

EXAMPLE: Scope of Development – REHAB OR CONVERSION

XXX is an existing XXX with XXX units located on approximately X acres located in the XXX. The XXX will be converted into XX apartments to include studio, one and two bedroom units. Additionally, there is XXX sq. ft. community building that will be utilized for property management and resident services. Other property amenities include XXX.

I. Mitigation Measures:

Reserved - TBD.

II. Mitigation Monitoring Plan:

Reserved - TBD.

III. Building Exteriors:

1. **Asphalt Pavements:** Repair areas with alligator cracking; excessive cracking, tree root damage, oil damage, and for utility trenching. All asphalt will receive a thick slurry coat.
2. **Balconies:** There are no balconies with this project. The existing motel buildings have an elevated walkway that will get new railings and resurfaced. The new construction buildings do not have balconies.
3. **Electrical:** All of the exterior electrical fixtures will be replaced in the motel buildings.
4. **Entryway Doors:** Unit entryway doors will be replaced.
5. **Landscaping Improvements:** Landscaping and irrigation improvements will address water efficiency. Landscaping improvements includes raised beds for community gardening, storm water retention bio swales and additional tree planting, turf replacement, bark/mulch, shrubs and flowers in all beds.
6. **Roof:** Roofing will be replaced on the existing motel buildings in kind, but with much higher quality asphalt shingles on the side and multi-ply poly (TPO) on the flat top.
7. **Siding:** The existing stucco siding will be repaired and painted on the east, north and south sides. The west side is proposed to be striped to the studs and rebuilt with cement siding. This is to allow for a better approach to filling in the doorways that are being sealed on the west side only. It also offers a higher quality window replacement approach with new construction rather than retrofit on the most weather exposed side.

IV. Building Interiors

1. **Americans with Disabilities Act (ADA) Units:** There will be a total of 10 Americans with Disabilities Act (ADA) compliant units, all on the ground floor. There will be an additional four (4) units with visual and audio communication features that comply with ADA requirements.
2. **Appliances:** All units will have new refrigerators, range, hood, and garbage disposals. The 2-bedroom units will also have dishwashers.
3. **Blinds, Shades and Curtains:** All units will have new vertical blinds.
4. **Bathtubs and Toilets:** All units will have new bathtub enclosures and toilets.
5. **Cabinets, Counters and Sinks:** All units will have new cabinets, solid surface countertops and sinks in the kitchen and bathroom. Microwave shelving, including electrical, will be installed in all kitchens.
6. **Ceilings and Walls:** The motel units will be stripped down to the studs or usable drywall after further asbestos testing and electrical and HVAC repairs and replacement. Patching and replacement will be completed to an as-new finish.
7. **Electrical and Lighting:** All electrical fixtures, switches and outlets will be new. Wiring will be replaced or added as needed. Panels will be added or replaced as needed.
8. **Flooring:** The living area floors of all units, including the kitchen will be plank vinyl and the bathroom area, will have commercial sheet vinyl.
9. **Furnishings:** No furnishings will be provided.
10. **Plumbing Fixtures:** All new fixtures will be provided.

V. Community Amenities

1. **Ceilings and Walls:** Damaged ceilings and walls will be repaired consistent with the existing surface texture. New paint will be applied on the ceilings, walls, doors, door frames, and trim throughout the hallways, lobby, laundry room, community restrooms, resident lounge, and community room.
2. **Community Restrooms:** There will be two community restrooms (plus 1 dedicated for staff) located in the community building.

3. **Community Room:** The community room will be a will have a large open room with storage.
4. **Community Room Kitchen:** The newly designed community room will be designed to incorporate a kitchenette to include sink, microwave, refrigerator and cabinets. The existing commercial kitchen can be utilized for any additional needs.
5. **Pool:** Replacement of the current pool system, resurfacing of the pool and deck, installation of new ADA equipment, and fence and gate with access control.
6. **Hallways and Stairs:** No common interior halls or stairs are part of the project. The existing motel exterior stairs will be replaced, upgraded with risers and meet current code requirements. The exterior stairs to the new construction building will include risers and meet current code requirements.
7. **HVAC & Plumbing Systems:** All new HVAC will be provided throughout, including PTACS at units that do not require sound mitigation. Separate systems will serve the new construction buildings and community building.
8. **Laundry Facility:** The central laundry will be in the community building and will have ten (10) sets of card operated washers and dryers, including one (1) set that complies with ADA requirements.
9. **Lobby:** The lobby will be furnished with seating for visitors.
10. **Signage:** All unit numbers will be displayed after the completion of the exterior. A traditional apartment monument sign will be built in the landscaped area near the front driveway.
11. **Trash Room:** All trash is located in two trash enclosures within the property.
12. **Security Surveillance Camera System:** A new security surveillance camera system will be installed, which includes 25 security cameras as specified in the Lender-approved and Borrower's Security Questionnaire and Site Plan of Cameras dated October 26, 2017.
13. **Bicycle Parking:** There will be 106 new bicycle racks installed.

Attachment 1: Lender's Minimum Construction Standards (MCS) exhibit is on the following page. [include currently-adopted MCS from SHRA Lending Policies]