$	\$	Years		\$	Years
1	Improve Attic Insulation Levels	\$209,456	3,037	0	0	\$4,495	\$45	\$4,540	46.13	0.38	-\$130,393	25.00
	Location: All Buildings											
Total for Improvements		\$209,456	3,037	0	0	\$4,495	\$45	\$4,540	46.13			



6.1. Energy Conservation Descriptions

Improve Attic Insulation Levels:

The amount of heat conduction through ceiling and roof is proportional to its overall heat transfer coefficient (commonly called the U-factor) and the temperature difference between the conditioned space and its surrounding, modified by the effect of solar intensity and wind velocity on the exterior surfaces. One of the most effective ways to reduce heat transfer through ceilings and roofs is to retard heat conduction by adding insulation. Where the existing roof is sound and directly accessible from an attic or ceiling void, polyurethane foam or mineral fiber may be sprayed on the underside, with rigid batt or other applicable insulation for the inside surface. Insulation, typically fiberglass batt, may also be laid on the top of a ceiling, taking care not to cover up light fixtures. Recommendation to upgrade from R-19 to R-30.

Reduce HVAC Hours of Operation:

Thermostats control the temperature of a room based on the individually selected temperatures from the thermostat connected to the heating or cooling unit. By installing the recommended programmable thermostat upgrades, each tenant unit will be able to program automatic set points of the temperature within the living spaces. This can dramatically save energy by having the heating unit change set points throughout different times of the day, and therefore run less when unoccupied or during the night.

Install Low Flow Kitchen Aerators:

By reducing the flow of water coming from the kitchen faucets, aerators can generate energy savings at low-cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2.2 GPM. Adding a screw in faucet aerator reduces the flow to 1.5 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from the faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it. We recommend replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy savings from reduction in water heating bills.

Install Low Flow Bathroom Aerators:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low-cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average facet has a flow rate of about 2.2 GPM. Adding a screw in faucet aerator reduces the flow to 1 GPM in the bathroom. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from the faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it. We recommend replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy savings from reduction in water heating bills.

Retrofit Apartment Tank Toilets to Dual Flush:

The highest water utilization there any home occurs in the restrooms. It is estimated that on average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new or water closet flashes over 1.6 gallons per flush. Existing toilets can be retrofitted with pressure assistance/technology to reduce the flush rate to 1.0 GPS or less. The water efficient these toilets make a considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties. We recommend replacing the existing 1.6 gallon per flush toilets to a dual flush system using 1.6 GPF for solid waste and 1.28 GPF for liquid waste.

Replace Existing Linear Fluorescent Lamps:

Fluorescent lighting is recommended for areas where color sensitivity is an important criterion. Fluorescent tubes are currently available that produce a higher light output (more lumens per watt) than standard fluorescent tubes. There are efficient 40-watt lamps that produce 8% to 10% more light than standard lamps. The 34-watt fluorescent tubes use 15% less power than standard lamps, while producing about 8% less light. Since the human eye responds to light exponentially, rather than linearly, the difference is often unnoticeable. "T8" fluorescent lamps use only 32 watts, but existing fixtures must be replaced. Therefore, we recommend retrofitting all the existing fixtures with new 17.5W LED Tube lamps. The LED tubes provide a 180 degree light dispersal, and can be retrofitted in the existing light fixture. The LED tubes are rated at 50,000hrs as compared to 20,000 to 30,000hrs ratings for conventional fluorescent lamps.

6.2. Utility Analysis

Utilities at a Glance	
Electric	
Are there any supplemental site generating activities (wind, solar)?	No
What is the electric meter configuration?	Master meters with units sub-metered
Is the electricity paid by the residents?	Yes, directly to utility
Provide the number of meters and their locations.	Varies
Are there unit level circuit breaker boxes?	Yes
Heating (Natural Gas, Fuel, etc.)	
What is the property's primary heat source or fuel?	Natural Gas
Does the property have a central heating system?	No, individual units
Units (or terminal units) heating the apartment units?	Furnaces
Are there dedicated individual meters for the heating fuel?	No
How is the heating paid and by whom?	By the residents
Water & Sewer	
Is gray water or well water is used for some purposes?	No
What is the water meter configuration?	Master-metered only
Is the water and sewer service paid by the residents?	Yes, directly to utility
Provide the number of meters and their locations.	Varies
Is there a single water intake for each unit with unit specific water heaters?	Yes

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.

- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No apartment utility data was received by Bureau Veritas from the Utility Company at the time of report compilation. A request has been sent to the utility company for utility data. As a result of this, Bureau Veritas has estimated the electric rate, taking into consideration the published tariff rates, surcharges, and service charges per meter, along with estimated gas consumption for the property under consideration. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Estimated Utility Rates				
Electricity		Natural Gas		Water & Sewer
Common Area Rate	Resident Rate	Common Area Rate	Resident Rate	Blended Rate
\$0.23 /kWh	\$0.23 /kWh	\$1.48/therm	\$1.48/therm	\$ 19.13/kGAL

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

4.3 Electricity

PGE provides the electrical service to the facility.

Note: No apartment utility data was received by Bureau Veritas from the utility company at the time of report compilation. As a result of this, Bureau Veritas has used the published tariff rates, surcharges, and service charges per meter, along with estimated gas consumption for the homes under consideration. Bureau Veritas will update the report on receipt of the actual data from the utility company.

4.4 Natural Gas

PGE provides the natural gas service to the facility.

The primary use of the natural gas is for space heating and domestic water heating.

Note: No apartment utility data was received by Bureau Veritas from the utility company at the time of report compilation. As a result of this, Bureau Veritas has estimated the approximate natural gas rate, taking into consideration the published tariff rates, surcharges, and service charges per meter, along with estimated gas consumption for the property under consideration. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

4.5 Propane or Fuel Oil

Not applicable. There is no propane or fuel oil provided to the facility.

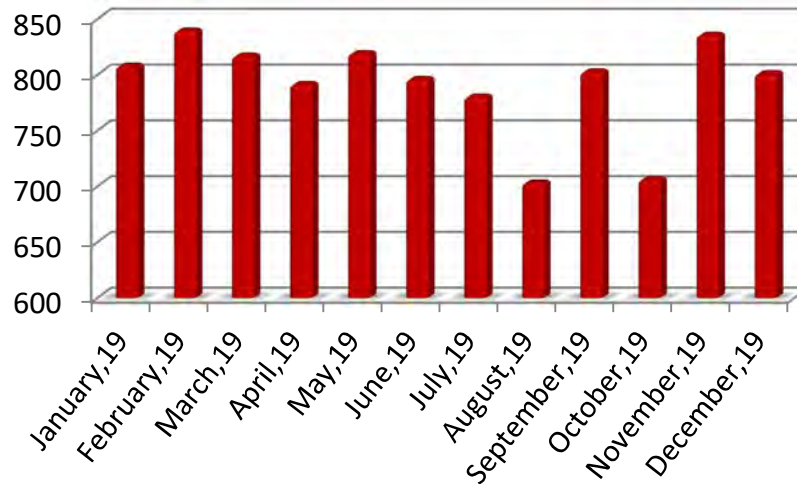
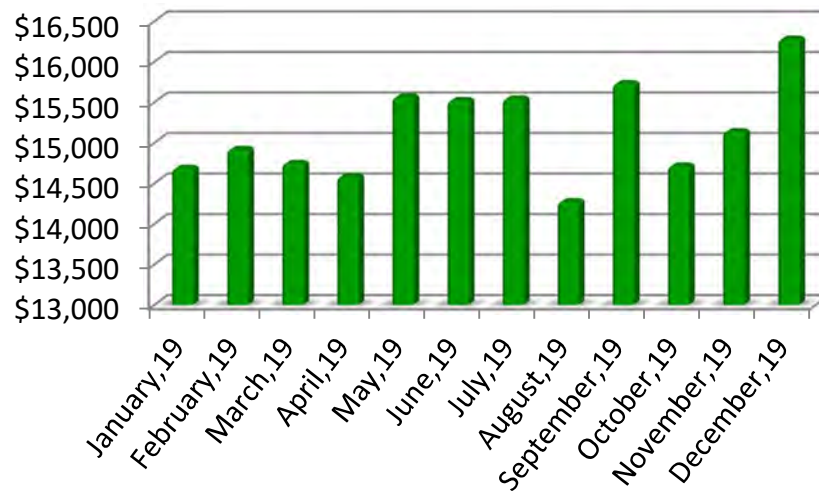
4.6 Water and Sewer

City of Eureka provides the water and sewer service to the facility. The billing for the water and sewer is monthly.

The water consumption pattern remains more or less flat over the 12 month period.

Based on the 2019 water and sewer usage and costs provided, the average blended price paid during the year was \$19.13 per kGal. The total annual consumption for the 12-month period analyzed is 9,499 kGal for a total cost of \$181,717.

Water & Sewer Consumption & Cost Data			
Billing Month	Consumption (kGal)	Unit Cost (\$/kGal)	Total Cost (\$)
January, 19	808	\$18.18	\$14,687
February, 19	839	\$17.78	\$14,921
March, 19	817	\$18.05	\$14,747
April, 19	791	\$18.43	\$14,584
May, 19	819	\$19.00	\$15,566
June, 19	796	\$19.50	\$15,523
July, 19	780	\$19.92	\$15,543
August, 19	703	\$20.30	\$14,276
September, 19	803	\$19.60	\$15,732
October, 19	706	\$20.84	\$14,716
November, 19	836	\$18.12	\$15,139
December, 19	801	\$20.32	\$16,281
Total	9,499	\$19.13	\$181,717

Domestic Water Usage(kGal)**Water/Sewer Cost (\$)**

4.7 Recommended Operations and Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation
4. Inspect windows monthly for damaged panes and failed thermal seals

Heating and Cooling

1. All preventive maintenance should be performed on all furnaces which would include cleaning of burners and heat exchanger tubes.
2. Ensure the duct work in unconditioned space is un-compromised and well insulated
3. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
4. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.

Tenant Space- Domestic Hot Water

1. Domestic hot water heater temperature. Set to the minimum temperature required (120F)
2. Ensure that 6' of cold and hot water pipes leading to and from the hot water heater be insulated at all times
3. Never place a gas fired water heaters adjacent to return vents so as to prevent flame roll outs
4. Ensure that the water heater flue is vented outside the building directly and the vent dampers are functional to prevent air infiltration
5. Replacement water heaters should have Energy Factor (EF)>0.7 (gas fired) and EF>0.9 (electric)

Lighting

1. Use energy efficient LED replacement lamps (17W T8-LED and CFLs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting
4. Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

1. Ensure that refrigerator and freezer doors close and seal correctly
2. Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
3. Ensure that bathroom vents exhaust out

5 PNA Purpose and Scope

Purpose

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

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

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

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

Scope

The standard scope of the Physical Needs Assessment includes the following:

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

6 Energy Audit Purpose and Scope

The purpose of this Energy Audit is to provide Housing Authority of the City of Eureka with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Furnaces and DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the apartments to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and the utility billing history, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

7 Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

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

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

Immediate Repairs

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

Replacement Reserves

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

8 Certification

Bureau Veritas has completed a Physical Needs Assessment (PNA) of the subject housing properties Eureka California. The PNA was performed during January of 2020. The PNA was performed at the Housing Authority's request using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-15, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. Within this Physical Needs Assessment Report, Bureau Veritas's follows the ASTM guide's definition of User, that is, the party that retains Bureau Veritas for the preparation of a baseline PNA of the subject property. A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

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

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

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

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

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

Any questions regarding this report should be directed to Matt Anderson at matt.anderson@bvna.com or at 800.733.0660 x7613

Prepared by: Aren Hofland and
Rashad Alniai
Project Managers

Reviewed by:



Program Manager

9 Appendices

- Appendix A: Site Plans
- Appendix B: Pre-Survey Questionnaire
- Appendix C: Energy Audit Documents
- Appendix D: Viability Analysis

Appendix A:

Site Plans



Site Plan



**BUREAU
VERITAS**

Project Number

140712.19R000-001.308

Project Name

3221,3223,3225,3227,3230-3237,
3243,3244,3251,3254 Hilier Street

Eureka Housing Authority

Source

Google Maps

On-Site Date

January 14, 2020

Site Plan



Project Number

140712.19R000-001.308

Source

Google Maps

Project Name

3107 & 3111 Prospect Avenue
Eureka Housing Authority

On-Site Date

January 14, 2020

Site Plan



**BUREAU
VERITAS**

Project Number

140712.19R000-001.308

Source

Google Maps

Project Name

3106,3112,3118,3122,3130,3136 Elizabeth Street
Eureka Housing Authority

On-Site Date

January 14, 2020

Site Plan



Project Number

140712.19R000-001.308

Project Name

2523 Albee Street
Eureka Housing Authority

Source

Google Maps

On-Site Date

January 15, 2020

Site Plan



Project Number

140712.19R000-001.308

Source

Google Maps

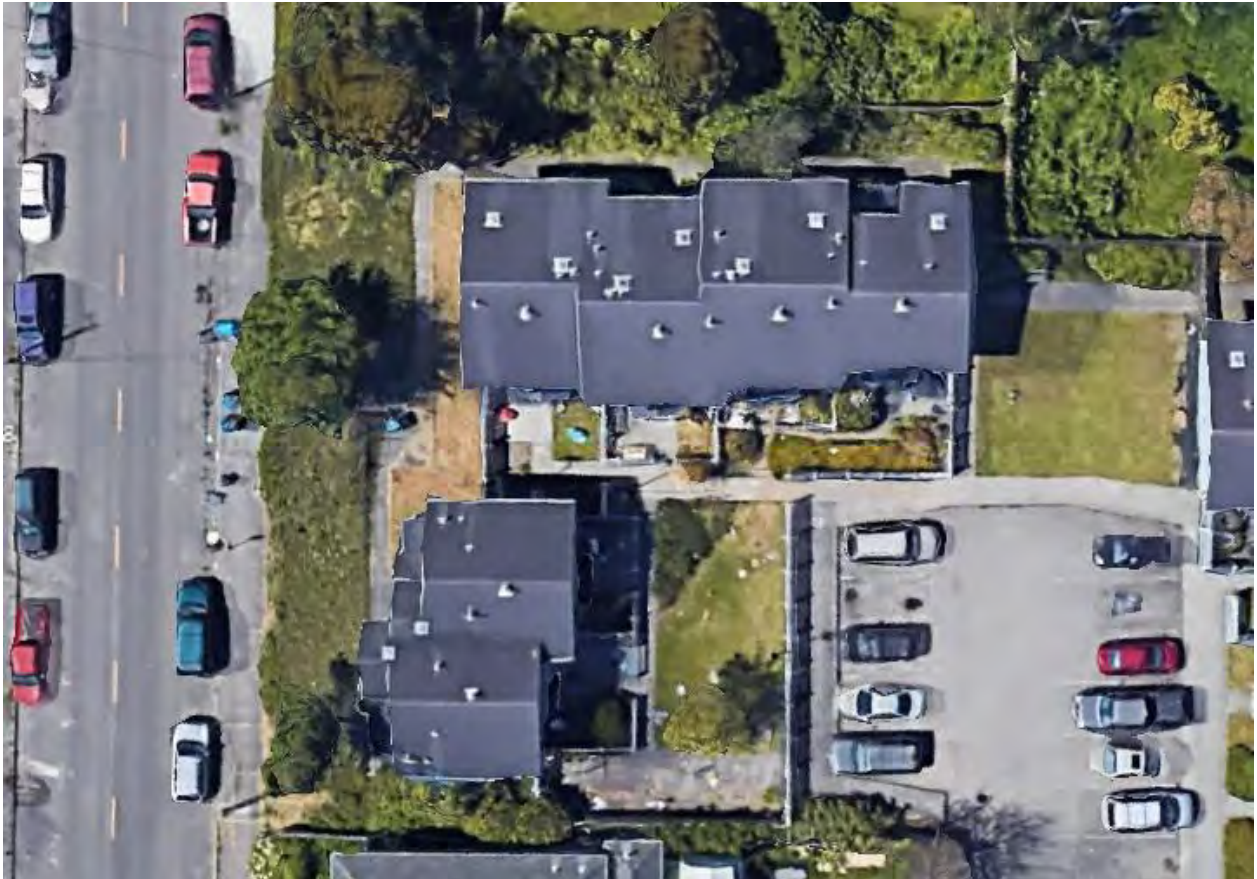
Project Name

2320 Summer Street
Eureka Housing Authority

On-Site Date

January 15, 2020

Site Plan



Project Number

140712.19R000-001.308

Project Name

2315 & 2327 Union Street
Eureka Housing Authority

Source

Google Maps

On-Site Date

January 15, 2020

Site Plan



Project Number

140712.19R000-001.308

Project Name

2229 Garland Street
Eureka Housing Authority

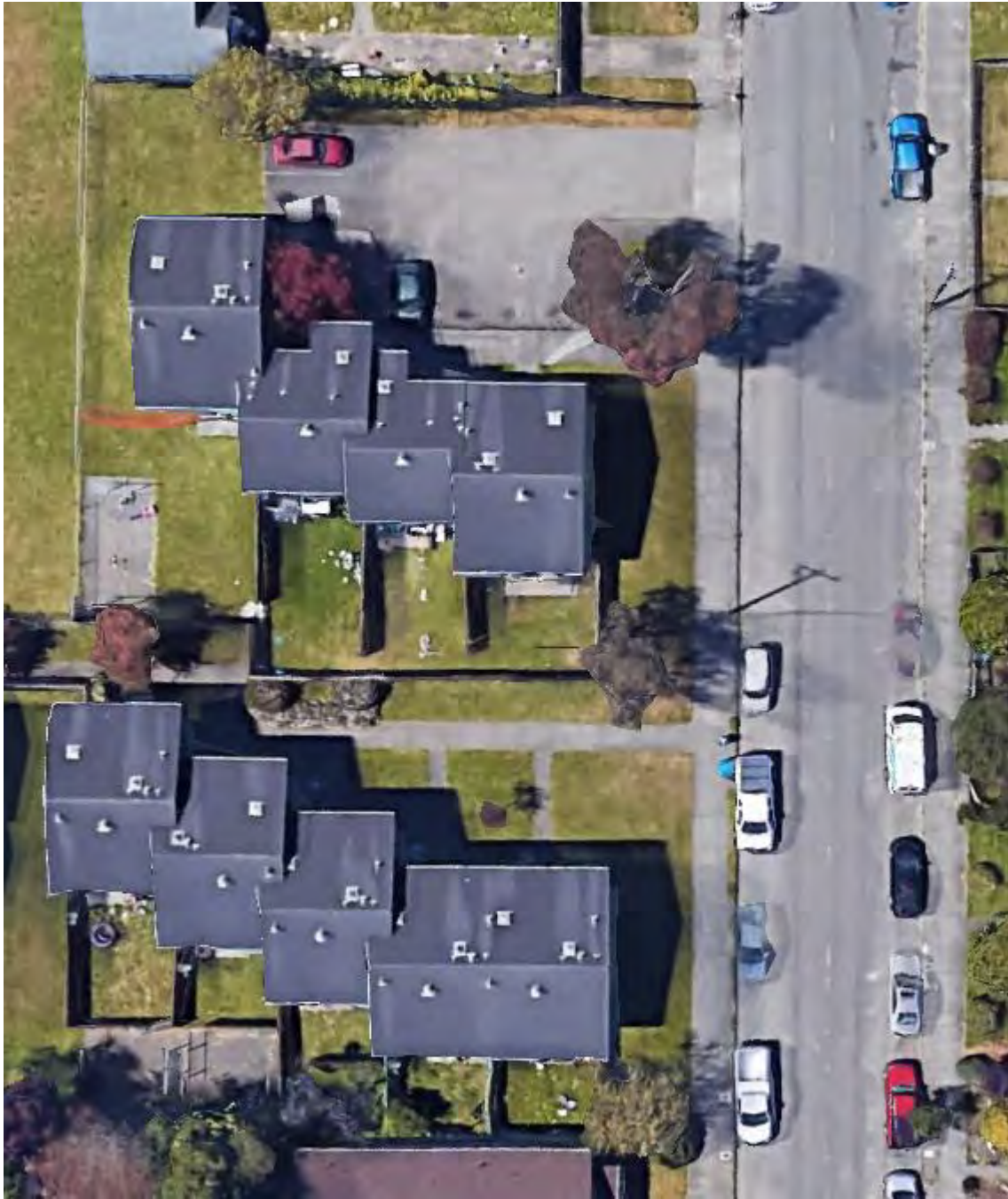
Source

Google Maps

On-Site Date

January 15, 2020

Site Plan



**BUREAU
VERITAS**

Project Number

140712.19R000-001.308

Source

Google Maps

Project Name

2218 & 2230 Spring Street
Eureka Housing Authority

On-Site Date

January 15, 2020

Site Plan



Project Number

140712.19R000-001.308

Project Name

1335 B Street
Eureka Housing Authority

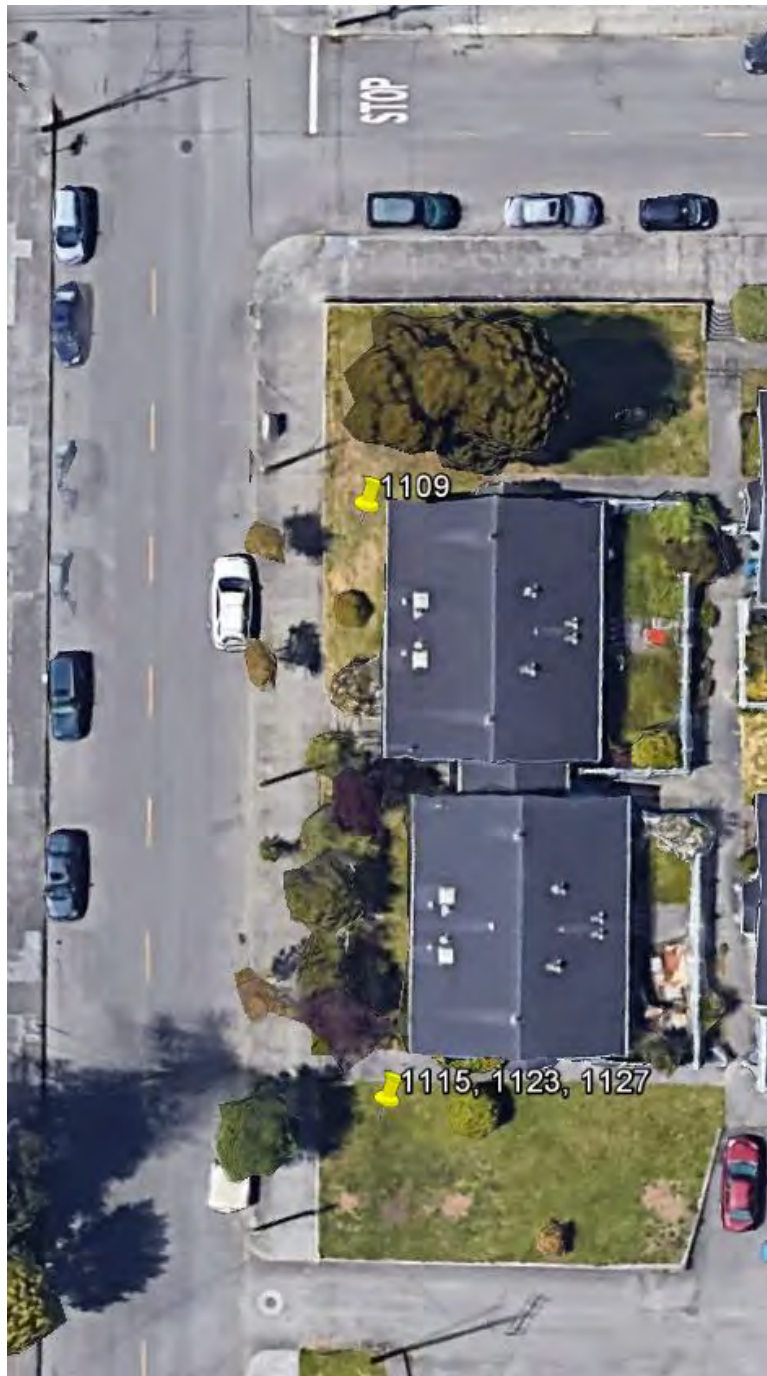
Source

Google Maps

On-Site Date

January 16, 2020

Site Plan



**BUREAU
VERITAS**

Project Number

140712.19R000-001.308

Source

Google Maps

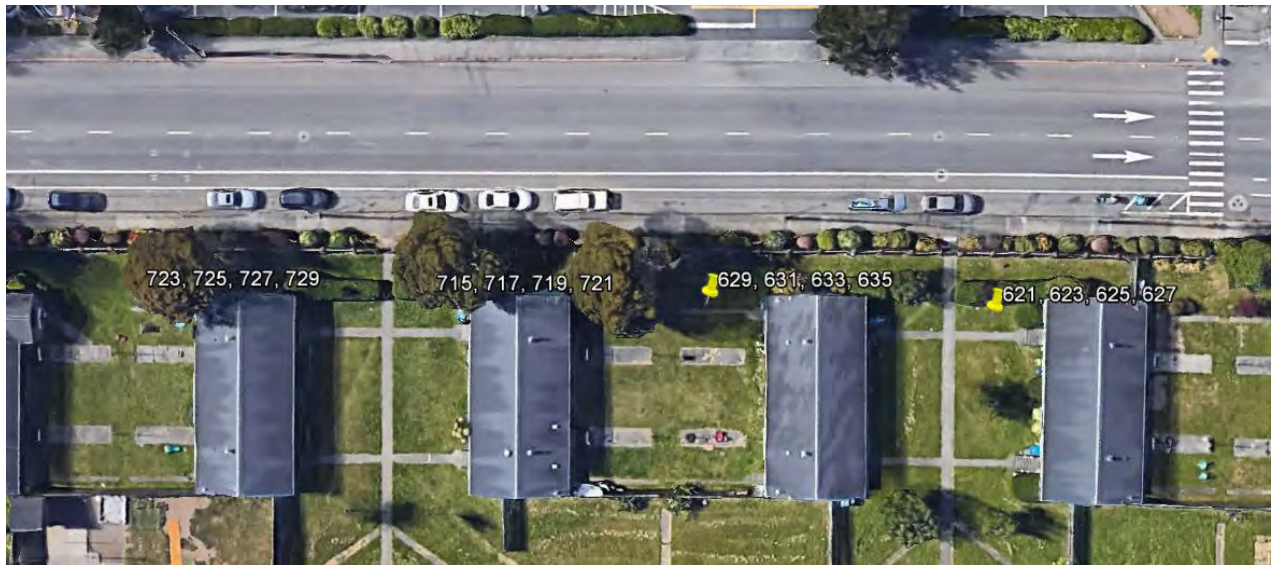
Project Name

1109, 1115, 1123, & 1127 C Street
Eureka Housing Authority

On-Site Date

January 16, 2020

Site Plan



**BUREAU
VERITAS**

Project Number

140712.19R000-001.308

Project Name

621,623,625,627,629,631,633,635,715,717,719,721,
723,725,727,729 W Harris Street

Eureka Housing Authority

Source

Google Maps

On-Site Date

January 14, 2020

Site Plan



**BUREAU
VERITAS**

Project Number

140712.19R000-001.308

Project Name

614,620,626,632,700,708,712,718,724,728 Everding Street

Eureka Housing Authority

Source

Google Maps

On-Site Date

January 14, 2020

Site Plan



Project Number

140712.19R000-001.308

Source

Google Maps

Project Name

605-612 & 623-630 Burrill Street
Eureka Housing Authority

On-Site Date

January 14, 2020

Site Plan



**BUREAU
VERITAS**

Project Number

140712.19R000-001.308

Source

Google Maps

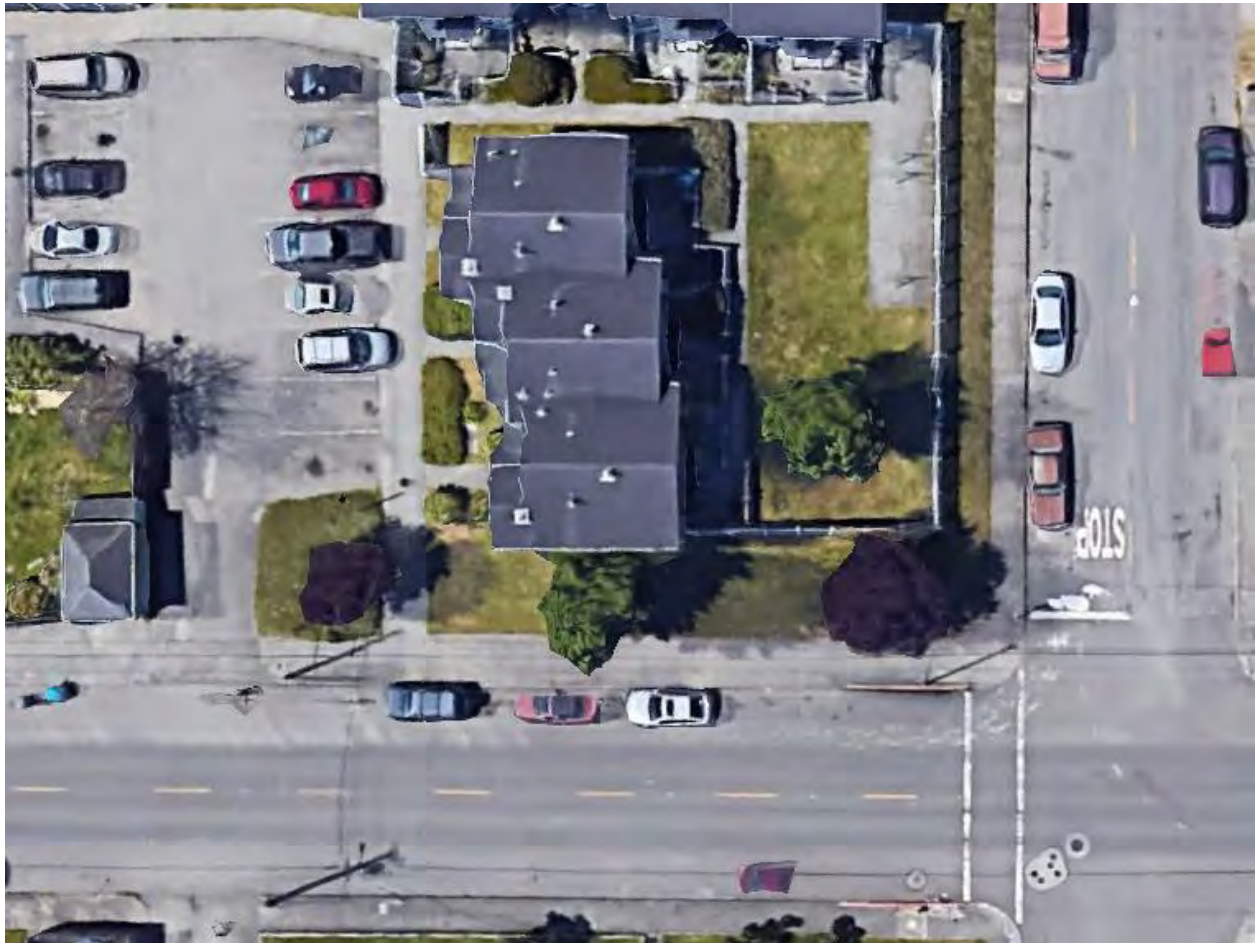
Project Name

531, 535, 605, 611, 623, & 629 Everding Street
Eureka Housing Authority

On-Site Date

January 14, 2020

Site Plan



Project Number

140712.19R000-001.308

Source

Google Maps

Project Name

316 W Buhne Street
Eureka Housing Authority

On-Site Date

January 15, 2020

Site Plan



Project Number

140712.19R000-001.308

Project Name

216 & 224 Clark Street
Eureka Housing Authority

Source

Google Maps

On-Site Date

January 16, 2020

Appendix B:

Pre-Survey Questionnaire



Energy & PNA Audit (Residential) Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require **additional time** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution: Eureka Housing Authority	
Name of Building: 3117 Prospect & 3129 Prospect	Building #: Commercial Use
Name of person completing questionnaire: Ryan Harvey	
Length of Association With the Property: Since Construction	Phone Number: (707) 443-4583 x226

Site Information					
Year of Construction?	1952				
No. of Stories?	1 and 2 floors				
Total Site Area?	12 Acres – Shared by all 25-1 properties				
Total Building Area?	2366 and 1446 Sqft				
Area Heated (%)	100%				
Area Cooled (%)	0%				
Total Conditioned Area (%)	0%				
Primary Heating System?	Forced air Gas heater and Millivolt Natural Gas Wall Heater				
Secondary Heating System?	N/A				
If Oil Used For Heating- Tank Capacity	Gallons		No. of Tanks		
Primary Cooling System & Capacity?	N/A				
Do Any HVAC Systems Use R-11, R-12 or R-22 Refrigerants?	N/A				
	Elec.	Natural Gas	Propane	No.2 Oil	Dist. Steam
Primary Heating Fuel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary Heating Fuel?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Water Heater Fuel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Building Occupancy/Schedule			
Estimated No. of Residence	Maybe 1.25 x bedroom size rounded to nearest whole number		
No. of Staff Members	0 staff on-site		
Standard Staff Work Timing	AM/PM - AM/PM		
Maintenance Staff Hours	AM/PM - AM/PM		
Apartment Type	Qty	Area (Sqft)	No. of Bathrooms
No. of Apts. In Building:	2		
No. of Efficiency Apts:	0		1
No. of 1 Bedroom Apts:	0		1 // 1.5
No. of 2 Bedroom Apts:	2	723	1
No. of 3 Bedroom Apts:	0		1 // 1.5 // 2
No. of 4 Bedroom Apts:	2	1,183	2
No. of 5 Bedroom Apts:	0		1 // 1.5 // 2 // 3
No. of 6 Bedroom Apts:	0		1 // 1.5 // 2 // 3
No. of Vacant Apts:	0		
No. of Down Apts:	0		

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	N/A	
2. HVAC Mechanical, Electric, Plumbing?	Annually	
3. Life-Safety/Fire?	Annually	



Energy & PNA Audit (Residential) Pre-Survey Questionnaire

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
4. Roofs?	Unk.	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	12 Years
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	Interior

Unk = Unknown, NA = Not Applicable	Yes	No	NA	Unk	Comments
1. Are the plumbing fixtures Low Flow (Below 2.0GPM, .6GPF)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Are there any vacant buildings or significant building areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Do tenants pay for utilities at leased properties?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The EHA pays for water and sewer and the tenant pays for gas and electric.
4. Does the owner pay for exterior site lighting electricity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Any Issues with exterior Lighting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Building Structure						
		Y/N		Y/N		Y/N
Roof Type:	Pitched?	X	Flat		Both	
Attic Insulation:	Batt		Cellulose	X	Fiberglass	
Window Frame:	Wooden		Vinyl		Metal	X
Window Glazing:	Single	X	Double	X	Triple	
Structure	Wooden	X	Metal		Conc.	

Building Lighting			
Type of Linear Fluorescent Lamps? (T8/T12)	T8/T12	Exterior Lighting Control (Timer/Photocell)	None
Type of Common Lamps? (Incan/CFLs)	CFL/LED	Exterior Light Timing	Hr
Lighting Sensors? (Y/N)	No	EXIT Lights (Incan/Fluor/LED)	N/A

Other Systems				
Item	Qty		Selection	Utility Company / Provider Name
# of Elevators	0	Hydraulic/Traction		N/A
# of Electric Meters	1,1	Master/ Direct		PG&E
# of Nat. Gas Meters	1,1	Resi/Commercial/Indust.		PG&E
# of Water Meters	1,1			Eureka Water District
# of Backup Generator	0	Fuel?:		

Preventive Maintenance of Mechanical System		
Systems	Annual Professional Maintenance	Seldom or Never Maintained
Tenant Space Heating Systems (Furnace/Boilers/Heat pumps)	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Energy & PNA Audit (Residential) Pre-Survey Questionnaire

Tenant Space Cooling Systems (<i>Condensers/Window AC</i>)	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Water Heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Building Appliances		
	Value	Additional Comments?
Percentage of Energy Star Certified Refrigerators (%)	Unk %	
Percentage of Refrigerators older than 8 years (%)	Unk %	Please provide general age of refrigerators here
Cooking Range Type (Electric/Gas/Propane)	Gas	
Laundry System (Leased/Owned)	N/A	
No. of Washers	0	
No. of Dryers	0	



Energy & PNA Audit (Residential) Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")					
QUESTION	Y	N	Unk	NA	COMMENTS
ZONING, BUILDING DESIGN & LIFE SAFETY ISSUES					
1		X			
2		X			
3		X			
4		X			
5	X				Spot mold/mildew
6		X			We have procedures but nothing written
7		X			
8		X			
GENERAL SITE					
9		X			
10		X			
BUILDING STRUCTURE					
11		X			
12		X			
13		X X			
BUILDING ENVELOPE					
Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")					
QUESTION	Y	N	Unk	NA	COMMENTS



Energy & PNA Audit (Residential) Pre-Survey Questionnaire

14	Are there any wall, or window leaks?		X			
15	Are there any roof leaks?		X			
16	Is the roofing covered by a warranty or bond?		X			
17	Are there any poorly insulated areas?	X				Windows
18	Is Fire Retardant Treated (FRT) plywood used?		X			
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		X			
BUILDING HVAC AND ELECTRICAL						
20	Are there any leaks or pressure problems with natural gas service?		X			
21	Does any part of the electrical system use aluminum wiring?		X			
22	Do Residential units have a less than 60-Amp service?		X			
23	Do Commercial units have less than 200-Amp service?	X				
24	Are there any problems with the utilities, such as inadequate capacities?		X			
ADA						
25	Has the management previously completed an ADA review?		X			
26	Have any ADA improvements been made to the property?		X			
27	Does a Barrier Removal Plan exist for the property?		X			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		X			
Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
	QUESTION	Y	N	Unk	NA	COMMENTS
29	Has building ownership or management received any ADA related complaints?			X		Ask Heather F.



Energy & PNA Audit (Residential) Pre-Survey Questionnaire

30	Does elevator equipment require upgrades to meet ADA standards?				X	
PLUMBING						
31	Is the property served by a private water well?		X			
32	Is the property served by a private septic system or other waste treatment systems?		X			Water/Sewer service provided by City.
33	Is polybutylene piping used?		X			
34	Are there any plumbing leaks or water pressure problems?	X				3117 has had leak issues where the water main comes into the building. Not sure if it's still leaking

Issues or Concerns That EMG Should Know About?	
1.	Windows need replacement
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to 10% (GPNA), 25% (RAD) Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to All Mechanical Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Building As-Built Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site plan with bldg., roads, parking and other features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to last 12/24 Months Common Area Utility Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to last 12/24 Months Tenant Utility Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contact Details of Mech, Elevator, Roof, Fire Contractors:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
List of Commercial Tenants in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Appraisal, either current or previously prepared.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Summary of Projects executed in last 5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Signature of person Interviewed or completing form

Date

Appendix C:

Energy Audit Documents

UIC	Reduce HVAC Hours of Operation																																																																																									
EAC3	Location: Throughout units																																																																																									
No of Programmable Thermostats To Be Installed : <input type="text" value="244"/> Qty.																																																																																										
Select Type of Programmable Thermostat Recommended: <input type="text" value="7-Day Programmable Thermostat"/> (Select) (Selection Based on Type of Property)																																																																																										
<table border="1"> <thead> <tr> <th colspan="2">Heating Load Calculation</th> <th colspan="2">Cooling Load Calculation</th> </tr> </thead> <tbody> <tr> <td>Select Type of Heating Fuel</td> <td><input type="text" value="Natural Gas"/> (Select)</td> <td>Select Type of Cooling Fuel</td> <td><input type="text" value="Electric"/> (Default)</td> </tr> <tr> <td>Estimated Current Annual Energy Consumption For Winter Heating</td> <td><input type="text" value="58,800"/> Therms</td> <td>Estimated Current Annual Energy Consumption For Summer Cooling</td> <td><input type="text" value=""/> kWh</td> </tr> <tr> <td></td> <td>Weekdays Weekends</td> <td></td> <td>Weekdays Weekends</td> </tr> <tr> <td>Day Time Set Back Hours</td> <td><input type="text" value="9.00"/> <input type="text" value="4.00"/></td> <td>Day Time Set Back Hours</td> <td><input type="text" value="9.00"/> <input type="text" value="4.00"/></td> </tr> <tr> <td>Night Time Set Back Hours</td> <td><input type="text" value="8.00"/> <input type="text" value="8.00"/></td> <td>Night Time Set Back Hours</td> <td><input type="text" value="8.00"/> <input type="text" value="8.00"/></td> </tr> <tr> <td>Hours Without Set Back</td> <td><input type="text" value="7.00"/> <input type="text" value="12.00"/></td> <td>Hours Without Set Back</td> <td><input type="text" value="7.00"/> <input type="text" value="12.00"/></td> </tr> <tr> <td>Typical Indoor Temp</td> <td><input type="text" value="72.00"/> °F</td> <td>Typical Indoor Temp</td> <td><input type="text" value="74.00"/> °F</td> </tr> <tr> <td>Temp Set Point With Set Back During Day Time</td> <td><input type="text" value="65.00"/> °F</td> <td>Temp Set Point With Set Back During Day Time</td> <td><input type="text" value="78.00"/> °F</td> </tr> <tr> <td>Temp Set Point With Set Back During Night Time</td> <td><input type="text" value="65.00"/> °F</td> <td>Temp Set Point With Set Back During Night Time</td> <td><input type="text" value="78.00"/> °F</td> </tr> <tr> <td>Average Heating Set Point</td> <td><input type="text" value="67.46"/> °F</td> <td>Average Cooling Set Point</td> <td><input type="text" value="76.60"/> °F</td> </tr> <tr> <td>Savings Per Degree Set Back For Heating Season (Industry Standard, 2004)</td> <td><input type="text" value="3%"/></td> <td>Savings Per Degree Set Back For Cooling Season (Industry Standard, 2004)</td> <td><input type="text" value="6%"/></td> </tr> <tr> <td>Estimated Annual Heating Energy Consumption</td> <td><input type="text" value="5,880,000"/> kBtu</td> <td>Estimated Annual Cooling Energy Consumption</td> <td><input type="text" value="0"/> kBtu</td> </tr> <tr> <td>Estimated New Annual Heating Energy Consumption</td> <td><input type="text" value="5,078,850"/> kBtu</td> <td>Estimated New Annual Cooling Energy Consumption</td> <td><input type="text" value="0"/> kBtu</td> </tr> <tr> <td>Estimated Annual Heating Energy Savings</td> <td><input type="text" value="8,011"/> Therms</td> <td>Estimated Annual Cooling Energy Savings</td> <td><input type="text" value="0"/> kWh</td> </tr> <tr> <td colspan="4">Cost Analysis</td> </tr> <tr> <td>Average Annual Cost of Heating Fuel:</td> <td><input type="text" value="\$1.48"/> \$/Therm</td> <td>Estimated Installation Cost Per Thermostats: (Includes Material, Labor & Installation Costs)</td> <td><input type="text" value="\$138"/> \$\$</td> </tr> <tr> <td>Average Annual Cost of Electricity:</td> <td><input type="text" value="\$0.23"/> \$/kWh</td> <td></td> <td><input type="text" value="\$60,309"/> \$\$</td> </tr> <tr> <td>Estimated Annual Heating Cost Savings:</td> <td><input type="text" value="\$11,857"/> \$\$</td> <td>Total Estimated Cost For All Programmable Thermostats</td> <td></td> </tr> <tr> <td>Estimated Annual Cooling Cost Savings:</td> <td><input type="text" value="\$0"/> \$\$</td> <td>Total Estimated Cost Savings From All Programmable Thermostats</td> <td><input type="text" value="\$11,857"/></td> </tr> <tr> <td></td> <td></td> <td>Estimated Simple Pay Back Period</td> <td><input type="text" value="5.09"/> Yrs</td> </tr> <tr> <td>Type of Recommendation</td> <td colspan="3"><input type="text" value="Capital Cost ECM Recommendation"/></td> </tr> </tbody> </table>			Heating Load Calculation		Cooling Load Calculation		Select Type of Heating Fuel	<input type="text" value="Natural Gas"/> (Select)	Select Type of Cooling Fuel	<input type="text" value="Electric"/> (Default)	Estimated Current Annual Energy Consumption For Winter Heating	<input type="text" value="58,800"/> Therms	Estimated Current Annual Energy Consumption For Summer Cooling	<input type="text" value=""/> kWh		Weekdays Weekends		Weekdays Weekends	Day Time Set Back Hours	<input type="text" value="9.00"/> <input type="text" value="4.00"/>	Day Time Set Back Hours	<input type="text" value="9.00"/> <input type="text" value="4.00"/>	Night Time Set Back Hours	<input type="text" value="8.00"/> <input type="text" value="8.00"/>	Night Time Set Back Hours	<input type="text" value="8.00"/> <input type="text" value="8.00"/>	Hours Without Set Back	<input type="text" value="7.00"/> <input type="text" value="12.00"/>	Hours Without Set Back	<input type="text" value="7.00"/> <input type="text" value="12.00"/>	Typical Indoor Temp	<input type="text" value="72.00"/> °F	Typical Indoor Temp	<input type="text" value="74.00"/> °F	Temp Set Point With Set Back During Day Time	<input type="text" value="65.00"/> °F	Temp Set Point With Set Back During Day Time	<input type="text" value="78.00"/> °F	Temp Set Point With Set Back During Night Time	<input type="text" value="65.00"/> °F	Temp Set Point With Set Back During Night Time	<input type="text" value="78.00"/> °F	Average Heating Set Point	<input type="text" value="67.46"/> °F	Average Cooling Set Point	<input type="text" value="76.60"/> °F	Savings Per Degree Set Back For Heating Season (Industry Standard, 2004)	<input type="text" value="3%"/>	Savings Per Degree Set Back For Cooling Season (Industry Standard, 2004)	<input type="text" value="6%"/>	Estimated Annual Heating Energy Consumption	<input type="text" value="5,880,000"/> kBtu	Estimated Annual Cooling Energy Consumption	<input type="text" value="0"/> kBtu	Estimated New Annual Heating Energy Consumption	<input type="text" value="5,078,850"/> kBtu	Estimated New Annual Cooling Energy Consumption	<input type="text" value="0"/> kBtu	Estimated Annual Heating Energy Savings	<input type="text" value="8,011"/> Therms	Estimated Annual Cooling Energy Savings	<input type="text" value="0"/> kWh	Cost Analysis				Average Annual Cost of Heating Fuel:	<input type="text" value="\$1.48"/> \$/Therm	Estimated Installation Cost Per Thermostats: (Includes Material, Labor & Installation Costs)	<input type="text" value="\$138"/> \$\$	Average Annual Cost of Electricity:	<input type="text" value="\$0.23"/> \$/kWh		<input type="text" value="\$60,309"/> \$\$	Estimated Annual Heating Cost Savings:	<input type="text" value="\$11,857"/> \$\$	Total Estimated Cost For All Programmable 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ECM DESCRIPTION:

Turning off energy-consuming systems when they are not needed is the most basic energy conservation technique. When a building is occupied intermittently, energy savings can be realized by minimizing the time the heating or cooling system is operated when the building is closed. Building control algorithms should be implemented to delay startup until the last moment and to shut down as early as possible.

Because of the thermal inertia of both the building structure and its heating and cooling equipment, preheat or precool time is almost always required to raise or lower the space temperature to the desired level before the occupants return. This start-up time depends on the outdoor environment, the thermal response of the building, and the thermal performance of the space conditioning equipment. Similarly, the thermal inertia of the building maintains the indoor temperature at a comfortable level for a short period of time after the equipment is shut off. It allows the system to be turned off before the end of an occupied period. An optimum start/stop control accounts for these factors.

SUMMARY

Initial Investment: \$60,309 Simple Payback Period: 5.09 Yrs
Annual Energy Cost Savings \$11,857

UIC	Install Low Flow Faucet Aerators			
EAP2	Location: 131 Del Norte, 510 W Harris, 531-708 W Everding, 1830 Albee, 2320 Summer, 3107-3111 Prospect KITCHENS			
Property Type:	Residential	Estimated No. of Operational Weeks	52	
		Number of Occupied Days/Week (Max 7)	7	
KITCHEN FAUCETS		BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	647	Number of Occupants Affected by Retrofit	647	
Do You Want To Replace Kitchen Faucets Aerators	Yes (Select)	Do You Want To Replace Bathroom Faucets Aerators	No (Select)	
Total Number of Faucet Aerators To Be Replaced	50	Total Number of Faucet Aerators To Be Replaced	0	
Total Number of Faucets To Be Replaced:	0	Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2.2 GPM	GPM of Existing Faucet Aerators	- GPM	
GPM of Proposed Faucet Aerator	1.5 GPM	GPM of Proposed Faucet Aerator	- GPM	
Estimated Number of Uses Per Day	4	Estimated Number of Uses Per Day	5	
Annual Water Savings From Installing Low Flow Aerators: 8.1 Min/Person/day @AWWA		356.09 kGal		
WATER & ENERGY SAVING CALCULATION		COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas (Select)	Property Location in United States	Central Localities	
Energy Factor of Domestic Hot Water Heater:	0.60 EF	Heating Fuel Tariff	\$1.48 \$/Therm	
Hot Water Discharge Temperature at Faucet	110.00 °F	Water Tariff (\$/1000 Gal)	\$19.13 \$/kGal	
Equivalent Heating Fuel Savings: <small>Savings Discounted by 15% to Account For Cold Water Use</small>	2,104 Therms	Annual Cost Savings In Form of Water	\$6,812 \$	
Annual Water Savings	356.09 kGal	Annual Energy Savings From Water Heater	\$3,113 \$	
COST BENEFIT ANALYSIS				
Estimated Total Annual Cost Savings	\$9,925 \$\$	Estimated Total Installation Cost	\$834 \$\$	
Simple Payback Period	0.08 Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

EMG recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: \$834 Estimated Annual Cost Savings: \$9,925 Simple Payback Period (Yrs): 0.08

UIC	Install Low Flow Faucet Aerators			
EAP2-b	Location: 131 Del Norte, 510 W Harris, 531-708 W Everding, 1830 Albee, 2320 Summer, 3107-3111 Prospect BATHROOMS			
Property Type:		Residential	Estimated No. of Operational Weeks	52
			Number of Occupied Days/Week (Max 7)	7
KITCHEN FAUCETS		BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit		647	Number of Occupants Affected by Retrofit	
Do You Want To Replace Kitchen Faucets Aerators		No (Select)	Do You Want To Replace Bathroom Faucets Aerators	
Total Number of Faucet Aerators To Be Replaced		0	Total Number of Faucet Aerators To Be Replaced	
Total Number of Faucets To Be Replaced:		0	Total Number of Faucets To Be Replaced:	
GPM of Existing Faucet Aerators		- GPM	GPM of Existing Faucet Aerators	
GPM of Proposed Faucet Aerator		- GPM	GPM of Proposed Faucet Aerator	
Estimated Number of Uses Per Day		4	Estimated Number of Uses Per Day	
Annual Water Savings From Installing Low Flow Aerators:		763.05	kGal	
8.1 Min/Person/day @AWWA				
WATER & ENERGY SAVING CALCULATION		COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas (Select)	Property Location in United States		Central Localities
Energy Factor of Domestic Hot Water Heater:	80.00 EF	Heating Fuel Tariff		\$1.48 \$/Therm
Hot Water Discharge Temperature at Faucet	110.00 °F	Water Tariff (\$/1000 Gal)		\$19.13 \$/kGal
Equivalent Heating Fuel Savings:	34 Therms	Annual Cost Savings In Form of Water		\$14,597 \$
<small>Savings Discounted by 15% to Account For Cold Water Use</small>		Annual Energy Savings From Water Heater		\$50 \$
Annual Water Savings	763.05 kGal			
COST BENEFIT ANALYSIS				
Estimated Total Annual Cost Savings	\$14,647 \$\$	Estimated Total Installation Cost		\$3,586 \$\$
Simple Payback Period	0.24 Years	Type of Recommendation		Capital Cost ECM Recommendation

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

EMG recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: \$3,586 Estimated Annual Cost Savings: \$14,647 Simple Payback Period (Yrs): 0.24

UIC	Retrofit Apartment Tank Toilets to Dual Flush	
EAP3	Location: All units	
EXISTING CONDITION		
Total Occupants:	647	
Number of Water Closets To Be Replaced	215	
Number of Occupied Days Per Week (Max 7)	7	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day	4	(Select)
<small>5.05 flushes/person/day@American Water Works Association (AWWA)</small>		
PROPOSED RETROFIT/REPLACEMENT		
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	0.8GPF -Floor Mount, 10" Rough-In	
GPF of Proposed New Low Flow Water Closet Fixture*	0.80	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet	Solid Waste (20%)	1.60 GPF
	Liquid Waste (80%)	1.28 GPF
<small>*(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)</small>		
Water & Cost Saving Calculations		
Water Savings By The Use of Low Flow Water Closet Flush Valves/Day	662.53	gal
Total Annual Water Savings in gallons	241.16	k gal
Cost Savings Calculations		
Enter Water Tariff Rate (\$/1000Gal)	\$19.13	\$\$
Estimated Cost Savings From Water	\$4,613	\$\$
Estimated Cost of Retrofit		
Estimated Total Cost For Retrofit	\$39,567	\$\$
Simple Pay Back Period	8.58	Yrs
Type of Recommendation	Capital Cost ECM Recommendation	

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus EMG recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quieter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	\$39,567	Simple Payback:	8.58	Years
Annual Cost Savings:	\$4,613			

UIC	Replace Existing Linear Fluorescent Lamps						
EAL2-S	Location: 131 Del Norte, 330 Grant, 510 W Harris, 514 Del Norte, 605-664 Buñil, 621-729 W Harris, 1645 C St, 1830 Albee, 3106-3229 Elizabeth, 3107-3111 Prospect, 3221-3254 Hiler						
Existing Lighting System							
Current Type of Lamp: (Select)	Kitchens	Insert Location here	Insert Location here	Insert Location here	Insert Location here	Insert Location here	Stairwell- BiLevel Lighting
	F42T8						
Current Annual Avg Hrs of Operation:	1,820 hrs		0 hrs	0 hrs	0 hrs	0 hrs	8,760 hrs
Existing Number of Fixtures:	180	0	0	0	0	0	0
Proposed Lighting System							
Proposed Lamp Replacement: (Select)	F42LED	-	-	-	-	-	F42LED
Proposed Annual Avg. Hours of Operation	1,820 hrs	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	2,190 hrs
Proposed Number of Fixtures:	180	0	0	0	0	0	0
Proposed Lighting Control: (Select)	Light Switch	Light Switch	Light Switch	Light Switch	Light Switch	Light Switch	Light Switch
No. of Lighting Controls:	0 Qty	0 Qty	0 Qty	0 Qty	0 Qty	0 Qty	0 Qty
Energy Saving Calculation							
Estimated Annual Energy Savings	7,862 kWh	0 kWh	0 kWh	0 kWh	0 kWh	0 kWh	0 kWh
Are The Ballast's Being Replaced: (Select)	No	No	No	No	No	No	No
Estimated Material Cost:	\$1,440 \$	\$0 \$	\$0 \$	\$0 \$	\$0 \$	\$0 \$	\$0 \$
Estimated Labor Cost:	\$1,484 \$	\$0 \$	\$0 \$	\$0 \$	\$0 \$	\$0 \$	\$0 \$
Total Installation Cost:	\$2,924 \$	\$0 \$	\$0 \$	\$0 \$	\$0 \$	\$0 \$	\$0 \$
Estimated Total Material Cost:	\$1,440 \$\$	Estimated Total Labor Cost:		\$2,658	Total kWh Saving		7,862 kWh
Electric Rate:	\$0.23 \$\$	Total Initial Investment For Retrofit		\$4,098	Estimated Annual O&M Cost Savings		\$90
Simple Pay back Period	2.16 Yrs	Type of Recommendation		Capital Cost ECM Recommendation		Estimated Annual Cost Savings	
						\$1,898	
<p>ECM DESCRIPTION:</p> <p>Fluorescent lighting is recommended for areas where color sensitivity is an important criterion (e.g., offices or small parts assembly rooms). Fluorescent tubes are currently available that produce a higher light output (more lumens per watt) than standard fluorescent tubes. There are efficient 40-watt lamps that produce 8% to 10% more light than standard lamps. The 34-watt fluorescent tubes use 15% less power than standard lamps, while producing about 8% less light. Since the human eye responds to light exponentially, rather than linearly, the difference is often unnoticeable. "T8" fluorescent lamps use only 32 watts, but existing fixtures must be replaced. Therefore, EMG recommends retrofitting all the existing fixtures with new 17.5W LED Tube lamps. The LED tubes provide a 180 degree light dispersal, and can be retrofitted in the existing light fixture. The LED tubes are rated at 50,000 hrs as compared to 20,000 to 30,000 hrs ratings for conventional fluorescent lamps.</p> <p>It is important to replace all lamps when re-lamping a fluorescent fixture, never mix energy-efficient and standard lamps with the same ballast. Ensure that the fluorescent ballast is compatible with the energy-efficient lamps. It must be noted that when switching from T-12 magnetic ballast to T8 lamps, the ballasts should be replaced with instant start electrical ballast. Also it should be noted that when installing an occupancy sensor/motion sensor, rapid start electronic ballast should be used.</p>							
<p>SUMMARY:</p> <p>Initial Investment: \$1,440 Simple Payback: 2.16 Years</p> <p>Annual Cost Savings: \$1,898</p>							

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UIC	Improve Attic Insulation Levels			
EAE3	Location: All Buildings			
ENTER EXISTING CONDITION				
ASHRAE Climatic Zone	Zone-3	ASHRAE 90.1 Attic- Insulation Requirement:	R-30	
Enter Total Surface Area Under Consideration:	105,355 Sq.Ft	Existing Net Effective R-Value: (Sq.Ft deg F/btu)	19	
Proposed Type of Insulation To Be Added:	Batt Insulation (Select)	Proposed Insulation Recommendation:	Topping (Select)	
Recommended Level of Insulation To Be Added:	R-19	Proposed Net Effective R-Value: (Sq.Ft deg F/btu) <small>(Post Retrofit-Final Net Insulation)</small>	30	
ENTER CLIMATIC & SYSTEM DATA				
Annual Cooling Degree Days (CDD):	52	Estimated Annual Cooling Plant Efficiency (EER):	EER	
Annual Heating Degree Days (HDD):	4,638	Estimated Annual Heating Plant Efficiency: %	80.00 %	
WINTER		SUMMER		
Select Type of Heating Fuel	Natural Gas (Select)	Is the Property Cooled ?	No (Select)	
Annual Conduction Losses From Existing Insulation	633,907 kBtu	Annual Conduction Losses From Existing Insulation	7,107 Kbtu	
Annual Conduction Losses From Proposed Insulation	390,909 kBtu	Annual Conduction Losses From Proposed Insulation	4,383 kBtu	
Savings In Conduction Losses After Adding Insulation	242,998 kBtu	Savings In Conduction Losses After Adding Insulation	0 kBtu	
Estimated Total Annual Input Heating Energy Savings	3,037 Therms	Estimated Total Annual Input Cooling Energy Savings	0 kWh	
Cost of Heating Fuel/Unit:	\$1.48 \$/Therm	Cost of Electricity/Unit	\$0.23 \$\$	
Annual Heating Cost Savings	\$4,495 \$\$	Annual Cooling Cost Savings	\$0 \$\$	
COST ANALYSIS				
Estimated O&M Savings	\$45 \$\$	Estimated Cost To Add Insulation on	\$116,944	
Total Estimated Annual Cost Savings	\$4,540 \$\$	Estimated Total Installation Cost	\$209,456 \$\$	
Simple Pay Back Period	46.13 Years	Type of Recommendation	Capital Cost ECM Recommendation	

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ECM DESCRIPTION:

The amount of heat conduction through ceiling and roof is proportional to its overall heat transfer coefficient (commonly called the U-factor) and the temperature difference between the conditioned space and its surrounding, modified by the effect of solar intensity and wind velocity on the exterior surfaces. One of the most effective ways to reduce heat transfer through ceilings and roofs is to retard heat conduction by adding insulation.

Where the existing roof is sound and directly accessible from an attic or ceiling void, polyurethane foam or mineral fiber may be sprayed on the underside, with rigid batt or other applicable insulation for the inside surface. Insulation, typically fiber-glass batt, may also be laid on the top of a ceiling, taking care not to cover up light fixtures.

Unimembers can degrade the performance of the insulation up to 20%, and resultant condensation can cause insulated structural the structure to deteriorate.

Therefore, care should be taken to properly insulate the structural members. Often more energy can be conserved by insulating the ceiling rather than the roof unless the attic is being used for special storage, frequent access is required, or a moderate attic temperature is desired. However, if only the ceiling is insulated, any ducting or piping should be insulated to avoid excessive heat transfer or freezing. It is important to be sure that the attic is ventilated by providing one to two inches of ventilation area per square foot of attic.

Summary:

Initial Investment:	\$209,456	Simple Payback Period:	46.13 Yrs
Annual Energy Cost Savings:	\$4,540		

Appendix D:

Viability Analysis

Eureka	Studio 500 SF		1 BR 700 SF		2 BR 900 SF		3 BR 1200 SF		4 BR 1500 SF	
	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC
Detached/ Semi-Detached	\$117,819	\$206,182	\$152,308	\$266,539	\$182,161	\$318,782	\$217,053	\$379,843	\$255,657	\$447,382
Row House	\$101,944	\$178,402	\$132,953	\$232,667	\$160,965	\$281,689	\$196,173	\$343,303	\$232,536	\$406,938
Walkup	\$90,018	\$157,531	\$123,051	\$215,340	\$155,861	\$272,757	\$205,476	\$359,583	\$254,781	\$445,867
Elevator	\$100,500	\$160,801	\$140,700	\$225,121	\$180,901	\$289,441	\$385,921	\$301,501	\$301,501	\$482,402

HUD Total Development Cost (TDC) Calculation			
Type	Number	TDC	Cost
1 Bedroom Row House	18	\$232,667	\$4,188,006
1 Bedroom Walkup	6	\$215,340	\$1,292,040
1 Bedroom Semi-Detached	10	\$266,539	\$2,665,390
2 Bedroom Semi Detached	14	\$318,782	\$4,462,948
2 Bedroom Row House	55	\$281,689	\$15,492,895
3 Bedroom Row House	45	\$343,303	\$15,448,635
4 Bedroom Row House	12	\$406,938	\$4,883,256
	160	TOTAL	\$48,433,170
		57.14%	\$27,674,713

Site	Apartment Type	Type	Total Apt.	TDC per Apt.	Total TDC
1953 occupancy - AMP 25-1					
605 to 664 Burrill St	1 BR/1 BA	Semi Detached	2	\$ 266,539	\$ 533,078
605 to 664 Burrill St	2 BR/1 BA	Row house	8	\$ 281,689	\$ 2,253,512
605 to 664 Burrill St	3 BR/1 BA	Row house	8	\$ 343,303	\$ 2,746,424
3106 to 3229 Elizabeth St	1 BR/1 BA	Semi Detached	4	\$ 266,539	\$ 1,066,156
3106 to 3229 Elizabeth St	2 BR/1 BA	Semi Detached	4	\$ 318,782	\$ 1,275,128
3106 to 3229 Elizabeth St	2 BR/1 BA	Row house	10	\$ 281,689	\$ 2,816,890
3106 to 3229 Elizabeth St	3 BR/1 BA	Row house	4	\$ 343,303	\$ 1,373,212
3106 to 3229 Elizabeth St	4 BR/1 BA	Row house	6	\$ 406,938	\$ 2,441,628
531 to 708 W. Everding St	1 BR/1 BA	Row house	14	\$ 232,667	\$ 3,257,338
531 to 708 W. Everding St	4 BR/1 BA	Row house	2	\$ 406,938	\$ 813,876
621 to 729 W. Harris St	2 BR/1 BA	Semi Detached	8	\$ 318,782	\$ 2,550,256
621 to 729 W. Harris St	2 BR/1 BA	Row house	4	\$ 281,689	\$ 1,126,756
621 to 729 W. Harris St	3 BR/1 BA	Row house	4	\$ 343,303	\$ 1,373,212
3221 to 3254 Hiler St	1 BR/1 BA	Semi Detached	4	\$ 266,539	\$ 1,066,156
3221 to 3254 Hiler St	2 BR/1 BA	Row house	6	\$ 281,689	\$ 1,690,134
3221 to 3254 Hiler St	3 BR/1 BA	Row house	6	\$ 343,303	\$ 2,059,818
3107&3111 Prospect Ave	2 BR/1 BA	Row house	2	\$ 281,689	\$ 563,378
3117 Prospect Boys & Girls Club	3 BR/1 BA	Row house	2	\$ 343,303	\$ 686,606
3129 Prospect Police Operations	2 BR/1 BA	Semi Detached	2	\$ 318,782	\$ 637,564
			100	Subtotal TDC	\$ 30,331,122
				Subtotal 57.14% TDC	\$ 17,331,203
1964 Occupancy - AMP 25-2					
2523 Albee St	2 BR/1 BA	Row house	2	\$ 281,689	\$ 563,378
2523 Albee St	3 BR/1 BA	Row house	2	\$ 343,303	\$ 686,606
1335 B St	3 BR/1 BA	Row house	5	\$ 343,303	\$ 1,716,515
316 W. Buhne St	2 BR/1 BA	Row house	3	\$ 281,689	\$ 845,067
1109 - 1137 C Street	1 BR/1 BA	Walkup	6	\$ 215,340	\$ 1,292,040
1109 - 1137 C Street	2 BR/1 BA	Row house	6	\$ 281,689	\$ 1,690,134
216&224 Clark St	1 BR/1 BA	Row house	4	\$ 232,667	\$ 930,668
2229 Garland St	2 BR/1 BA	Row house	3	\$ 281,689	\$ 845,067
3213, 3221, &3229 Prospect Ave	2 BR/1 BA	Row house	2	\$ 281,689	\$ 563,378
3213, 3221, &3229 Prospect Ave	3 BR/1 BA	Row house	4	\$ 343,303	\$ 1,373,212
3213, 3221, &3229 Prospect Ave	4 BR/1 BA	Row house	4	\$ 406,938	\$ 1,627,752
2218&2230 Spring St	2 BR/1 BA	Row house	2	\$ 281,689	\$ 563,378
2218&2230 Spring St	3 BR/1 BA	Row house	7	\$ 343,303	\$ 2,403,121
2320 Summer St	2 BR/1 BA	Row house	4	\$ 281,689	\$ 1,126,756
2315&2327 Union St	2 BR/1 BA	Row house	3	\$ 281,689	\$ 845,067
2315&2327 Union St	3 BR/1 BA	Row house	3	\$ 343,303	\$ 1,029,909
			60	Subtotal TDC	\$ 18,102,048
				Subtotal 57.14% TDC	\$ 10,343,510
		Totals	160	Total TDC	\$ 48,433,170
				57.14% TDC	\$ 27,674,713

Public Housing Unit Directory

<u>Ppty</u>	<u>Unit</u>	<u>Address</u>	<u>Year</u>
251	1001	605 BURRILL STREET	1953
251	1002	606 BURRILL STREET	1953
251	1003	607 BURRILL STREET	1953
251	1004	608 BURRILL STREET	1953
251	1005	609 BURRILL STREET	1953
251	1006	610 BURRILL STREET	1953
251	1007	611 BURRILL STREET	1953
251	1008	612 BURRILL STREET	1953
251	1009	623 BURRILL STREET	1953
251	1010	624 BURRILL STREET	1953
251	1011	625 BURRILL STREET	1953
251	1012	626 BURRILL STREET	1953
251	1013	627 BURRILL STREET	1953
251	1014	628 BURRILL STREET	1953
251	1015	629 BURRILL STREET	1953
251	1016	630 BURRILL STREET	1953
251	1017	658 BURRILL STREET	1953
251	1018	664 BURRILL STREET	1953
251	1019	3106 ELIZABETH STREET	1953
251	1020	3112 ELIZABETH STREET	1953
251	1021	3118 ELIZABETH STREET	1953
251	1022	3122 ELIZABETH STREET	1953
251	1023	3130 ELIZABETH STREET	1953
251	1024	3136 ELIZABETH STREET	1953
251	1025	3220 ELIZABETH STREET	1953
251	1026	3221 ELIZABETH STREET	1953
251	1027	3222 ELIZABETH STREET	1953
251	1028	3223 ELIZABETH STREET	1953
251	1029	3224 ELIZABETH STREET	1953
251	1030	3225 ELIZABETH STREET	1953
251	1031	3226 ELIZABETH STREET	1953
251	1032	3227 ELIZABETH STREET	1953
251	1033	3230 ELIZABETH STREET	1953
251	1034	3232 ELIZABETH STREET	1953
251	1035	3234 ELIZABETH STREET	1953
251	1036	3236 ELIZABETH STREET	1953
251	1037	3239 ELIZABETH STREET	1953
251	1038	3243 ELIZABETH STREET	1953
251	1039	3244 ELIZABETH STREET	1953
251	1040	3252 ELIZABETH STREET	1953
251	1041	3305 ELIZABETH STREET	1953
251	1042	3309 ELIZABETH STREET	1953
251	1043	3321 ELIZABETH STREET	1953
251	1044	3323 ELIZABETH STREET	1953
251	1045	3327 ELIZABETH STREET	1953
251	1046	3329 ELIZABETH STREET	1953
251	1047	531 W EVERDING ST	1953
251	1048	535 W EVERDING ST	1953
251	1049	605 W EVERDING ST	1953
251	1050	611 W EVERDING ST	1953
251	1051	614 W EVERDING ST	1953

Public Housing Unit Directory

<u>Ppty</u>	<u>Unit</u>	<u>Address</u>	<u>Year</u>
251	1052	620 W EVERDING ST	1953
251	1053	623 W EVERDING ST	1953
251	1054	626 W EVERDING ST	1953
251	1055	629 W EVERDING ST	1953
251	1056	632 W EVERDING ST	1953
251	1057	700 W EVERDING ST	1953
251	1058	708 W EVERDING ST	1953
251	1059	712 W EVERDING ST	1953
251	1060	718 W EVERDING ST	1953
251	1061	724 W EVERDING ST	1953
251	1062	728 W EVERDING ST	1953
251	1063	621 W HARRIS STREET	1953
251	1064	623 W HARRIS STREET	1953
251	1065	625 W HARRIS STREET	1953
251	1066	627 W HARRIS STREET	1953
251	1067	629 W HARRIS STREET	1953
251	1068	631 W HARRIS STREET	1953
251	1069	633 W HARRIS STREET	1953
251	1070	635 W HARRIS STREET	1953
251	1071	715 W HARRIS STREET	1953
251	1072	717 W HARRIS STREET	1953
251	1073	719 W HARRIS STREET	1953
251	1074	721 W HARRIS STREET	1953
251	1075	723 W HARRIS STREET	1953
251	1076	725 W HARRIS STREET	1953
251	1077	727 W HARRIS STREET	1953
251	1078	729 W HARRIS STREET	1953
251	1079	3221 HILER STREET	1953
251	1080	3223 HILER STREET	1953
251	1081	3225 HILER STREET	1953
251	1082	3227 HILER STREET	1953
251	1083	3230 HILER STREET	1953
251	1084	3231 HILER STREET	1953
251	1085	3232 HILER STREET	1953
251	1086	3233 HILER STREET	1953
251	1087	3234 HILER STREET	1953
251	1088	3235 HILER STREET	1953
251	1089	3236 HILER STREET	1953
251	1090	3237 HILER STREET	1953
251	1091	3243 HILER STREET	1953
251	1092	3244 HILER STREET	1953
251	1093	3251 HILER STREET	1953
251	1094	3254 HILER STREET	1953
251	1095	3107 PROSPECT AVE	1953
251	1096	3111 PROSPECT AVE	1953
252	2001	2523 ALBEE STREET #A	1964
252	2002	2523 ALBEE STREET #B	1964
252	2003	2523 ALBEE STREET #C	1964
252	2004	2523 ALBEE STREET #D	1964
252	2005	1335 B STREET #A	1964
252	2006	1335 B STREET #B	1964

Public Housing Unit Directory

<u>Ppty</u>	<u>Unit</u>	<u>Address</u>	<u>Year</u>
252	2007	1335 B STREET #C	1964
252	2008	1335 B STREET #D	1964
252	2009	1335 B STREET #E	1964
252	2010	316 W. BUHNE STREET #A	1964
252	2011	316 W. BUHNE STREET #B	1964
252	2012	316 W. BUHNE STREET #C	1964
252	2013	1109 C STREET #A	1964
252	2014	1109 C STREET #B	1964
252	2015	1115 C STREET #A	1964
252	2016	1115 C STREET #B	1964
252	2017	1123 C STREET #A	1964
252	2018	1123 C STREET #B	1964
252	2019	1127 C STREET #A	1964
252	2020	1127 C STREET #B	1964
252	2021	1137 C STREET #A	1964
252	2022	1137 C STREET #B	1964
252	2023	1137 C STREET #C	1964
252	2024	1137 C STREET #D	1964
252	2025	216 CLARK STREET #A	1964
252	2026	216 CLARK STREET #B	1964
252	2027	224 CLARK STREET #A	1964
252	2028	224 CLARK STREET #B	1964
252	2029	2229 GARLAND STREET #A	1964
252	2030	2229 GARLAND STREET #B	1964
252	2031	2229 GARLAND STREET #C	1964
252	3032	3213 PROSPECT STREET #A	1964
252	2033	3213 PROSPECT STREET #B	1964
252	2034	3213 PROSPECT STREET #C	1964
252	2035	3213 PROSPECT STREET #D	1964
252	2036	3221 PROSPECT STREET #A	1964
252	2037	3221 PROSPECT STREET #B	1964
252	2038	3229 PROSPECT STREET #A	1964
252	2039	3229 PROSPECT STREET #B	1964
252	2040	3229 PROSPECT STREET #C	1964
252	2041	3229 PROSPECT STREET #D	1964
252	2042	2218 SPRING STREET #A	1964
252	2043	2218 SPRING STREET #B	1964
252	2044	2218 SPRING STREET #C	1964
252	2045	2218 SPRING STREET #D	1964
252	2046	2230 SPRING STREET #A	1964
252	2047	2230 SPRING STREET #B	1964
252	2048	2230 SPRING STREET #C	1964
252	2049	2230 SPRING STREET #D	1964
252	2050	2230 SPRING STREET #E	1964
252	2051	2320 SUMMER STREET #A	1964
252	2052	2320 SUMMER STREET #B	1964
252	2053	2320 SUMMER STREET #C	1964
252	2054	2320 SUMMER STREET #D	1964
252	2055	2315 Union STREET #A	1964
252	2056	2315 Union STREET #B	1964
252	2057	2315 Union STREET #C	1964

Public Housing Unit Directory

<u>Ppty</u>	<u>Unit</u>	<u>Address</u>	<u>Year</u>
252	2058	2315 Union STREET #D	1964
252	2059	2327 Union STREET #A	1964
252	2060	2327 Union STREET #B	1964

Trinidad Electric Incorporated

CA Lic # 681965

P.O. Box 936

Trinidad CA 95570

ESTIMATE

DATE	ESTIMATE
3/23/2020	1763

NAME / ADDRESS
Eureka Housing Authority Attn: Ryan Harvey 735 West Everding St Eureka CA 95503

ITEM	DESCRIPTION	QTY	COST	Total
EST	Ballpark Estimate for budgeting purposes to re-wire: 2230 Spring St Eureka CA 95501 -New 5-meter electrical service \$10,000 -New feeder wiring to each unit's sub-panel (\$5,000.00 ea) 25,000.00 -Re-wire apartments (\$10,000.00ea) \$50,000.00 ***Apartments would have to be gutted to open stud walls by others for re-wiring		85,000.00	85,000.00
		Subtotal	\$85,000.00	
		Sales Tax (8.5%)	\$0.00	
		Total	\$85,000.00	

Phone #
(707) 826-1407

Housing Authority of the City of Eureka

735 West Everding Street
 Eureka, CA 95503
 Office (707) 443-4583x
 FAX (707) 443-4762x

Work Order No.

30535

Date Call:

02/19/2020 10:00 AM

Date Scheduled:

02/19/2020 10:00 AM

Status

Scheduled

Brief Desc:

Light On Stairs Shorting Out

Job Site:

251/1022
 3122 Elizabeth Street
 Eureka, CA 95503

Caller Name:

Jacqueline Dadivongsone

Caller Phone:

(707) 476-9304x

Occupant:

Dadivongsone (t0003289)

Office

(707) 613-9885x

Home

(707) 476-9304x

Priority:

Urgent

Ok to enter?

NO

Mobile

(707) 616-9407x

Category:

Electrical

Technician Notes**Time:****Date:****Material:**

Problem Description: The light on the stair well is shorting out and only occasionally works.

Parts & Labor

Quantity/ Hours	Item Type/ Employee Name	Description	Unit Price	Total
1.00	Price		.00	.00
.50	Stevens		.00	.00
1.00	Owen, Christopher		.00	.00
			Total	.00

Authorized by:**Signed by****Dated****Invoice No.****Technician Notes:**

Josh looked at the electrical but could not find why it was shorting out.
 Chris and Mark replaced the light fixture, both switches, and the outlet that fed the light, still not able to get it to work.

Housing Authority of the City of Eureka

735 West Everding Street
 Eureka, CA 95503
 Office (707) 443-4583x
 FAX (707) 443-4762x

Work Order No. 30434
Date Call: 02/21/2020 08:15 AM

Date Scheduled: 02/21/2020 12:30 PM

Status Work Completed

Date Completed: 02/21/2020 02:10 PM
Brief Desc: Outlet shorted out.

Job Site: 252/2047
 2230 Spring St #B
 Eureka, CA 95501

Caller Name: Melissa Clark

Caller Phone: (707) 445-1089x
Occupant: Clark (t0003272)

Priority: Urgent
Ok to enter? NO
Category: Electrical

Home (707) 445-1089x

Mobile (707) 298-9008x

Problem Description: Outlet shorted out and caught fire.

Parts & Labor

Quantity/ Hours	Item Type/ Employee Name	Description	Unit Price	Total
.75	Stevens		.00	.00
.75	Stevens		.00	.00
			Total	.00

Authorized by: _____

Signed by _____

Dated _____

Invoice No. _____

Technician Notes: Checked out the outlet undone the wires to make the problem safe and referred to Trinidad Electrical.
 To be worked on 2-25-20.

completed by Trindad electric.

Trinidad Electric said that the wiring was old and that loose connections were arching. He replaced with wiring from the outlet to the light and replaced the outlet with a GFCI.

Housing Authority of the City of Eureka

735 West Everding Street
 Eureka, CA 95503
 Office (707) 443-4583x
 FAX (707) 443-4762x

Work Order No. 30536
Date Call: 02/21/2020 04:30 PM

Date Scheduled: 02/21/2020 04:30 PM

Status Work Completed

Date Completed: 02/21/2020 05:00 PM
Brief Desc: 2 Outlets shorted out

Job Site: 252/2048
 2230 SPRING ST. #C
 EUREKA, CA 95501

Caller Name: Shanna Newman

Caller Phone: (707) 502-8772x
Occupant: Newman (t0000077)

Home (707) 502-8772x

Priority: Urgent
Ok to enter? NO
Category: Electrical

Problem Description: An Outlet in the dinning room and an outlet in the upstairs bedroom are shorting out and getting hot.

Parts & Labor

Quantity/ Hours	Item Type/ Employee Name	Description	Unit Price	Total
.0000			.00	.00
			Total	.00

Authorized by: _____
Signed by _____
Dated _____
Invoice No. _____

Technician Notes: Trinidad Electric changed out the outlets that had loose connections and were arching and getting hot.

Housing Authority of the City of Eureka

735 West Everding Street
 Eureka, CA 95503
 Office (707) 443-4583x
 FAX (707) 443-4762x

Work Order No.

30430

Date Call:

02/24/2020 04:37 PM

Date Scheduled:

02/24/2020 04:37 PM

Status

Work Completed

Date Completed:

02/24/2020 04:42 PM

Brief Desc:

Light fixture shorting out

Job Site:

252/2056
 2315 Union St. #B
 Eureka, CA 95501

Caller Name:

Judith Shafer

Caller Phone:

(707) 268-5592x

Occupant:

Shafer (t0000109)

Home

(707) 268-5592x

Priority:

Urgent

Ok to enter?

NO

Category:

Electrical

Tenant Maintenance dog**Notes:****Problem Description:** Light fixture on stairs shorting out.**Parts & Labor**

Quantity/ Hours	Item Type/ Employee Name	Description	Unit Price	Total
.58	Price	Price	.00	.00
			Total	.00

Authorized by:**Signed by****Dated****Invoice No.****Technician Notes:** Josh replaced the light fixture on the stairs and found that the old one had been fried and melted.