CITY OF PEORIA

2022 City of Peoria HOME – ARP Letter of Intent Cover Sheet

Applicant (Organization/Agency)

Organization / agency legal name: Phoenix Community Development Services
Contact person / title: Christine Kahl, CEO
Address: 292 NE Madison Avenue, Peoria, IL 61602
Telephone: 309-222-2560
Email: director@phoenixcds.org
Website: https://phoenixcds.org/

Funding Requested

HOME-ARP Requested Amount:	$ 2,045,017

Estimated Total Project Budget

Total Project Budget	$ 24,318,007

Short project description and proposed use of HOME-ARP funds within the project. It must meet needs outlined in the RFP and the HOME-ARP allocation plan.

Located in downtown Peoria, Phoenix Manor will provide much-needed permanent housing and supportive services for adults and families with disabling conditions experiencing homelessness. The 55-unit project is sponsored by Phoenix CDS, the largest supportive housing and homeless services provider in the Tri-County region. The project will create an opportunity for the local Homeless Continuum of Care (CoC) to functionally end family chronic homelessness in the region. The ARP funds will be used for construction.

Applicant Agency Information

Date of incorporation:	March 7, 1985	Federal Employer Identification #:	37-1173520
City of Peoria EEO #	00706-221231 (exps 12/2022)	SAMs Cage Code # and expiration	567L9, June 2023
Agency UEI Number:	JH7PUPFUEBB2	Agency Annual Operating Budget:	$4.7 million
Number of Paid Staff:	48	Number of Volunteers:	6

CITY OF PEORIA

Conflict of Interest

As an applicant requesting funding, will any of your employees, agents, consultants, officers, or elected officials experience the following conflicts of interest:

Participate in the decision making process for the approval of this application? (i.e., City of Peoria City Council or Community Development Grants Division Staff member) No ■ Yes ☐

Have a personal financial interest or reap a financial benefit from this program/activity? No ■ Yes ☐

Have an interest in any contract, subcontract, or agreement with respect to this application either for themselves or those with whom they have family or business ties during the program year and for one year thereafter?
No ■ Yes ☐

*If you selected yes to any of the above, clearly describe the conflict below.

Certification

I certify that the information contained in this application is true and correct and that it contains no misrepresentations, falsifications, intentional omissions, or concealment of material facts and that the information given is true and complete to the best of my knowledge and belief. I agree to comply with all CDBG, HOME, HOME- ARP and City of Peoria requirements if funded. Submission of an application does not guarantee funding.

Christina Kahl		11/18/2022
Agency CEO Name	Signature	Date

2. Project Description

Project Name: Phoenix Manor

Project Address: 415 St. Mark Court, Peoria, IL 61603

Developer: Phoenix Community Development Services

Project Manager: Phoenix Community Development Services

Service Provider: Phoenix Community Development Services

Target Population: Homeless individuals and families and other low-income households

Proposed Unit Mix:

Unit Type	Unit Size	AMI	Total Units
Studio	321 sf	30%	10
1-Bedroom	630 sf	30%	10
2- Bedroom	980 sf	30%	11
3 -Bedroom	1,110 sf	30%	24
		TOTAL:	**55**

Please find preliminary plans attached as an Exhibit.

Project Description and Background

Located in downtown Peoria, Phoenix Manor will provide much-needed permanent housing and supportive services for adults and families with disabling conditions experiencing homelessness. The 55-unit project is sponsored by Phoenix CDS, the largest supportive housing and homeless services provider in the Tri-County region. The project will create an opportunity for the local Homeless Continuum of Care (CoC) to **functionally end family chronic homelessness** in the region.

The project is the culmination of planning efforts for long-term recovery from the COVID-19 pandemic and has the support of the planning partners, including, but not limited to, civic leadership , the local Homeless Continuum of Care, the Heart of Illinois United Way, Unity Point and OSF, and numerous other community stakeholders, including but not limited to businesses, the building trades, faith communities, and other human service organizations, all whom submitted Letters of Support for the project when it was seeking a "Special Use" zoning designation . We have submitted a Preliminary Project Assessment (PPA) to the Illinois Housing Development Authority (IHDA), seeking approval to submit an application for 9% Low Income Housing Tax Credits (LIHTC), which would be due in February 2023. IHDA leadership and staff support the project and have held regular meetings with the development team for the past 15 months, providing technical assistance and guiding the project to the most appropriate capital funding source. The HOME-ARP investment of $2,045,017 from the City of Peoria will not only help fill the

financing gap, but will also make the project more competitive in the IHDA scoring by providing leveraging funds.

Phoenix Manor is a proposed rehab of an existing vacant 7-story building, formerly a hotel and then the site of Methodist College, and creates 55 units of Permanent Supportive Housing (PSH), which will all serve low-income families and individuals experiencing homelessness. It includes 10 studios, 10 1 BRs, 11 2 BRs and 24 3 BRs units. Common space on the ground floor and basement will include a comprehensive healthcare "café" providing a wide range of healthcare services, office space for individual and group supportive services provided by Phoenix CDS and other collaborative partner agencies, property management office, a multi-faceted fitness center, a computer lab, a multi-purpose activity room, common laundry and additional storage for all units. There is a licensed operating child-care center that will remain on the property.

The project site is located in an Enterprise Zone and an Opportunity Zone. The project site is included in the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with IHDA. Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction.

3. Preferences Among Qualifying Populations, Referral Methods and Subpopulations

The project meets the HOME-ARP requirement of serving all Qualifying Populations. As with all Phoenix CDS' supportive housing projects, a Tenant Selection Plan (TSP) will be effectuated upon initial occupancy at updated at least every five years to adjust eligibility and preferences, as appropriate and necessary, and to be responsive to changing community needs, including the Continuum of Care's Coordinated Entry System. The Qualifying Populations will include:

1) Homeless (24 CFR 91.5 - (1), (2), (3)

(1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that: (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance; (ii) No subsequent residence has been identified; and (iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who: (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act, section 637 of the Head Start Act, section 41403 of the Violence Against Women Act of 1994, section 330(h) of the Public Health Service

Act, section 3 of the Food and Nutrition Act of 2008, section 17(b) of the Child Nutrition Act of 1966, or section 725 of the McKinney-Vento Homeless Assistance Act; (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance; (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment;

2) At Risk of Homelessness (24 CFR 91.5)

(1) An individual or family who: (i) Has an annual income below 30% of median family income for the area, as determined by HUD; (ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "Homeless" definition in this section; and (iii) Meets one of the following conditions:
    a. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
    b. Is living in the home of another because of economic hardship;
    c. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; •
    d. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
    e. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
    f. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
    g. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

(2) A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under section 387(3) of the Runaway and Homeless Youth Act, section 637(11) of the Head Start Act, section 41403(6) of the Violence Against Women Act of 1994, section 330(h)(5)(A) of the Public Health Service Act, section 3(l) of the Food and Nutrition Act of 2008, or section 17(b)(15) of the Child Nutrition Act of 1966, or

(3) (3) A child or youth who does not qualify as "homeless" under this section but qualifies as "homeless" under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth if living with her or him.

3) Domestic Violence/Sexual Assault/Trafficking

Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking includes:

• Definitions of Domestic Violence, Dating Violence, Sexual Assault, and Stalking from Violence Against Women Act) regulation at 24 CFR 5.2003

• Definition of Human Trafficking from Trafficking Victims Protection Act of 2000

• Includes both sex trafficking and labor trafficking.

4) Other Populations

(1) Other Families Requiring Services or Housing Assistance to Prevent Homelessness OR At Greatest Risk of Housing Instability.

(2) Other Families Requiring Services or Housing Assistance to Prevent Homelessness: Households (i.e., individuals and families) who:

• have previously been qualified as "homeless" as defined in 24 CFR 91.5

• are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and

• need additional housing assistance or supportive services to avoid a return to homelessness.

(3) At Greatest Risk of Housing Instability means a household that has:

• Annual income ≤ 30% of area median income and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs); OR

• Annual income ≤ 50% of area median income and meets one of the conditions in paragraph (iii) of "At risk of homelessness" definition at §91.5.

Preferences will be incorporated into the Tenant Selection Plan and will be listed as the same aforementioned eligible populations and in the order as listed above. All participants will meet Low-Income requirements. The eligible households will be primarily identified through the local Homeless Continuum of Care's Coordinated Entry System, which prioritizes referrals for available PSH units based on vulnerability (i.e. most likely to die if remain homeless) and severity of service needs (i.e. chronic health conditions, mental health and/or substance use disorders). If the Coordinated Entry System's Master Wait List is depleted, other means of identifying eligible populations will be undertaken, including, but not limited to, any Wait Lists maintained by the Housing Authority. Once applications are being taken after the Coordinated Entry System's needs are met, eligible persons or households will be accepted in the order (date and time) in which the applications were submitted.

Phoenix CDS has a long history of managing supportive housing programs in accordance with eligibility restrictions and preferences, including processes for verification of such and maintenance of required documentation. Phoenix CDS' capacity and capability to adhere to these regulations and demonstrate compliance is evidenced by numerous Management and Occupancy Reviews (MOR) and/or monitoring reports that can be supplied upon request.

4. Need

As of October 20, 2022, the local Homeless Continuum of Care has 427 people, including 52 households with children under the age of 18 on the Coordinated Entry wait list for Permanent Supportive Housing. A PSH project of this size will create an opportunity for the local Homeless Continuum of Care (CoC) to **functionally end family chronic homelessness** in the Tri-County region

Phoenix CDS is currently the largest provider of permanent supportive housing for people experiencing homelessness in the four-county CoC region. It is anticipated that the characteristics and service needs of the target population for this project will mirror those of their other PSH projects. These characteristics include:

- single adults have a disabling condition, primarily mental illness;
- family households have at least one family member (head of household and/or a child under the age of 18) with a disabling condition, primarily mental illness;
- most participants have three or more co-occurring disabling conditions;
- 15% of single adults are veterans;
- more than 50% of the single adults and heads of family households are unemployed; and
- 100% of persons served are low-income households.

85% of the family households currently residing in Phoenix CDS' PSH are Black or African American, demonstrating a serious social inequity when only 9% of the general population in the region is Black or African American.

Social Service Delivery Plan

Phoenix CDS is a licensed mental health agency and a leader in the field of permanent supportive housing for persons with mental illness in Illinois. Services will be provided both on site and off site and will include a collaborative partnership with other community service providers. Healthcare partners, including but not limited to, OSF, UnityPoint, Unity Place (mental health and substance abuse), Heartland Health Services (the local FQHC), and Positive Health Solutions (University of Illinois' College of Medicine's comprehensive service center for persons with HIV/AIDS), all maintain service agreements with Phoenix CDS and provide both on-site and off-site access to services driven by the individual household's needs and preferences. Supportive services to be provided include: basic life skills information and development, counseling on money management and use of credit, housekeeping, proper nutrition/meal preparation, mental health services, individualized tenancy support services, therapeutic recreational activities, and access to health care (e.g., doctors, medication, and substance abuse services). Phoenix CDS utilizes evidence-based practices, incorporating accepted and standard behavioral health concepts, particularly harm reduction, strengths-based and consumer-centered models of care. Clinical case management services include: assessment of behavioral health and housing needs; Individualized Service Plans; assistance applying for eligible benefits; Medicaid enrollment; counseling; advocacy; life skills education; and employment readiness training.

Phoenix CDS is currently developing a workforce development center, using an Employment First approach that is scheduled to be fully operational in early 2023 and is located within 0.5 miles of the proposed development. These PSH residents will be able to participate in both on-site and off-site services provided by the workforce development center, including educational advancement counseling regarding attainment of general equivalency diploma (GED); employment soft skills training, including successful work ethic and attitude models; participation in technical/trade classes facilitating job certifications in targeted fields; linkage to employment opportunities, including an on-site social enterprise; and job retention supports. These services will increase tenants' likelihood of securing needed employment, furthering housing stability goals.

The children in the family households will also have access to a combination of on-site and off-site services that Phoenix CDS facilitates through collaborative partnerships, such as Kids in the Kitchen that focuses on learning how to grow and/or prepare nutritious snacks and meals through hands-on teaching, and

activities at Phoenix CDS' Community Garden located four blocks from the proposed site, after-school programming. Behavioral health services for children are to be coordinated with external providers as appropriate.

Funds for supportive services come from a variety of sources, including but not limited to, Medicaid reimbursement, grants from the Illinois Department of Human Services (IDHS) and Heart of Illinois United Way already held by Phoenix CDS to provide a full range of supportive services to any residents in its PSH programs, and numerous program enhancement grants provided by local philanthropic organizations and/or faith communities.

Housing and Health Care Collaborative

In order to improve access to healthcare, decrease disparities, and improve outcomes for such a vulnerable population as those dealing with housing instability and homelessness, the on-site Healthcare Café is a comprehensive collaboration of several community healthcare providers and stakeholders. It will be staffed by medical and behavioral health services professionals and specialized community health professionals, including but not limited to:

- OSF Healthcare, the largest regional healthcare system
- UnityPoint Health, the second largest regional healthcare system,
- Unity Place, the comprehensive community behavioral healthcare provider (mental health and substance abuse),
- Heartland Health Services, the local Federally Qualified Health Center (FQHC),
- University of Illinois College of Medicine-Peoria (UICOMP)
- Peoria County Health Department,
- Phoenix Community Development Services, mental health service provider,
- U.S. Department of Veterans Affairs (VA),
- Positive Health Solutions (UICOMP;s comprehensive service center for persons with HIV/AIDS), and
- JOLT Harm Reduction, substance use interventions.

Services offered will include wellness education, basic health exams, screening for cancer and other chronic health conditions, monitoring of chronic health conditions (i.e. high blood pressure, diabetes), vaccine clinics, exercise and self-care programs, personal hygiene care, mental health and substance abuse counseling, community health navigators and care coordinators, benefits enrollment, etc. Telehealth access to primary care practitioners, psychiatrists, and other specialized healthcare providers will be accessible on site as well. The partners intend to explore the feasibility of incorporating on-site Medication-Assisted Treatment (MAT).

It is expected that this Healthcare Café will serve individuals residing in the PSH development as well as medically-fragile individuals experiencing homelessness from the community at large. Its central location within a half-mile radius of the two largest homeless emergency shelters and seven of Phoenix CDS' supportive housing programs provides a safe and accessible site for such a Healthcare Café in which healthcare services can be provided with respect and dignity. This Healthcare Collaborative builds on existing initiatives underway in the community to meet the needs of persons experiencing homeless, including OSF's funding of two Phoenix CDS mental health staff embedded in the largest men's emergency shelter and the street outreach conducted by Phoenix CDS (mental health), OSF's street medicine services, and Jolt's substance abuse harm reduction services (i.e. needle exchange). This Healthcare Café will

facilitate a more systemic collaboration of such services for the target population while also creating a centralized cite for the delivery of such services.

The Healthcare Café plans to become a host learning center for medical students from the University of Illinois College of Medicine-Peoria; nursing students from Methodist College, OSF College of Nursing, Bradley University, and Illinois Wesleyan University; and social work students from Methodist College and Bradley University. This will create an opportunity to facilitate a learning environment that advances the goals of healthcare access and equity in a community-based setting. This healthcare and housing model is supported by recent Healthcare Transformation Collaborative grants awarded by the Illinois Department of Healthcare and Family Services (HFS). In particular, the OSF Medicaid Innovation Collaboration funded by HFS specifically identified the homeless population in the City of Peoria as one of its primary focus. As a participating site in these healthcare innovation collaborations, data will be collected, analyzed and measured against anticipated performance benchmarks, including a reduction in unnecessary emergency department visits that are a common cause of high public healthcare costs.

5. Market Assessment

The CoC Coordinated Entry System data as of 10/21/2021 show total homeless households of 317 and 427 total homeless persons.

Across the CoC, there are 267 PSH beds for homeless households without children and 189 PSH beds for homeless households with children. Occupancy is consistently over 95%. The length of time between a homeless household's entry into the CoC's Coordinated Entry System and placement into PSH has increased notably throughout the COVID-19 pandemic, largely due to the marked decrease in affordable housing units available in the community-s rental community.

The CoC has continued to assert that additional Permanent Supportive Housing units are needed to fully meet the demand for permanent housing. The proposed project creates the opportunity for the CoC to functionally end family chronic homelessness. Several of the units will also enable the CoC to provide PSH and access to appropriate on site healthcare to medically fragile persons experiencing homelessness.

Please find attached a market assessment performed in 2021.

6. Experience

The development team has extensive experience in developing, constructing and managing permanent supportive housing.

Applicant/ Developer/Social Service Provider/Property Manager:

Phoenix Community Development Services

Phoenix Community Development Services, a licensed mental health agency, has been providing supportive services to neighborhood members since its incorporation in 1985, using a variety of funding sources and donations, and has been developing and providing permanent supportive housing since 1989. Phoenix CDS is committed to providing comprehensive, supportive services to our most vulnerable citizens who face great challenges and barriers to achieving housing stability and self-sufficiency. The

primary goal is to end homelessness and provide individuals, families, and veterans with a safe place to live independently. Among services provided to residents are supportive counseling services to set and achieve goals, make healthy life choices, find employment, build skills, and become stable, self-sufficient members of society. Please also see the attached developer experience certification.

Phoenix will serve as the project's developer, social service provider, and property manager. They have extensive experience managing multifamily apartments, affordable senior housing, and special needs housing, working with multiple LIHTC and HUD-financed projects in the Peoria area. It currently provides management and oversight to approximately 150 units in 7 housing developments throughout Peoria and the surrounding communities, overseeing management and maintenance of the units. Please see a detailed management experience certification attached.

Phoenix has over fifteen (15) continuous years of prior development and/or ownership experience in multifamily residential projects that now total six (6) sites. Phoenix has not experienced a foreclosure or bankruptcy in the last three (3) years, nor has unresolved HUD or State negative compliance findings. Phoenix is an Illinois based 501c3, charitable, tax-exempt organization. Their vision is to end homelessness in Fulton, Peoria, Tazewell and Woodford Counties by ensuring access to permanent, safe and affordable housing.

Key personnel are extensively trained in the required fields related to property management for HUD developments. Staff have the following experience, training and certifications: Fair Housing Specialist Certification, Certified Occupancy Specialist training, Rental Housing Finance training, Tax Credit Specialist training and certification. The company and its staff are experienced in maintaining the files and records necessary for compliance monitoring of affordable housing and reporting to investors, lenders and state/federal agencies.

Phoenix is experienced at meeting affordability, HOME and PHA requirements, including marketing and outreach under an Affirmative Fair Housing Marketing Plan, leasing units according to the Tenant Selection Plan, and compliance. Phoenix has been providing supportive services since its incorporation in 1985, using a variety of funding sources and donations, and has been developing and providing permanent supportive housing and associated supportive services since 1989. The organization is committed to providing comprehensive, supportive services to its most vulnerable citizens who face great challenges. The primary goal is to end homelessness and provide individuals, families, and veterans with a warm, safe place to live

independently. Among services provided to residents are supportive counseling services to set and achieve goals, make healthy life choices, find employment, build skills, and become stable, self-sufficient members of society.

As a Sponsor/Owner, Phoenix has ownership in over 164 units. These developments include:

Development	Location	Type	# Units	Governmental Funding Sources
HHH Housing	Peoria, IL	New	5	HUD CoC Program
Monroe Manor	Peoria, IL	New	10	HUD CoC Program/TBRA-State and Federal
Oasis	Peoria, AR	New	6	HUD CoC Program

New Hope Apartments	Peoria, IL	Rehab	84	Low Income Housing Tax Credits/PBV/HUD CoC Program/Historic Tax Credits
Veterans Haven	Peoria, IL	Rehab	15	VA Contract
Glendale Commons	Peoria, IL	New	28	LIHTC/FHLB/IHDA BIBP
Madison Apartments	Peoria, IL	Rehab	10	IHDA Trust Fund/LTOS Program
Madison II Apartments	Peoria, IL	New	24	IHDA Trust Fund/National Housing TF/PBVs

A more detailed Developer Experience Certification is attached.

Please refer to the enclosed Property Manager Experience Certification for a comprehensive breakdown of properties managed.

Other Development Team Members

Architect: Design Mavens Architecture PLLC

Design Mavens is a WBE firm founded in February 2021 by four female architects who bring a combined 64 years of design and construction experience in multi-family housing, senior living, higher education, K-12 school, religious, and healthcare projects. Before founding DMA, our four principals worked together at the same firm for over ten years. Ninety percent of our past projects included renovations of existing buildings including historic structures and multi-story buildings. We have experience designing and managing $20-$30 million construction projects, managing teams of specialty consultants, and managing multiple large projects consecutively.

General Contractor: CORE Construction Services of IL, Inc.

CORE Construction was formed in 1937 and has been a vested community partner for various clients in housing, municipal, energy, federal and commercial construction throughout Illinois as well as nationally. CORE Construction has a history of cooperation with Phoenix CDS through its Glendale Commons and Madison Apartments I and II developments.

7. Readiness to Proceed

If the IHDA 9% application is approved, the project would be ready to close on financing and start construction in Spring 2024. We plan to submit our 9% LIHTC and soft fund application to IHDA in February 2023, with announcements planned for June 2023.

Phoenix currently has site control through November 30, 2022. An extension through 12/31/2024 has been requested and is in process. The site is zoned appropriately for the proposed project. The current zoning is Industrial with a Special Use for homeless services. The Special Use was approved in November 2021. The project has a 12 month construction/rehab schedule. If funding is approved on our expected timeframe, we expect units to be available in Spring/Summer 2025.

8. Leverage and Match

The award of the HOME – ARP funds to this project will leverage approximately $22M of other federal, state and local sources. Our proposed sources are as follows:

Source	Lender	Amount	Status
First Mortgage	TBD	1,356,308	To be applied for in conjunction w/ IHDA application
IHDA funds	IHDA	6,191,682	Application due 2/2023
HOME ARP	City of Peoria	2,045,017	Applied for
FHLB	TBD	825,000	Application due in June 2023
Continuum of Care	Local CoC	500,000	Committed
9% Equity	TBD	13,050,000	Application due 2/2023
Deferred Developer Fee	Phoenix	500,000	Committed
	TOTAL:	**24,318,007**	

9. Budget

The existing building is 124,748 total square feet. Existing building structure, to remain, is concrete columns, beams and floor/roof slabs (Type IB Construction). The project includes demo of a portion of existing underground parking garage, including foundations and underground utilities to create green space. The roof will be replaced. The project will certify to the NGBS Bronze program. Interior improvements include reno of floors 2-6 to provide 55 units featuring a mix of (10) studio units, (10) 1 BRs, (11) 2 BRs, and (24) 3 BRs. Reno of a portion of first floor & basement level to provide amenity spaces and entry access to existing elevators for units on floors 2-7. Design features will focus on wellness including smoke free housing, fitness center, a computer room and activity room. Exterior of building is existing to remain with durable materials including EIFS and concrete. The existing roof membrane will be replaced and new roof insulation will be added as needed to meet NGBS Bronze certification. The site will include new landscaped green space with an adjacent resident tot-lot. Landscaped areas and planting beds will feature native plants and trees. A new entry drive under the existing canopy will provide covered entry to and exit from building for residents. Removal of a portion of the deteriorated existing parking garage and converting the remaining portion into storage, maintenance and egress corridor.

The proposed development budget is as follows:

Line Item	Amount
Acquisition	2,200,000
Construction *	17,234,545
Construction Period	131,000
Professional Fees	1,648,536
Marketing & Leasing	57,500
Lender Fees	338,563
Developer Fee	1,775,000
Reserves	420,574
Interest	512,289
Total:	**24,318,007**

* The budget assumes federal prevailing Davis Bacon wages.

Attachments:

A. Preliminary Plans and Scope of Work
B. 2021 Market Assessment
C. Phoenix Development and Property Management Experience
D. Design Mavens Architecture Experience
E. Core Construction Experience

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

415 St Marks Court
Peoria, Illinois

DRAFT - NOT FOR CONSTRUCTION
10/19/2021

DEVELOPMENT TEAM

SPONSOR
Phoenix Community Development Services
202 NE. Madison Ave.
Peoria, IL 61602

Lightengale Group
140 S. Dearborn St., Suite 1500A
Chicago, IL 60603

ARCHITECT
Design Mavens Architecture PLLC
2404 E Empire Street
P.O. Box 740
Bloomington, IL 61702
T: 309.304.3048

GENERAL CONTRACTOR
CORE Construction
866 N. Main St.
Morton, IL 61550

PROPERTY MANAGER
Phoenix Community Development Services
202 NE. Madison Ave.
Peoria, IL 61602

APPLICABLE CODES

BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
2014 ILLINOIS PLUMBING CODE
NFPA 10, 13, 13R, and 72
ASME 17.1-2007 ELEVATOR CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE, w/ ILLINOIS AMENDMENTS
CITY OF PEORIA LOCAL CODE AMENDMENTS

ACCESSIBILITY CODES:

ILLINOIS ACCESSIBILITY CODE (IAC)
ANSI A117.1, CURRENT EDITION
FEDERAL FAIR HOUSING AMENDMENTS ACT (FHAA)
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINES (ADAAG)

SITE DATA

LAND USE

GROSS SITE AREA:	185,471 S.F. (4.26 ACRES)
NET SITE AREA (BUILDABLE):	145,630 S.F. (3.34 ACRES)
AREA OF WETLANDS, FLOODWAY, FLOODPLAIN, OPEN WATER:	N/A (0.0 ACRES
FLOOR AREA RATIO:	0.89
LANDSCAPED AREA:	49,714 S.F. (1.14 ACRES)
GROSS IMPERVIOUS AREA:	135,757 S.F. (3.12 ACRES)
SITE COVERAGE (%):	73.2%
NUMBER OF LOTS:	1
NUMBER OF BUILDINGS:	1

BUILDING DATA - MULTI-FAMILY RESIDENTIAL BUILDING

BUILDING SQUARE FOOTAGE (GROSS S.F.):

BASEMENT:	30,026 S.F.
1ST FLOOR:	28,363 S.F.
2ND FLOOR:	11,800 S.F.
3RD FLOOR:	11,800 S.F.
4TH FLOOR:	11,800 S.F.
5TH FLOOR:	11,800 S.F.
6TH FLOOR:	11,800 S.F.
7TH FLOOR:	11,800 S.F.
TOTAL:	**129,189 S.F.**

DWELLING UNITS (APARTMENTS):

	UNITS	ACCESSIBLE	ADAPTABLE	SENSORY
STUDIO	10	1	2	0
ONE BEDROOM	10	1	3	1
TWO BEDROOM	11	1	2	1
THREE BEDROOM	24	3	4	0
TOTAL DWELLING UNITS:	**55**	**6**	**11**	**2**

UNITS PER ACRE: 12.91

BUILDING HEIGHT: 7 STORIES, 67'-7" (TOP OF ROOF)

PARKING SPACES (PROVIDED):

NUMBER: 169 (INCLUDING 11 ACCESSIBLE)

SPACES PER UNIT: 3

INDEX OF DRAWINGS

DESIGN Mavens ARCHITECTURE PLLC
Design Firm Registration #184-008472

DATE: 10/19/2021
DRAWN: JMU
REVIEWED: SMJ

REVISIONS

#	DATE	DESCRIPTION

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COVER SHEET

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

PHOENIX COMMUNITY DEVELOPMENT SERVICES
415 St Marks Court
Peoria, Illinois

SHEET
G000

PROJECT # 210029

1 OVERALL SITE PLAN
1" = 50'-0"

0' 25' 50' 100'

NORTH

DESIGN Mavens ARCHITECTURE PLLC

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DATE: 10/19/2021
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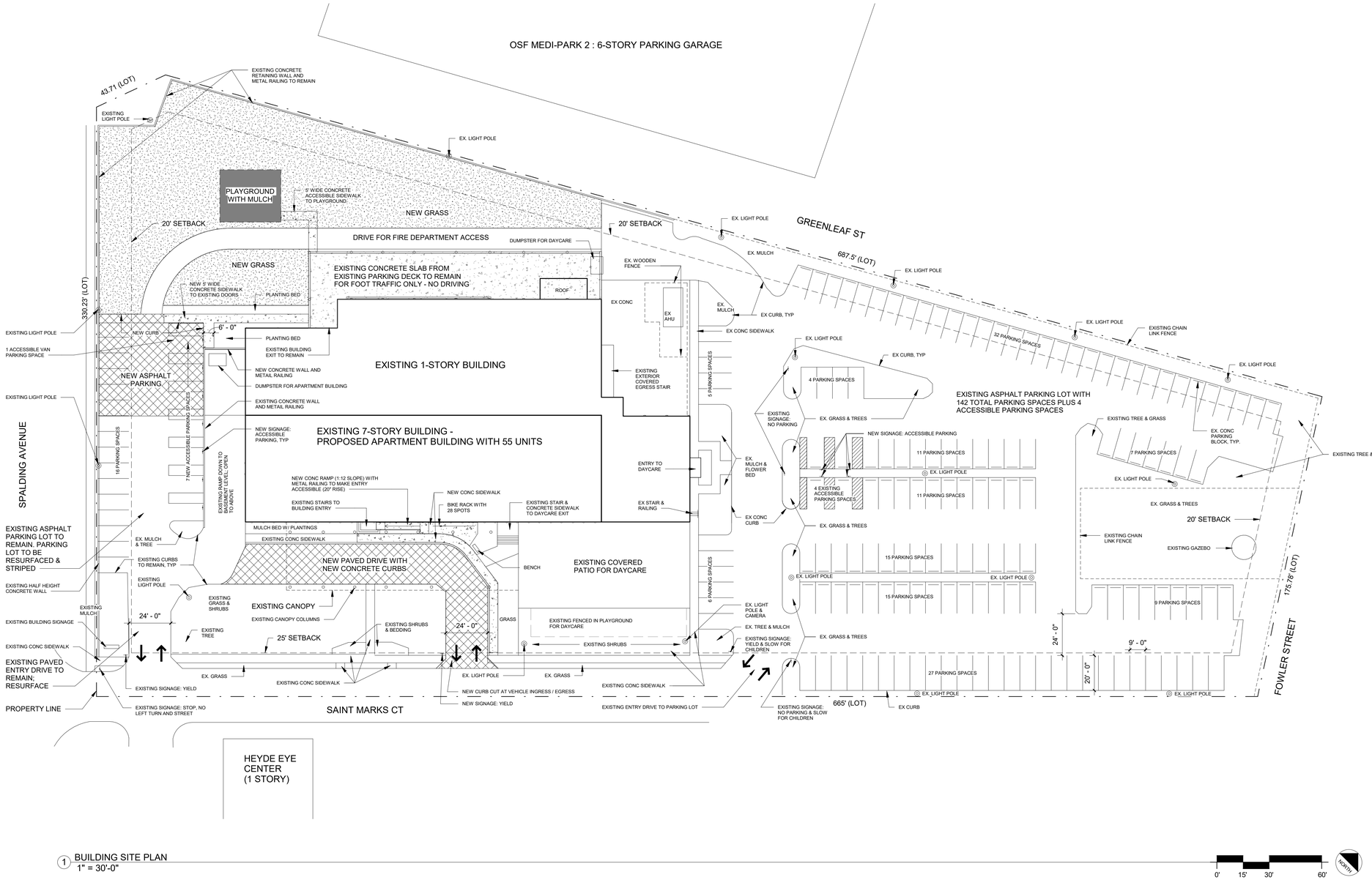
OVERALL SITE PLAN

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

PHOENIX COMMUNITY DEVELOPMENT SERVICES
415 St Marks Court
Peoria, Illinois

SHEET
C100

PROJECT # 210029



1 BUILDING SITE PLAN
1" = 30'-0"

0' 15' 30' 60'

NORTH

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BUILDING SITE PLAN

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

PHOENIX COMMUNITY DEVELOPMENT SERVICES

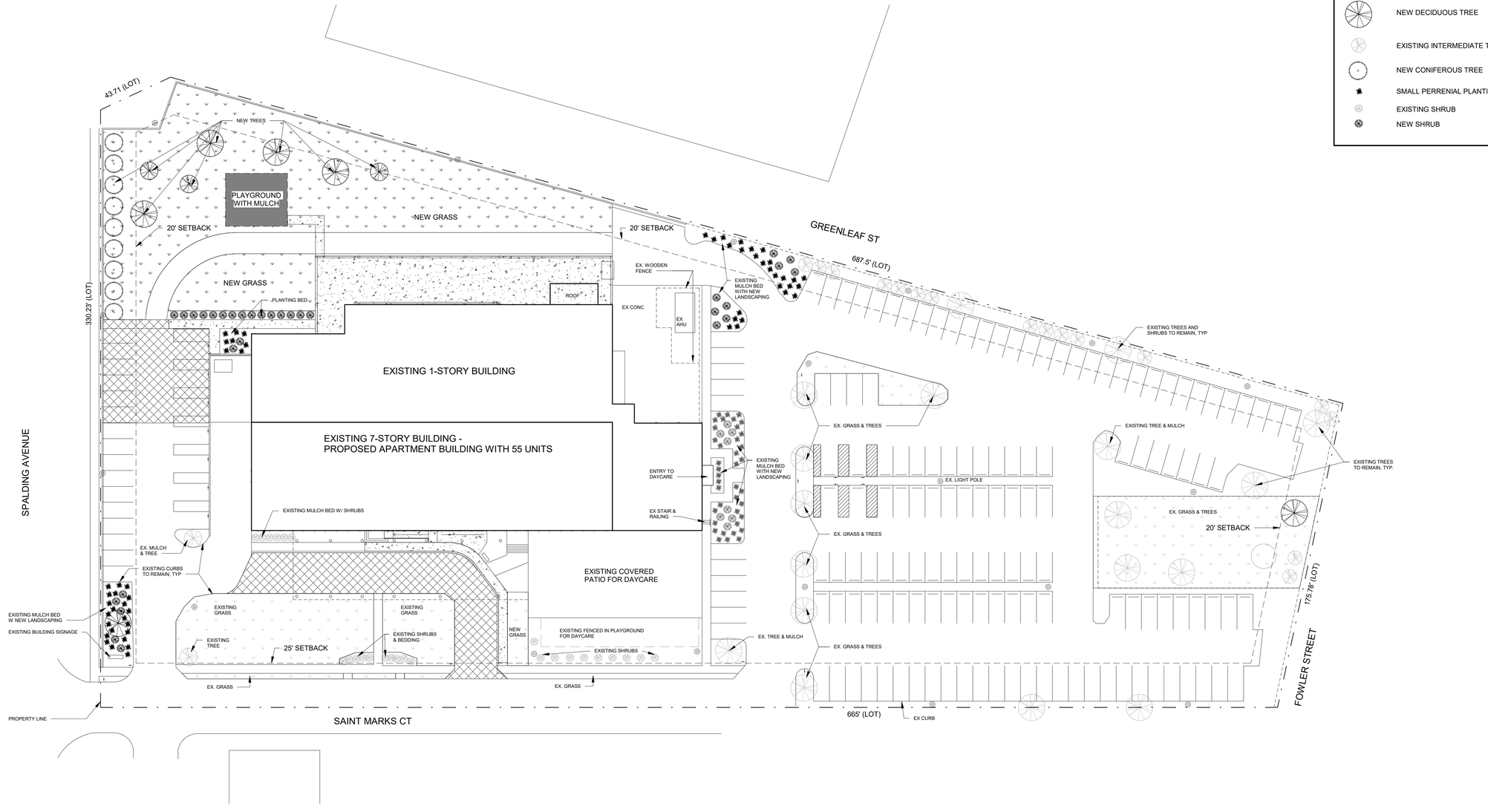
415 St Marks Court
Peoria, Illinois

SHEET
C101

PROJECT # 210029

LANDSCAPING PLAN LEGEND

- EXISTING GRASS
- NEW GRASS
- EXISTING DECIDUOUS TREE
- NEW DECIDUOUS TREE
- EXISTING INTERMEDIATE TREE
- NEW CONIFEROUS TREE
- SMALL PERRENIAL PLANTING
- EXISTING SHRUB
- NEW SHRUB



1 LANDSCAPE PLAN
1" = 30'-0"

0' 15' 30' 60' NORTH

DESIGN Mavens ARCHITECTURE PLLC
Design Firm Registration #184-006472

DATE: 10/19/2021
DRAWN: JMU/ACL
REVIEWED: SMJ

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LANDSCAPE PLAN

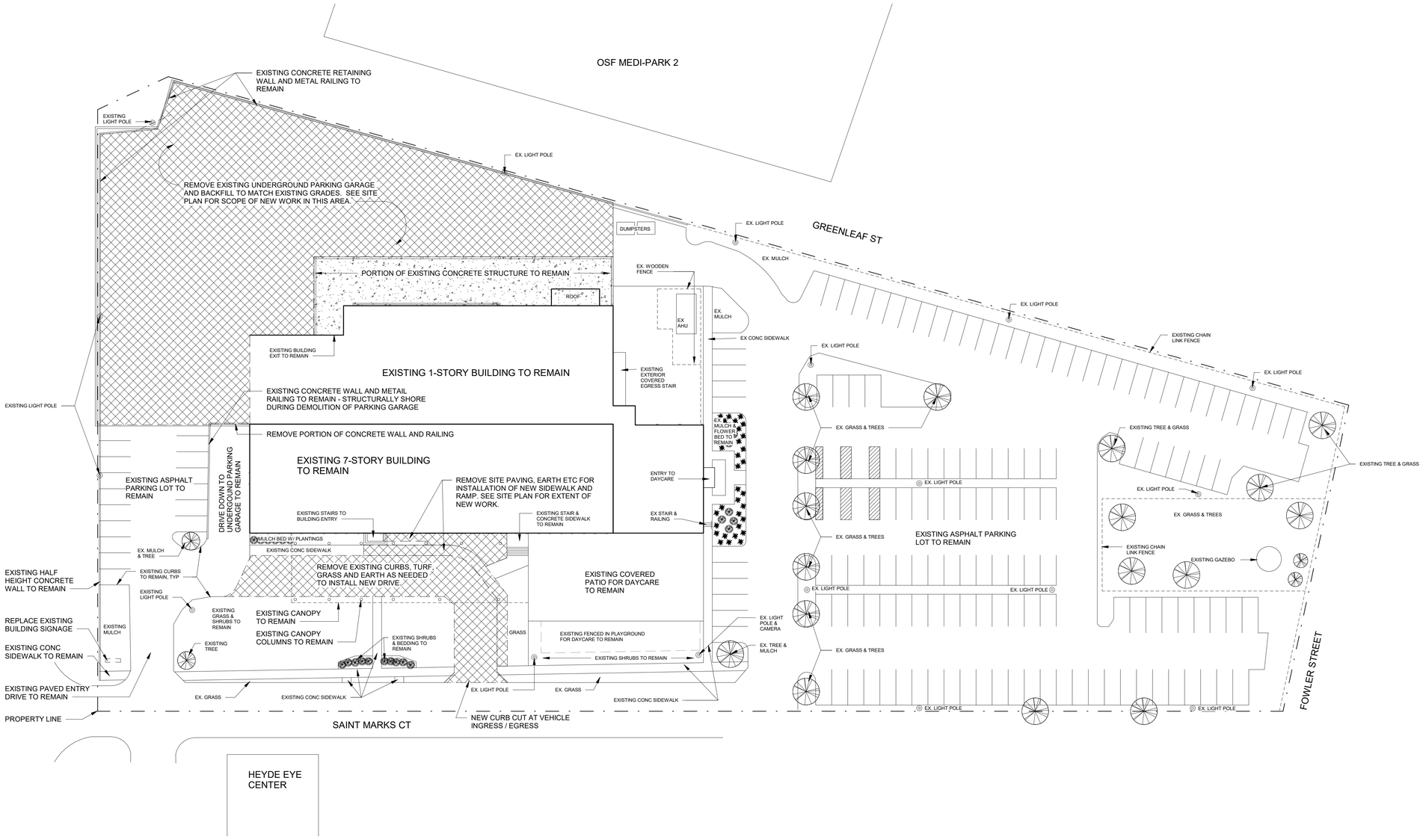
PHOENIX MANOR - MULTI-FAMILY RESIDENCES

PHOENIX COMMUNITY DEVELOPMENT SERVICES

415 St Marks Court
Peoria, Illinois

SHEET
L101

PROJECT # 210029



1 SITE DEMOLITION PLAN
1" = 30'-0"

0' 15' 30' 60'

NORTH

DEMOLITION LEGEND:

- EXISTING ITEM TO REMAIN
- ITEM TO BE DEMOLISHED
- REMOVAL OF MATERIAL IN AREA INDICATED BY HATCH

DESIGN Mavens ARCHITECTURE PLLC

Design Firm Registration #184-008472

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REVIEWED: SMJ

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SITE DEMOLITION PLAN

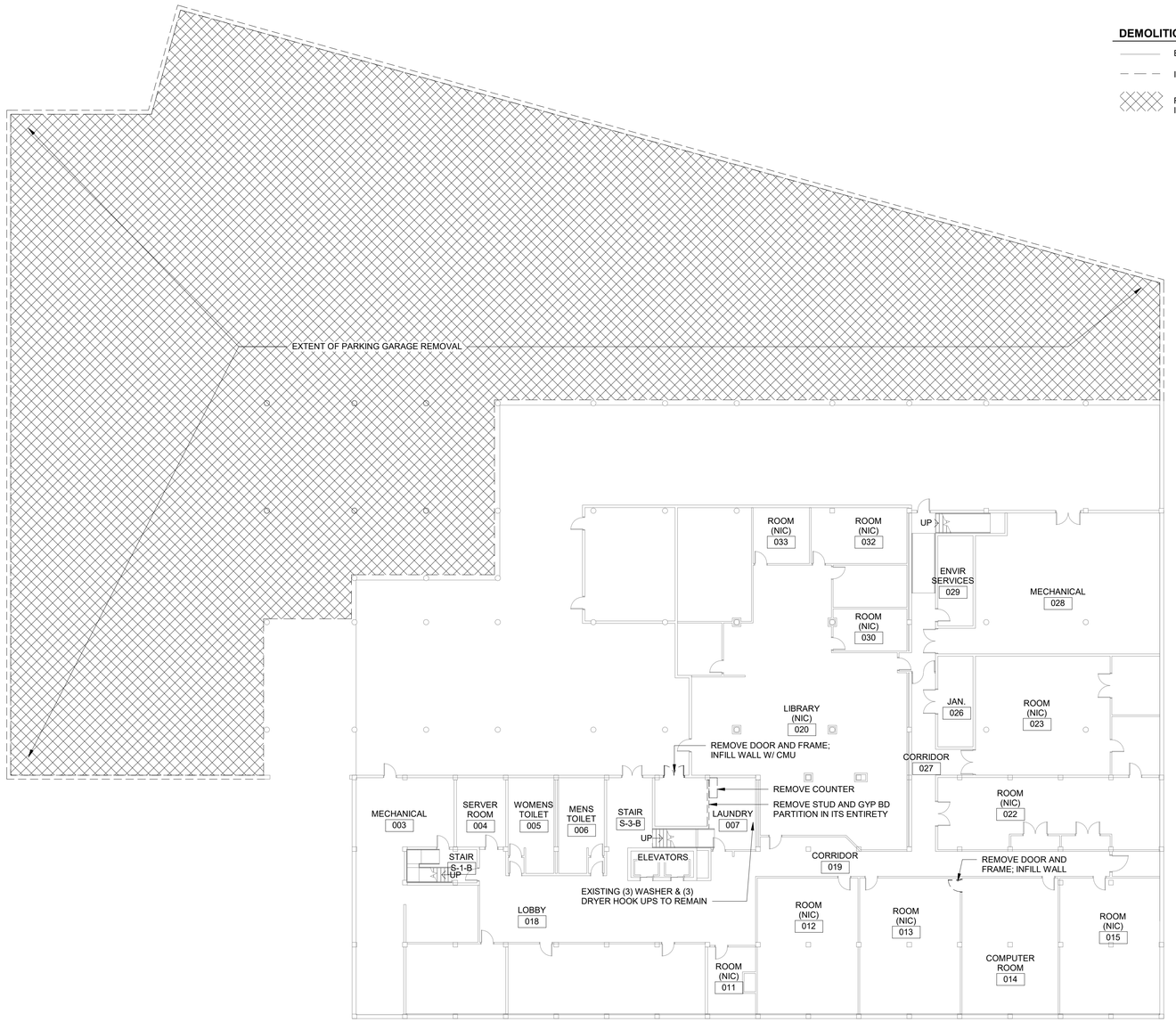
PHOENIX MANOR - MULTI-FAMILY RESIDENCES

PHOENIX COMMUNITY DEVELOPMENT SERVICES

415 St Marks Court
Peoria, Illinois

SHEET
D100

PROJECT # 210029



1 BASEMENT DEMOLITION FLOOR PLAN
1/16" = 1'-0"

0' 8' 16' 32'

NORTH

DESIGN Mavens ARCHITECTURE PLLC

Design Firm Registration #184-006472

DATE: 10/19/2021
DRAWN: Author
REVIEWED: Checker

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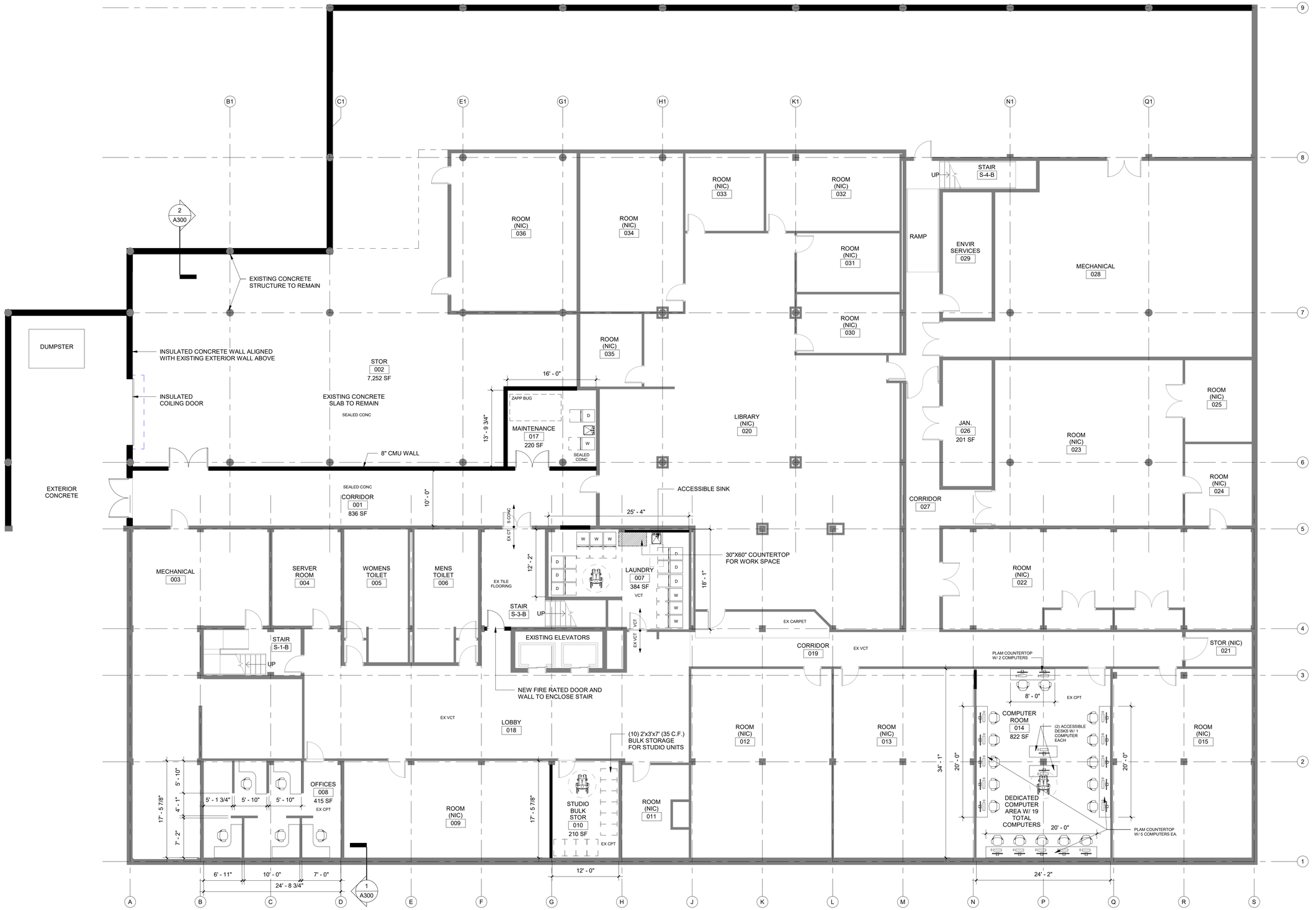
BASEMENT DEMOLITION FLOOR PLAN

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

PHOENIX COMMUNITY DEVELOPMENT SERVICES
415 St Marks Court
Peoria, Illinois

SHEET
AD100

PROJECT # 210029



1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

NORTH

DESIGN Mavens ARCHITECTURE PLLC
Design Firm Registration #184-008472

DATE: 10/19/2021
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REVIEWED: JMU

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BASEMENT FLOOR PLAN

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

PHOENIX COMMUNITY DEVELOPMENT SERVICES
415 St Marks Court
Peoria, Illinois

SHEET
A100

PROJECT # 210029

SYMBOL LEGEND

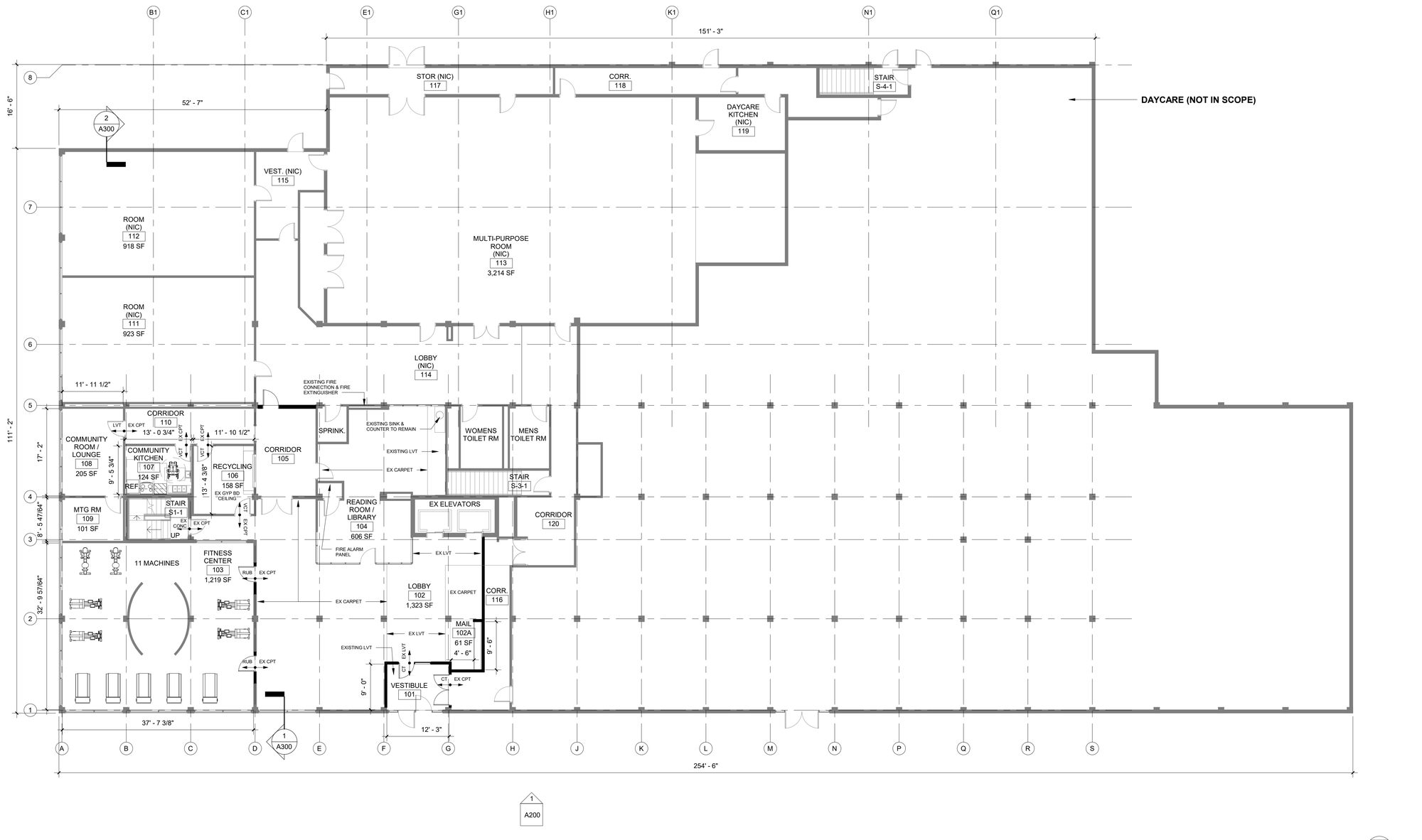
ROOM NAME / 101 — ROOM NAME, ROOM NUMBER

1 / A101 SIM — WALL SECTION: DETAIL NUMBER (TOP), SHEET NUMBER (BOTTOM)

1 / A201 — BUILDING ELEVATION: DETAIL NUMBER (OUTSIDE), SHEET NUMBER (INSIDE)

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CPT	CARPET
CT	CERAMIC TILE
EPT	EPOXY PAINT
EX	EXISTING
EXP	EXPOSED STRUCTURE
GYP	GYPSUM BOARD
PLAM	PLASTIC LAMINATE
PNT	PAINT
RB	RESILIENT BASE
S	SEALER
S&V	STAIN AND VARNISH
SV	SHEET VINYL
VCT	VINYL COMPOSITION TILE
WD	WOOD



1 1ST FLOOR PLAN
1" = 10'-0"

0' 5' 10' 20' NORTH

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FIRST FLOOR PLAN

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

PHOENIX COMMUNITY DEVELOPMENT SERVICES

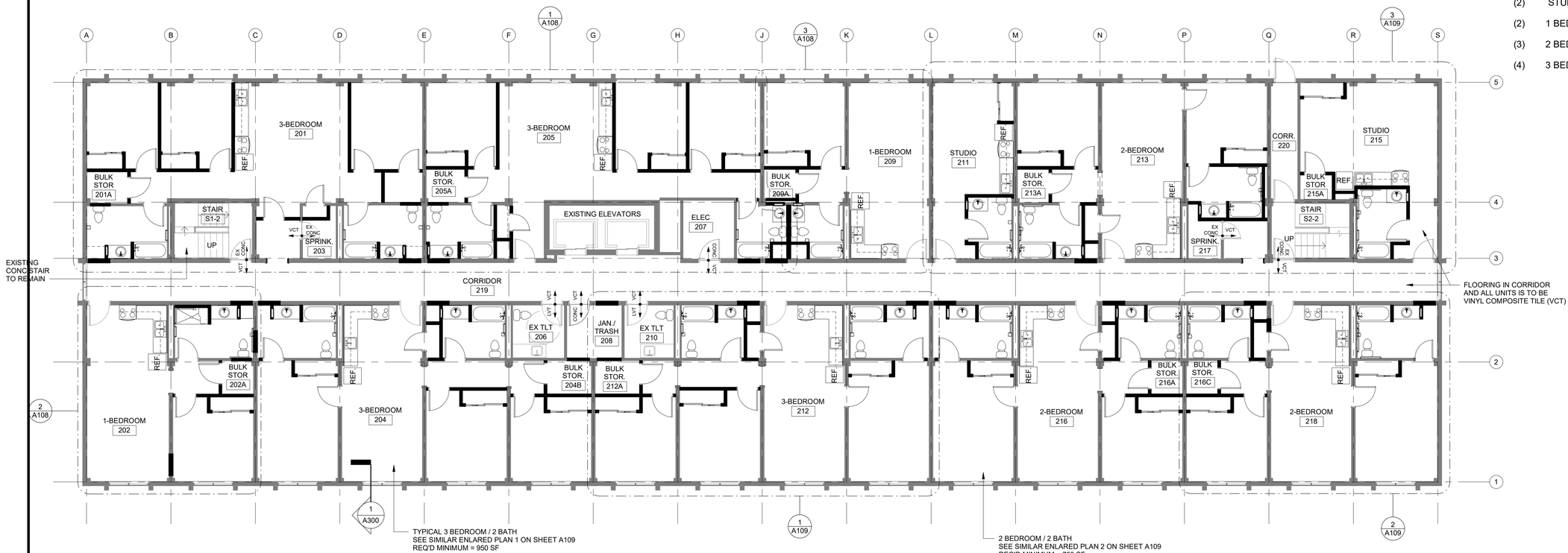
415 St Marks Court
Peoria, Illinois

SHEET
A101

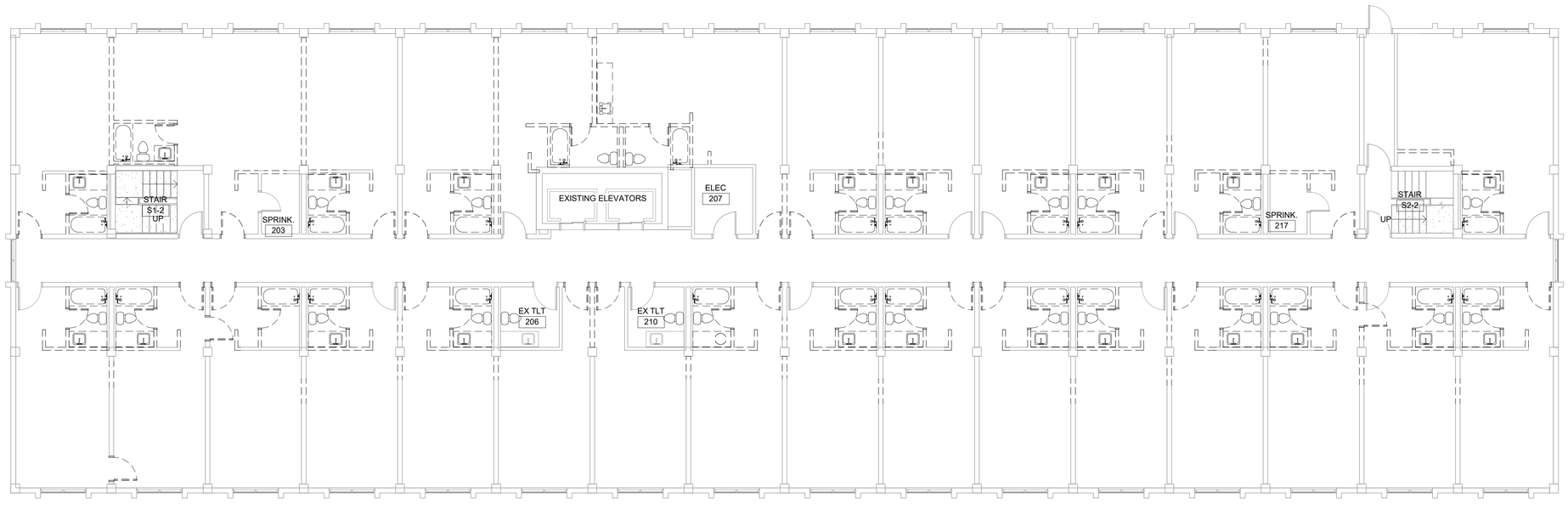
PROJECT # 210029

SECOND FLOOR UNIT COUNT

QTY.	TYPE OF UNIT
(2)	STUDIO UNITS
(2)	1 BEDROOM UNIT
(3)	2 BEDROOM / 2 BATH UNIT
(4)	3 BEDROOM / 2 BATH UNIT



1 SECOND FLOOR PLAN
1/8" = 1'-0"



DEMOLITION LEGEND:

- EXISTING ITEM TO REMAIN
- ITEM TO BE DEMOLISHED
- REMOVAL OF MATERIAL IN AREA INDICATED BY HATCH

2 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

DESIGN Mavens ARCHITECTURE PLLC
Design Firm Registration #184-006472

DATE: 10/19/2021
DRAWN: SMJ
REVIEWED: JMU

REVISIONS

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SECOND FLOOR PLANS

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

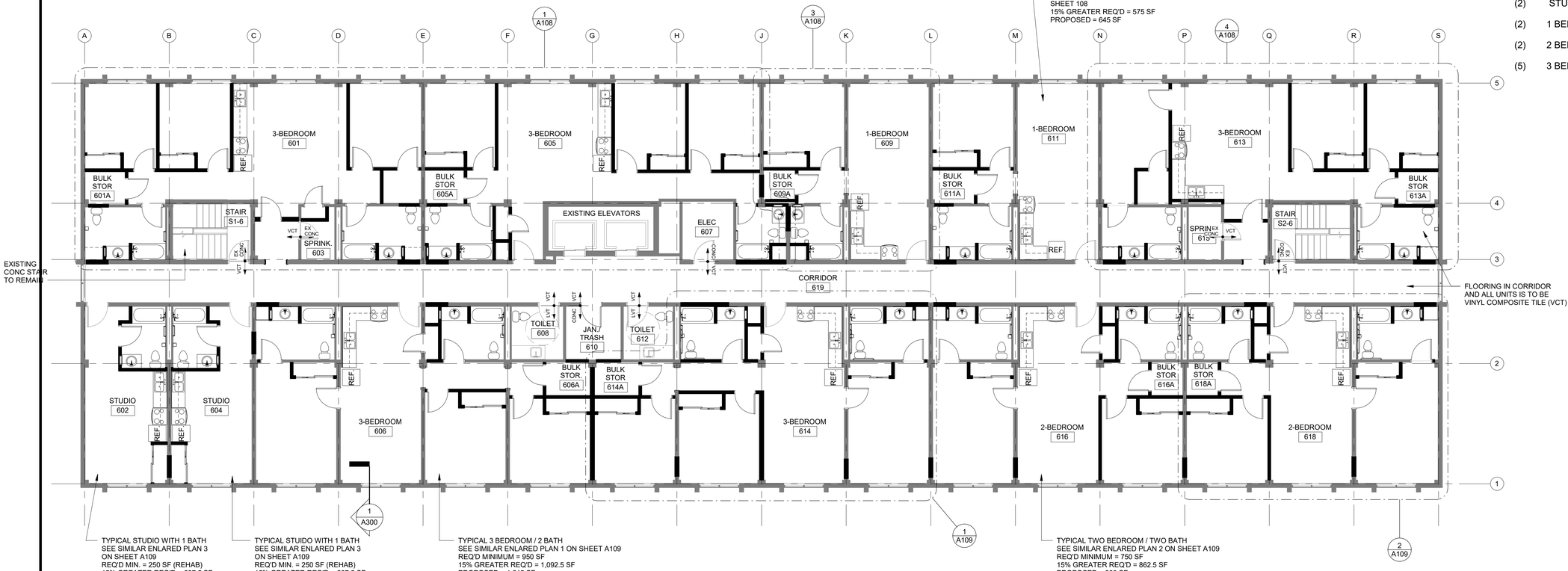
PHOENIX COMMUNITY DEVELOPMENT SERVICES
415 St Marks Court
Peoria, Illinois

SHEET
A102

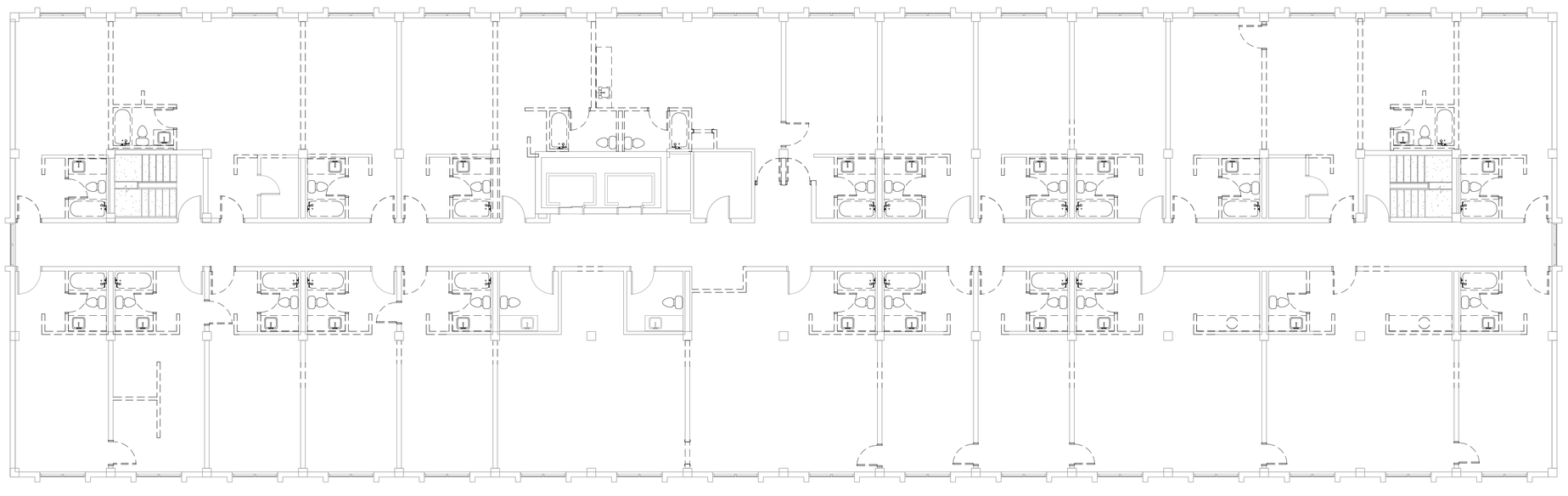
PROJECT # 210029

3-6 FLOOR UNIT COUNTS PER FLOOR

QTY.	TYPE OF UNIT
(2)	STUDIO UNITS
(2)	1 BEDROOM UNIT
(2)	2 BEDROOM / 2 BATH UNIT
(5)	3 BEDROOM / 2 BATH UNIT



1 TYPICAL FLOOR PLAN (FLOORS 3-6)
1/8" = 1'-0"



2 SIXTH FLOOR DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION LEGEND:

- EXISTING ITEM TO REMAIN
- ITEM TO BE DEMOLISHED
- REMOVAL OF MATERIAL IN AREA INDICATED BY HATCH

DESIGN Mavens ARCHITECTURE PLLC
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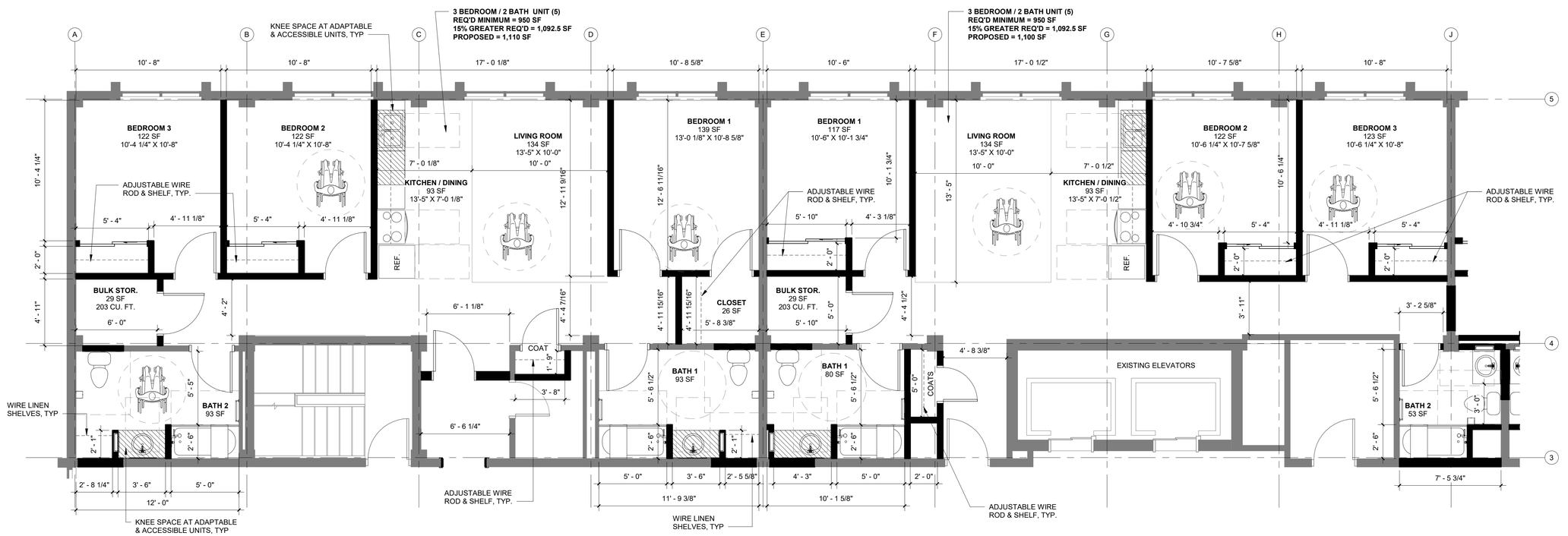
SIXTH FLOOR PLANS

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

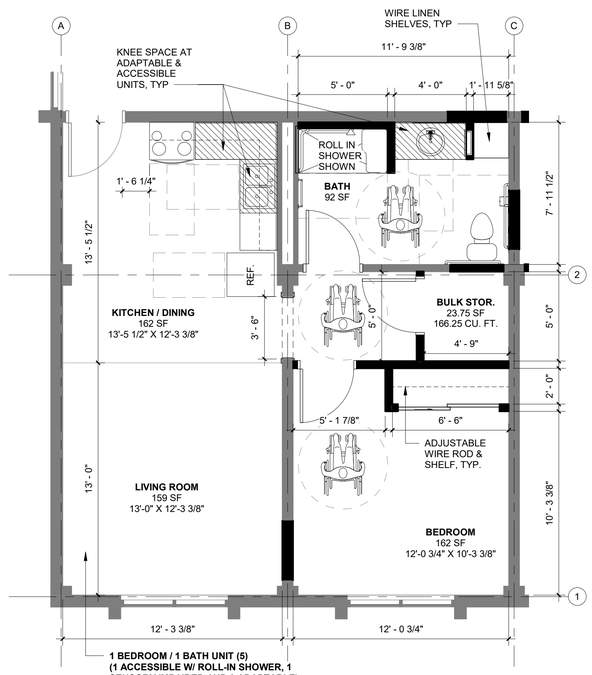
PHOENIX COMMUNITY DEVELOPMENT SERVICES
415 St Marks Court
Peoria, Illinois

SHEET
A106

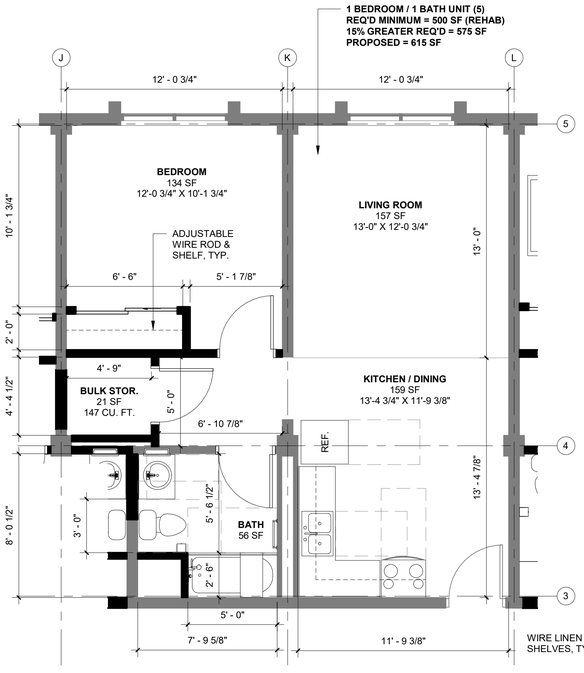
PROJECT # 210029



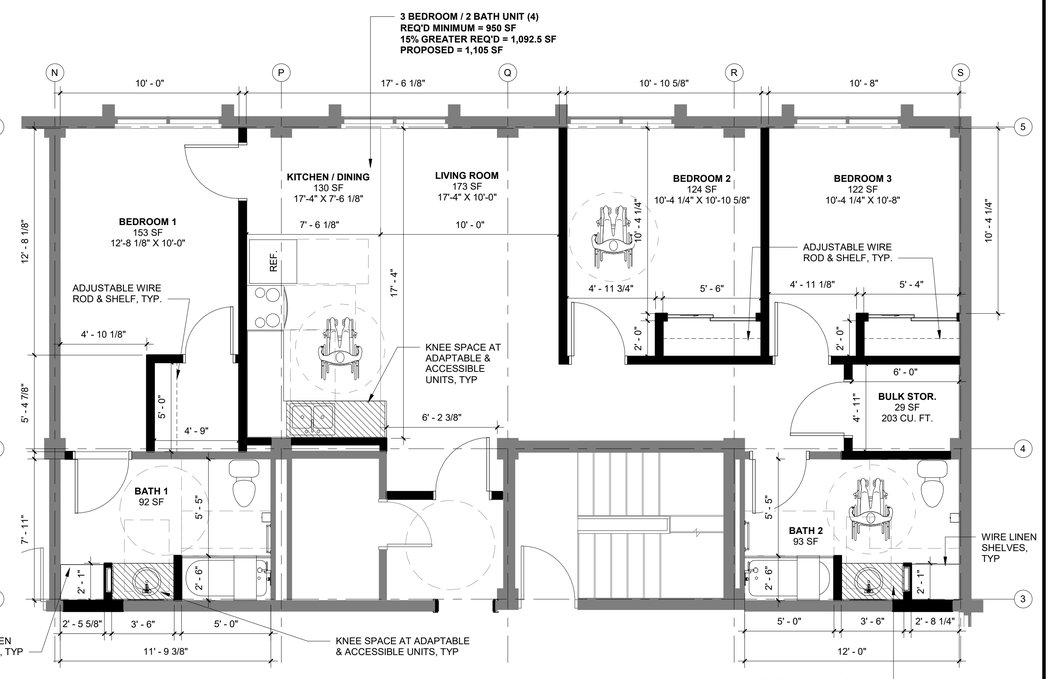
1 ENLARGED FLOOR PLAN - NORTH 3-BEDROOM UNITS
1/4" = 1'-0"



2 ENLARGED FLOOR PLAN - TYPICAL 1-BEDROOM UNIT
1/4" = 1'-0"



3 ENLARGED FLOOR PLAN - ALTERNATE 1-BEDROOM UNIT
1/4" = 1'-0"



4 ENLARGED FLOOR PLAN - NE 3-BEDROOM UNIT
1/4" = 1'-0"

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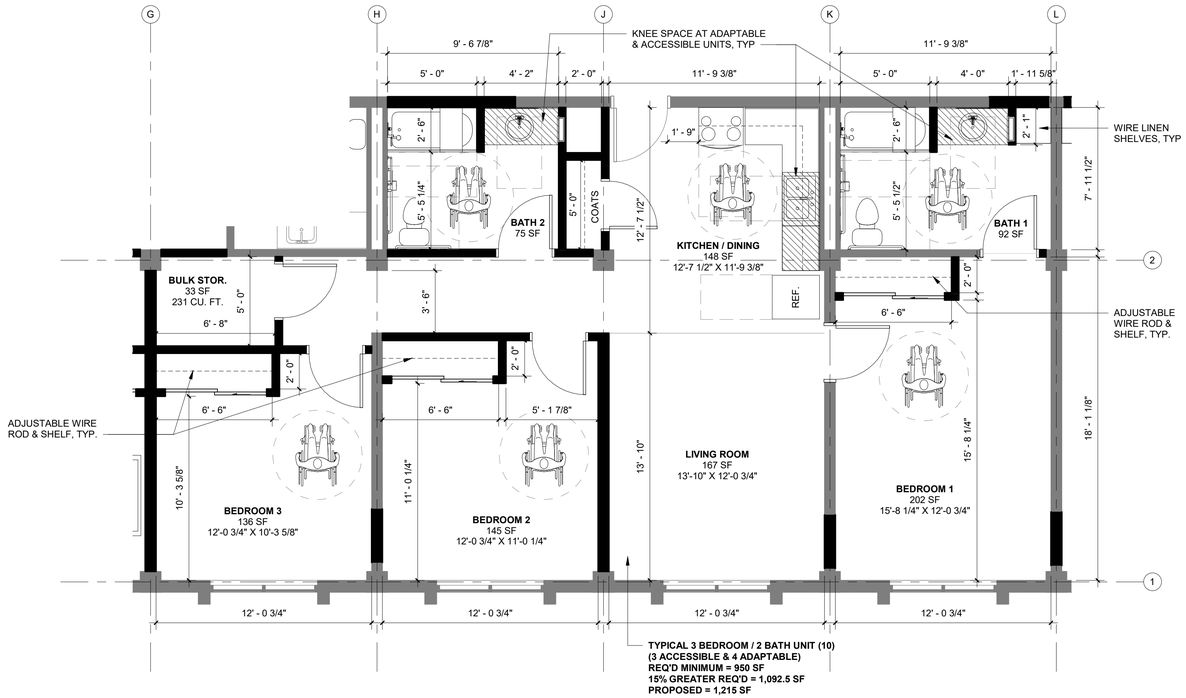
ENLARGED UNIT FLOOR PLANS

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

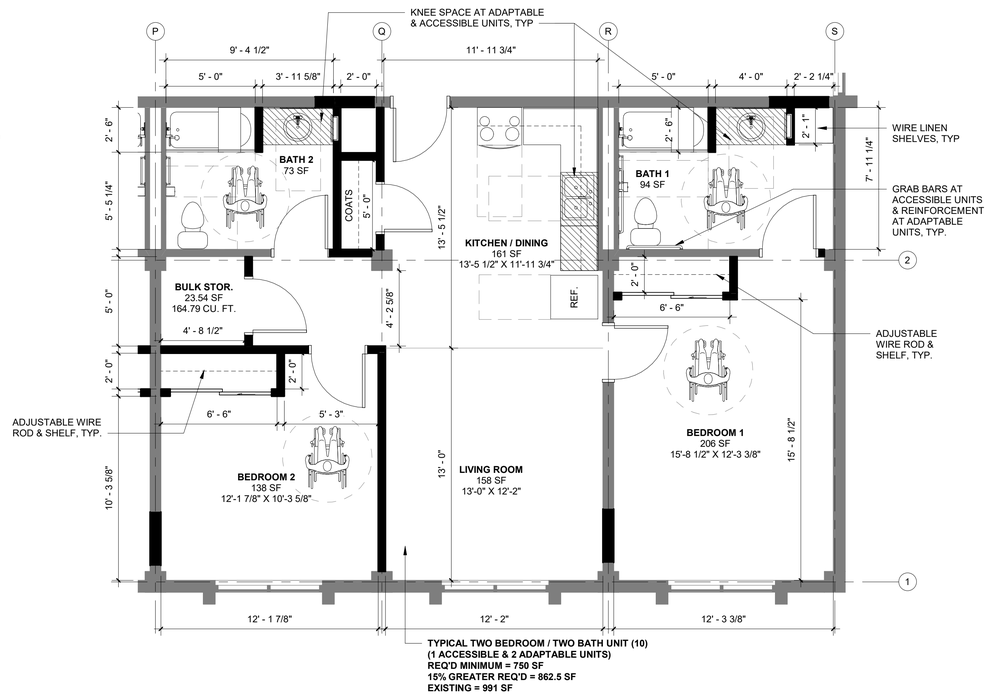
PHOENIX COMMUNITY DEVELOPMENT SERVICES
415 St Marks Court
Peoria, Illinois

SHEET
A108

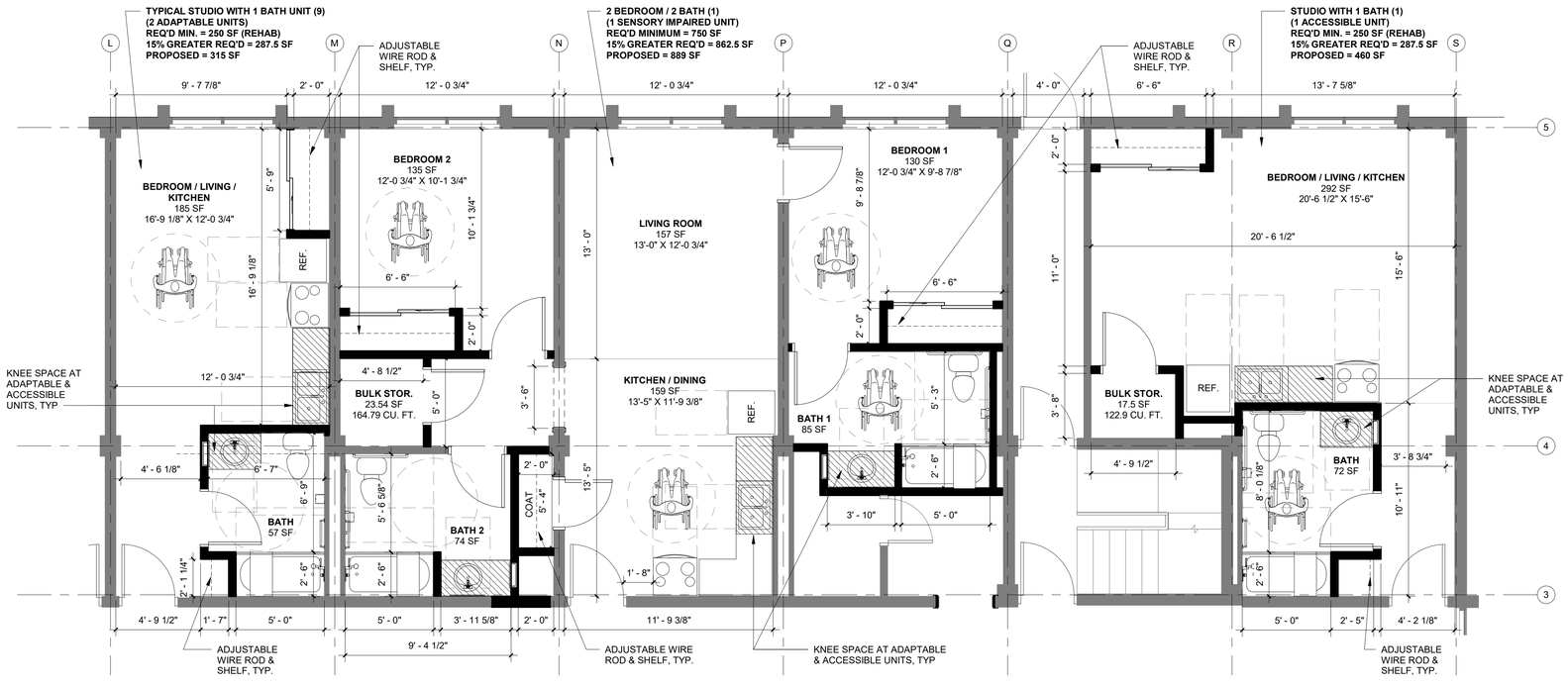
PROJECT # 210029



1 ENLARGED FLOOR PLAN - TYPICAL 3-BEDROOM
1/4" = 1'-0"



2 ENLARGED FLOOR PLAN - TYPICAL 2-BEDROOM
1/4" = 1'-0"



3 ENLARGED FLOOR PLAN - TYPICAL STUDIO & 2ND FLOOR NE UNITS
1/4" = 1'-0"

DESIGN Mavens ARCHITECTURE PLLC
Design Firm Registration #184-006472

DATE: 10/19/2021
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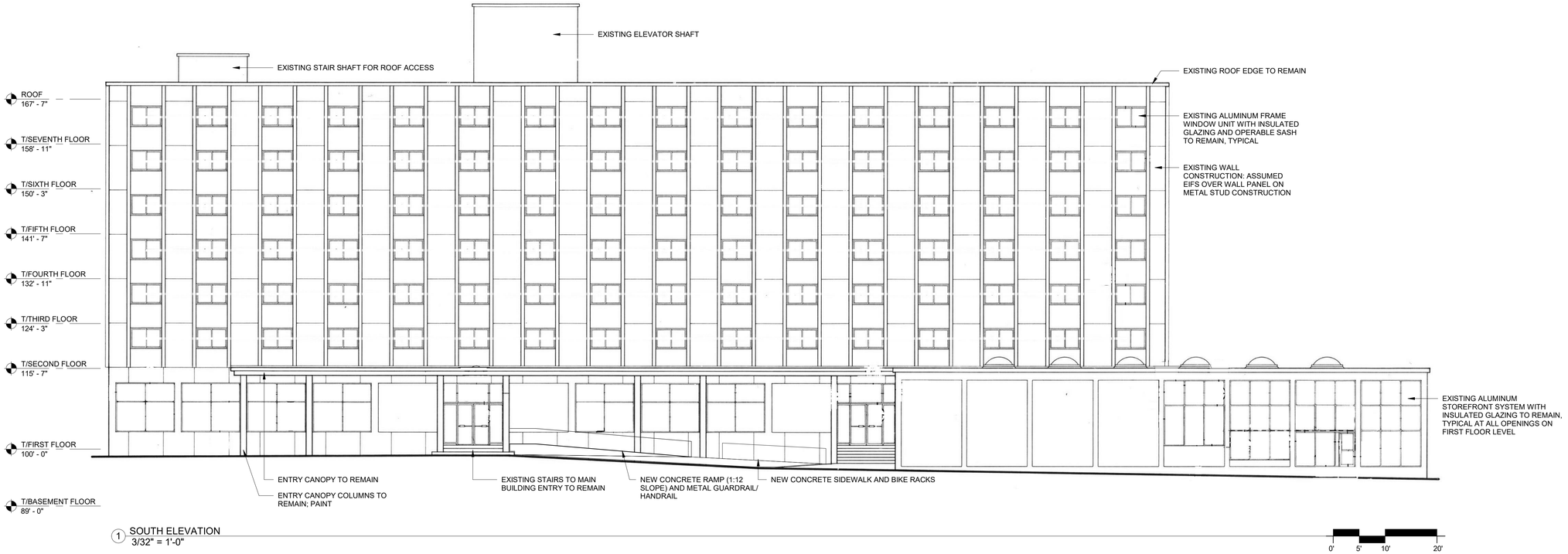
ENLARGED UNIT FLOOR PLANS

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

PHOENIX COMMUNITY DEVELOPMENT SERVICES
415 St Marks Court
Peoria, Illinois

SHEET
A109

PROJECT # 210029

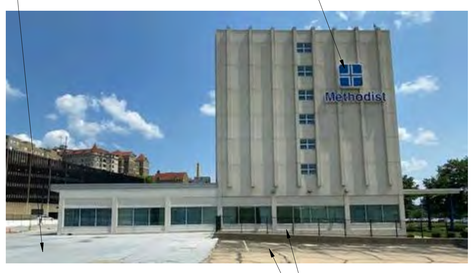


1 SOUTH ELEVATION
3/32" = 1'-0"

SOUTH ELEVATION - EXISTING (SEE ELEVATION ABOVE FOR SCOPE OF WORK)

EAST ELEVATION - EXISTING TO REMAIN

NORTH ELEVATION - EXISTING



WEST ELEVATION - EXISTING

DESIGN Mavens ARCHITECTURE PLLC

Design Firm Registration #184-006472

DATE: 10/19/2021
DRAWN: SMJ
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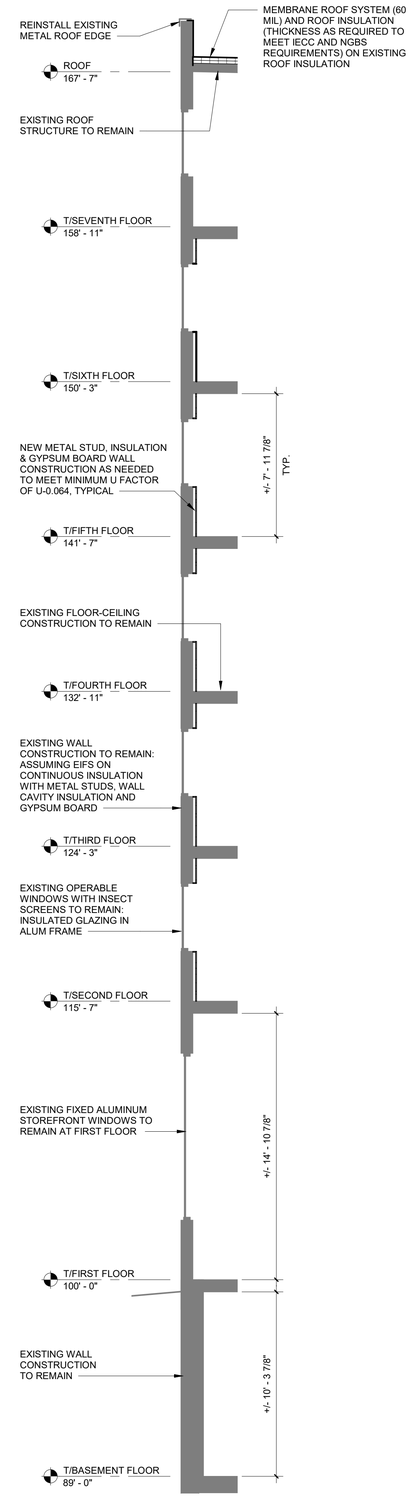
BUILDING EXTERIOR ELEVATIONS

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

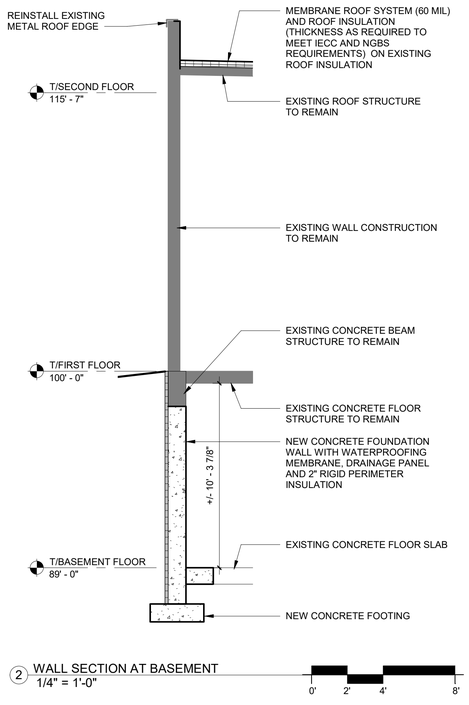
PHOENIX COMMUNITY DEVELOPMENT SERVICES
415 St Marks Court
Peoria, Illinois

SHEET
A200

PROJECT # 210029



1 TYPICAL EXTERIOR WALL SECTION @ WINDOWS
1/4" = 1'-0"



2 WALL SECTION AT BASEMENT
1/4" = 1'-0"

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WALL SECTIONS

PHOENIX MANOR - MULTI-FAMILY RESIDENCES

PHOENIX COMMUNITY DEVELOPMENT SERVICES
415 St Marks Court
Peoria, Illinois

SHEET
A300

PROJECT # 210029

PROJECT SCOPE OUTLINE & SPECIFICATIONS

DESIGN Mavens ARCHITECTURE

Project: Phoenix Manor Multi-Family Residences
Peoria, IL

Date: 10/19/2021

The following is an outline of major building components for the renovation of an existing seven-story building in Peoria, Illinois. The existing building was originally built as a Ramada Inn hotel and later converted into housing for college students, and is now partially vacant. The project scope includes 55 new dwelling units, common areas, and associated site work. The information below is supported by the following drawings:

- Site Plan & Demolition Site Plan
- Landscape Plan
- Floor Plans & Demolition Floor Plans
- Unit Plans
- Elevations
- Wall Section

A. Project Scope Summary

1. General Project Description: The development will consist of 10 studio, 10 one-bedroom, 11 two-bedroom, and 24 three-bedroom dwelling units, common space, and site improvements.

2. Site is zoned N-1 – Institutional with a variance to allow for homeless services with a special use permit. A special use permit for this project has been submitted to and accepted by the City of Peoria.

3. The applicable building codes include:
    a. 2018 International Building Code (IBC)
    b. 2018 International Mechanical Code
    c. 2018 International Fuel Gas Code
    d. 2017 National Electrical Code
    e. 2014 Illinois Plumbing Code
    f. NFPA 10, 13, 13R, and 72
    g. ASME 17.1-2007 Elevator Code
    h. 2018 International Energy Conservation Code, with Illinois Amendments
    i. Illinois Accessibility Code (IAC)
    j. ANSI A117.1, Current Edition
    k. Federal Fair Housing Amendments Act (FHAA)
    l. Uniform Federal Accessibility Standards (UFAS)
    m. Americans with Disabilities Act Architectural Guidelines (ADAAG)
    n. City of Peoria local code amendments

4. The Occupancy Classifications are:
    a. R-2 (Residential multi-family dwelling units per IBC)
    b. B (Business use on 1st floor and Basement only)

5. Design Criteria:

    a. Sound Criteria (per HUD Minimum Property Standards)
        1. Minimum STC ratings:
            a. Exterior walls = 37
            b. Demising walls = 50

    b. Accessibility Criteria
        1. Project to meet minimum requirements per applicable accessible codes listed above.
        2. All units will include selected features listed on the IHDA Universal Design Checklist.

    c. Sustainable Design Criteria
        1. 1. The project must meet or exceed ICC 700 National Green Building Standard (NGBS) 2020 Bronze certification for remodeling.
        2. Air Sealing: NGBS will allow for the following Illinois Amendments to the Air Change per Hour (ACH) requirements listed in IECC: 5 ACH in lieu of the 3 ACH as required by the standard IECC for projects that fall under the residential requirements.

    d. Other Criteria
        1. The project shall meet all mandatory IHDA requirements contained in the current Design and Construction Standards, as well as requirements specific to IHDA's Request for Applications for Permanent Supportive Housing, Round VI, including amenity, accessibility, universal design, and green scoring points included in this document.
        2. The general contractor will need to meet IHDA wage and bonding requirements.

6. The Construction Type is 1-B (Non-Combustible Construction). Subject to structural engineering and value analysis, it is assumed that the existing building structure will be as follows:
    a. Foundation: existing
    b. Structure: existing concrete beams and columns
    c. Floors: existing concrete
    d. Exterior walls: metal non-load bearing
    e. Interior walls: metal stud non-load bearing
    f. Floor-ceiling assembly: existing concrete
    g. Roof-ceiling assembly: existing concrete

7. Assembly fire ratings for Type 1-B Construction are as follows (hours):
        1. Exterior non-load bearing wall: 0
        2. Interior load bearing wall: 0
        3. Dwelling unit demising wall: 1
        4. Primary structural frame: 2
        5. Floor construction & associated secondary members: 2
        6. Roof construction & associated secondary members: 1

B. **Construction Assemblies** (See Drawings for Additional Information)
    1. Floor-Ceiling Assembly:
        a. Existing concrete with a plaster textured finish on the ceiling.

2. Roof-Ceiling Assembly (replace existing roof membrane)
    a. 20-year Energy-Star rated, single-ply membrane roofing (TPO or EPDM) with manufacturer's recommended underlayment.
    b. Polyisocyanurate roof insulation board as needed to meet IECC and NGBS requirements
    c. Existing roof insulation
    d. Existing concrete roof deck

3. Interior Wall Assemblies:
    a. Dwelling Unit Demising new walls (existing metal stud/gyp bd walls to remain):
        1. 3-5/8" metal studs @ 16" o.c.
        2. 3-1/2" acoustical batt insulation, UL-labeled
        3. ½" Galvanized steel RC-1 channel @ 16" o.c., one side
        4. (1) layer 5/8" Type X gypsum board, each side

    b. Standard Dwelling Unit Interior new walls (existing metal stud/gyp bd walls to remain)
        1. 3-5/8" metal studs @ 16" o.c.
        2. 3-1/2" acoustical batt insulation placed between the studs around bedrooms, bathrooms and mechanical closets
        3. (1) layer 5/8" Type X gypsum board, each side

    c. Plumbing Walls
        1. 6" metal studs @ 16" o.c.
        2. 6" acoustical batt insulation
        3. (1) layer 5/8" Type X gypsum board, each side; glass-mat faced, paperless drywall at wet wall locations. "Greenboard" or similar drywall products are not acceptable.

    d. Elevator Shaft Walls
        1. Existing construction to remain

C. Division Specifications

The structural, mechanical, electrical, and plumbing systems noted below are based on early assumptions only. All are subject to engineering design. Also, see above section "B - Construction Assemblies" for additional material specification not noted herein. Exact specifications are pending Owner review, products have been indicated below to establish a level of desired quality.

Division 1 – General – see above

1. Conduct a) duct leakage and b) blower door testing in accordance with 2018 IECC & 2020 NGBS requirements.
2. Provide training on building systems and equipment to owner's representative.

Division 2 – Existing Conditions

1. Demolish portion of existing underground parking garage, including foundations and underground utilities.
2. Remove trees, shrubs, site paving, etc. as required for new construction.
3. Remove existing room membrane and prep existing insulation and substrate to receive new membrane roof system.

Division 3 – Concrete (at basement only)

1. 12" wide (min.) reinforced concrete foundation walls with spread footings. Foundation design is subject to future geotechnical report. Top of foundation to be notched 1½" for slab edge insulation.
2. Perimeter slab edge to be beveled for insulation.

Division 4 – Masonry

1. 8" CMU walls at interior walls on basement level.

Division 5 – Metals

2. Steel lintels at masonry wall openings.
3. Provide 4" pipe bollards filled with concrete at trash enclosure (see Site Construction below).

Division 6 – Wood

1. At all dwelling unit bathrooms, install wood blocking behind bathtubs and toilets for grab bar installation.

Division 7 - Thermal & Moisture Protection

1. 2" extruded polystyrene insulation at basement foundation walls
2. Provide fire-retardant closed-cell spray-foam insulation at furred out perimeter walls on floors 2-7.
3. See "Construction Assemblies" for other insulation references.
4. Firestopping around all penetrations through rated floor and wall assemblies.
5. Roof membrane replacement: 20-year Energy-Star rated, single-ply membrane roofing (TPO or EPDM) with manufacturer's recommended underlayment. Pre-finished aluminum coping cap flashings, scuppers, and downspouts.
6. Sealant to be installed to meet HERS rating as required for NGBS certification. Seal all perimeter openings, wall joints, etc. per Building America "Advanced Air Sealing" recommendations.

Division 8 - Openings

1. Exterior Main Entry Vestibule storefront entrance system (replace existing):
    a. 3'-0" x 7'-0" exterior storefront doors with sidelites and transoms; thermally-broken, aluminum storefront system with Kynar finish; low-E, double-glazed, argon-filled glazing; Kawneer, Tubelite, or Efco.
2. Unit Entry doors:
    a. 3'-0" x 6'-8" x 1 3/4" solid core wood veneer flush doors with 16 ga. welded steel frame, 20 minute fire rated; stained finish with painted steel frames; Marshfield or equal.
3. Common area interior and exterior service doors:
    a. Steelcraft 18 Ga. 3'-0" x 6'-8" x 1 3/4" steel doors with fire-rated glazing, 45 minute rated (60 minute at stairwells, mechanical and trash rooms); 16 ga. steel frame, painted finish
4. Unit interior doors:
    a. Pre-hung Mastercraft Duracore 3'-0" x 6'-8" x 1 3/8" flush laminate-faced, solid core door and wood frame, pre-finished
5. Unit closet doors:
    a. Pre-hung Mastercraft Duracore (multiple widths per plans) x 6'-8" x 1 3/8" flush laminate-faced, solid core door and wood frame, pre-finished
    b. Sliding double doors: (multiple widths per plans) x 6'-8"x 1 3/8" flush laminated-faced, solid core door and wood frame, pre-finished.

6. Door Hardware:
    a. Schlage hardware: AL-series lever hardware interconnected entry locks at unit entry doors, and passage and privacy latches within dwelling units.
    b. Schlage AL-series office, classroom, or storeroom locks at common area doors.
    c. VonDuprin panic and fire exit hardware at stairwell doors
    d. Pemko thresholds
    e. Stanley hinges
    f. Ives accessories
7. Exterior Windows
    a. Existing to remain, insulated glazing in aluminum frame with operable sash and insect screen.

Division 9 – Finishes

1. Gypsum wallboard
    a. Typical locations: see "Construction Assemblies".
    b. Wet Locations: Paperless fiberglass mat-faced gypsum board. (“Greenboard” or similar paper faced products are not acceptable).
2. Flooring
    a. All carpet and carpet adhesives to be Carpet & Rug Institute (CRI) Green Label.
    b. Dwelling units to have 12”x12” VCT throughout living room, kitchen, and bedrooms – color by architect.
    c. 12”x12” VCT in all dwelling unit bathrooms – contrasting color.
    d. Existing public restrooms on first floor and basement level have existing ceramic tile in good condition. Floor tile to remain.
    e. 12" x 24" slip-resistant ceramic tile at building main entry Vestibule, Lobby, and public restrooms on floors 2-6.
    f. Solid vinyl wood finish strip flooring in Community Room/ Lounge. Amtico or equal.
    g. 12”x12” VCT floor in community laundry room, community kitchen and mail room.
    h. Fitness Center flooring to be a rubber flooring rolls or tiles.
    i. Computer Room and Reading Room/ Library have existing new carpet tile in good condition to remain.
    j. Sealed concrete floors in Basement Level Storage, Trash, Water, Electrical and Mechanical Rooms. Sonneborn Kure-N-Seal 30 or equal.
3. Wall Base
    a. 4"x1/8" rubber wall base in all common areas and dwelling units.
4. Paints and Coatings
    a. All interior paints and primers to comply with Green Seal Standards for low VOC limits
    b. Primer at ceilings & walls:
        1. (1) coat Glidden Prep & Prime Odor-Less Interior Water-Based Primer-Sealer #GP 9116
    c. Finish coat at Ceilings:
        1. (2) coats Glidden Lifemaster No VOC Flat latex #GP 9100 – white.
    d. Finish coat at Walls:
        1. (2) coats Glidden Lifemaster No VOC Eggshell latex #GP 9300 – color by architect.
    e. Finish coat at Wet location Walls:
        1. (2) coats Glidden Lifemaster No VOC Semi Gloss latex #GP 9200N - color by architect.
    f. Trim:
        1. (3) coats Glidden Lifemaster No VOC Semi-Gloss latex (trim) – color by architect

g. Manufacturer: Sherwin Williams or Benjamin Moore low-VOC paints are acceptable substitutions.
h. Exposed steel shall be shop primed and field painted.
1. Primer: (2) coats ICI Devoe Devguard #4308 Alkyd industrial gloss enamel - gray
2. Finish Coat: (1) coat ICI Devoe Devguard #4160 – color by architect

5. Ceilings
a. Existing to remain: gypsum board and acoustical ceiling tile.
b. At all Unit entry and bathrooms the existing gypsum board ceiling soffit is 6'-9" AFF to accommodate the above ceiling mechanical equipment. The lower ceiling is extends approximately 8'-6" into each unit.
6. Window Sills
a. Existing to remain are in good condition.
7. Vanities
a. Cultured marble bathroom vanity tops with integral bowl, per plans – colors by architect.
8. Adhesives and Sealants
a. All adhesives must comply with rule 1168 of South Coast Air Quality Management District and all caulks and sealants must comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District.

Division 10 - Specialties

1. Bath accessories for all unit bathrooms:
a. (1) 24" towel bar
b. (1) robe hook
c. (1) 36" x 36" mirrored, surface-mounted mirror mounted on wall above lavatory
d. (1) 18" x 30" mirrored, recessed-mounted medicine cabinet mounted on wall next to lavatory
e. (1) toilet paper holder
f. (1) shower rod
g. Provide grab bars at toilet and shower/tub (sizes/locations per plans) at accessible / adaptable units.
h. Manufacturer: Seachrome or equal.
2. Bath accessories for all Public restrooms on floors 2-6:
a. (1) commercial stainless steel T.P. dispenser
b. Provide grab bars at toilet (sizes/locations per plans)
c. (1) coat hook
d. (1) paper towel dispenser
e. (1) liquid soap dispenser
f. (1) wall-mounted frameless mirror w/ polished edge
3. Closet Rods and Shelving
a. All units:
1. Adjustable vinyl coated wire shelving and closet rods on standards at each closet in accessible and adaptable units. Provide (4) shelves per closet.
b. Manufacturer: Rubbermaid or equal.
4. Window Coverings
a. All units: 1" horizontal PVC blinds on all exterior windows.
5. Mailboxes
a. USPS-compliant ganged front-loading mailboxes with package compartment
b. Manufacturer: Salisbury or equal.
6. Fire extinguisher and cabinets existing to remain. Where new are installed provide:
a. Semi-Recessed, architectural-style, fire-rated cabinet with 10 lb. ABC extinguisher

b. Manufacturer: Larsen's or equal.

7. Knox Box
    a. Recess-mounted at main resident entry.

Division 11 – Furniture, Fixtures and Equipment

1. Furniture
    a. 2 computer desks and 2 chairs for accessible locations per the floor plan.
    b. 17 computer chairs
    c. 2 bookshelves for library / reading room
    d. Reading table with 2 chairs for library / reading room
    e. Couch / loveseat, 2 chairs and 2 tables for lounge
2. Equipment
    a. 19 computers for computer room
    b. 1 printer for computer room
    c. 11 fitness center machines: 3 treadmills, 3 ellipticals, 3 multi-station universal weight systems, 2 stationary bicycles.
3. Appliances
    a. All dwelling unit kitchens (55 total):
        1. Refrigerator: Energy Star rated 18 c.f. refrigerator with top-mount freezer
        2. Range: 30"W, 4 burner electric range w/ front controls
        3. Range Hood: Recirculating type with wall switch
    b. Common area kitchenette:
        1. Refrigerator: Energy Star rated 18 c.f. refrigerator with top-mount freezer
        2. Range: 30"W, 4 burner electric range w/ front controls
        3. Range Hood: Recirculating type with wall switch
    c. Common area laundry:
        1. Clothes washers and gas dryers (6 each).
        2. Washers and dryers to be provided by Owner through contract with outside vendor.
        3. Manufacturer: Whirlpool appliances as basis-of-design.
4. Recycling Station

Division 12 - Furnishings

1. Residential casework
    a. Kitchen base cabinets and 30" high wall cabinets and bathroom vanities as indicated on plans; solid maple faces with plywood box construction and plywood drawers. All cabinets to have no added urea-formaldehyde. Provide 3-year manufacturer's warranty.
        1. Accessible angled front panel at kitchen sink bases and workspaces, and bathroom vanities.
        2. Manufacturers: "Smart", "Kitchen Kompact", or Armstrong "Origins" cabinets
2. Countertops
    a. Post-formed plastic laminate countertops w/backsplash & dripless edge at kitchens - standard line
        1. Manufacturers: Wilsonart, Formica or equal – colors by architect.

Division 14 – Conveying Equipment

1. Existing geared elevator (2 cabs) to be modernized to a gearless arrangement (TK Elevator G2-Power+ package)

Division 15-20 – N/A

Division 21 – Fire Suppression

1. Fire Protection System - The entire building is equipped with an existing approved automatic sprinkler system in accordance with IBC, NFPA 101, and NFPA 13S. Scope of work for project includes modifying existing sprinkler system for the rework of walls and spaces.
    a. Existing sprinkler heads on floors 2-6 to be replaced with quick response heads and install head guards.
    b. Install gauges on both sprinkler risers on each floor.

Division 22 – Plumbing

1. Existing stormwater to remain; internal roof drains at building roof and scuppers/downspouts at canopy.
2. Dwelling units and common areas served by existing water heaters; (3) 100-gallon, 199,000 BTU.
3. Assume copper water supply mains through building. PEX may be used where allowed by IHDA and local authority/code.
4. Floor drains shall be installed per Illinois Plumbing Code requirements in all laundry, furnace, janitor's closets and water heater closets.
5. Insulate all cold and hot water supply piping.
6. Provide janitor's mop basin on each floor.
7. Residential plumbing fixtures:
    a. 33" stainless steel double-bowl kitchen sink with accessible sink depth
    b. American Standard floor-mount toilets (1.28 gallons per flush)
    c. Cultured marble bathroom vanity top with integral bowl in unit bathrooms
    d. Delta or Moen Faucets (lav faucet 1.0 gpm,kitchen faucet 1.5 gpm, showerheads 1.5 gpm)
    e. Anti-scald devices for all kitchen sink, tub/shower and lavatory faucets.
    f. Two-piece fiberglass tub/shower surround
    g. At roll in-shower, provide two-piece fiberglass surround
    h. All showers/tubs to have ADA compliant hand-held, adjustable shower head and offset controls.
8. Provide under-lav pipe guards at accessible units and public restrooms where pipes are not covered by accessible front panel casework.
9. Provide piping to common laundry for (6) clothes washers.

Division 23 – Mechanical

1. Existing central boilers, central chiller, cooling tower, HVAC circulating pumps for the building to remain.
2. Subject to engineering design, each dwelling unit to be heated and cooled by new fan coil units that replace existing fan coil units above the ceiling. Provide new control valves for the heating and cooling coils with wall mounted thermostats (mounted at accessible height).
3. Furnish new supply ductwork as needed to extend into the bedrooms of the units being combined.
4. New supply and return registers
5. At dwelling unit bathrooms, tie-in to existing exhaust system with existing exhaust fans on the roof and provide new exhaust grilles.
6. Common laundry room to have exhaust connection for clothes dryers (6) with venting.
7. Existing ceiling mounted electric unit heater at building entrance to remain.
8. Provide fire dampers at all duct through-penetrations of rated construction.

Division 24-25 – N/A

Division 26 – Electrical

9. Electrical service is existing to remain.
10. Panel Boards are existing to remain.
11. Existing meter existing to remain.
12. Lighting Fixtures - install Energy Star Advanced Lighting Package in all units.
    a. Include under cabinet light above kitchen sink.
13. All wiring to be copper; aluminum wiring is not allowed per IHDA.
14. All wiring to be in conduit where dictated by National Electric Code
15. Existing site lighting to remain.
16. Install occupancy sensors on common area lighting.
17. Door bells at hearing impaired units only.

Division 27 - Communications

1. Telephone jacks in each dwelling unit kitchen and main bedroom (cat 5e wiring).
2. CATV jacks in each dwelling unit living room and main bedroom.
3. High-speed internet connections for dwelling units (wireless, DSL, or cable)
4. Entry / Intercom system that allows for paging unit but does not have the capability to unlock the entry door from unit.

Division 28 – Electronic Safety and Security

1. Fire Alarm System is existing to remain and is in accordance with IBC, NFPA 101, NFPA 72 fire alarm requirements.
2. Hard-wired smoke detectors provided within dwelling units and common areas. Strobe detectors required in hearing impaired units.
3. Emergency lighting and exit signs throughout building.
4. Existing Security camera system to remain – allowance for modifications as needed
5. Provide rescue assistance system at existing stair.

Division 29-30 – N/A

Division 31-34 – Site Construction

1. New parking lot to be light duty asphalt: 1-1/2" HMA surface coat with 1-1/2" binder course on 8" aggregate base (subject to Civil Engineering design).
2. Existing parking lot to receive seal coat over existing paved parking areas (subject to Civil Engineering design). Patch deteriorated asphalt areas as required.
3. New parking lot and existing parking lots to be striped and provide accessible parking signage.
4. New entry drive to be heavy duty asphalt: 2" HMA surface coat with 2" binder course on 10" aggregate base (subject to Civil Engineering design).
5. New 4" concrete walks and patios as indicated on site plan.
6. 6" minimum CA-6 compacted gravel fill below new concrete slab-on-grade and walks (or per soil engineer's requirements).
7. Existing water service to remain.
8. Existing sanitary and storm sewer service to remain.
9. Existing exterior lighting mounted to building façade to remain. Existing light poles in parking lots and at drives to remain.
10. Existing site stormwater management to remain. Strategy to minimize surface runoff and discharge to municipal sewer system (subject to engineering design).
11. Concrete-filled steel bollards at dumpster/recycling area.
12. Bike Racks (28 total spaces), bolted to slab per location on site plan.
13. Playground with mulch bed at location per site plan.

14. Landscaping to include (quantities and locations subject to final site plan layout):
    a. Foundation planting areas at building perimeter.
    b. Planting areas around parking lot as indicated on landscape plan
    c. Trees as indicated on site plan

Division 35-50 – N/A

END OF PROJECT SCOPE

CERTIFICATION

I hereby certify that, to the best of my professional knowledge and belief, the information summarized in this document includes the known scope of work at the schematic level of development.

Architect:

Design Mavens Architecture, PLLC
Company

Sarah M. Joos
printed name

Sarah M Joos
signature

Principal
title

10/19/2021
date

Sponsor:

Phoenix Community Development Services
Company

Christine E. Kahl
printed name

Christine E Kahl
signature

President/CEO
title

10/21/2021
date

Phoenix Manor Multi-family Residences

Water Reduction Prescriptive
25 points minimum to achieve Bronze
32 points attempted by project

Chapter Level: Bronze	**Mandatory Information is missing on the Overview (Design) page!**
Total Project Points: 125	
Total Project Level: None	
Points Needed to Earn Next Chapter Level: 7	
Revision Date: 8/8/2021	

Coding

Practice #	Chapter 8: Water Efficiency	Points Available	Points Claimed	Status	Notes
11.801	**INDOOR AND OUTDOOR WATER USE**				
11.801.0	**11.801.0 Intent.** Implement measures that reduce indoor and outdoor water usage. Implement measures that include collection and use of alternative sources of water. Implement measures that treat water on site.				
11.801.1	**11.801.1 Mandatory requirements.** The building shall comply with Section 11.802 (Prescriptive Path) and 11.803 (Innovative Practices) or Section 305.2.6.1 (Performance Path). Points from Section 305.2.6.1 (Performance Path) shall not be combined with points from Section 11.802 (Prescriptive Path) or Section 11.803 (Innovative Practices). The mandatory provisions of Section 11.802 (Prescriptive Path) are required when using Section 305.2.6.1 (Performance Path) for Chapter 11.8 Water Efficiency compliance.			Prescriptive Path	
305.2.6.1	**305.2.6.1** Water consumption reduction path. The water efficiency rating level shall be based on the reduction in water consumption resulting from the remodel in accordance with Table 305.2.6.1. See Table 305.2.6.1 Water consumption shall be based on the estimated annual use as determined by a third-party audit and analysis or use of utility consumption data. The reduction shall be the percentage difference between the consumption before and after the remodel calculated as follows: [(consumption before remodel - consumption after remodel)/consumption before remodel]*100% The occupancy and lifestyle assumed and the method of making the water consumption estimates shall be the same for estimates before and after the remodel. The building configuration for the after-remodel estimate shall include any changes to the configuration of the building such as additions or new points of water use. For multifamily buildings, the water consumption shall be based on the entire building including all dwelling units and common areas. Where a building can demonstrate through documentation approved by the Adopting Entity that the remodel activities started prior to project registration, the water baseline (consumption before remodel) shall be calculated based on data and building systems that existed in the building up to 3 years prior to project registration.			Water Reduction:	
11.802	**PRESCRIPTIVE PATH**				
11.802.1	**11.802.1 Indoor hot water usage.** Indoor hot water supply system is in accordance with one of the practices listed in items (1) through (5). The maximum water volume from the source of hot water to the termination of the fixture supply is determined in accordance with Tables 11.802.1(1) or11. 802.1(2). The maximum pipe length from the source of hot water to the termination of the fixture supply is 50 feet. *[Where more than one water heater is used or where more than one type of hot water supply system, including multiple circulation loops, is used, points are awarded only for the system that qualifies for the minimum number of points.]* *[Systems with circulation loops are eligible for points only if pumps are demand controlled. Circulation systems with timers or aquastats and constant-on circulation systems are not eligible to receive points.]* *[Points awarded only if the pipes are insulated in accordance with Section 11.705.6.3.]*		0		
(1)	The maximum volume from the water heater to the termination of the fixture supply at furthest fixture is 128 ounces (1 gallon or 3.78 liters).	**8**			
(2)	The maximum volume from the water heater to the termination of the fixture supply at furthest fixture is 64 ounces (0.5 gallon or 1.89 liters).	**12**			
(3)	The maximum volume from the water heater to the termination of the fixture supply at furthest fixture is 32 ounces (0.25 gallon or 0.945 liters).	**20**			
(4)	A demand controlled hot water priming pump is installed on the main supply pipe of the circulation loop and the maximum volume from this supply pipe to the furthest fixture is 24 ounces (0.19 gallons or 0.71 liters).	**24**			
(a)	The volume in the circulation loop (supply) from the water heater or boiler to the branch for the furthest fixture is no more than 128 ounces (1 gallon or 3.78 liters).	**4 Additional**			
(5)	A central hot water recirculation system is implemented in multifamily buildings in which the hot water line distance from the recirculating loop to the engineered parallel piping system (i.e., manifold system) is less than 30 feet (9,144 mm) and the parallel piping to the fixture fittings contains a maximum of 64 ounces (1.89 liters) (115.50 cubic inches) (0.50 gallons).	**9**			
(6)	Tankless water heater(s) with at least 0.5 gallon (1.89 liters) of storage are installed, or a tankless water heater that ramps up to at least 110F within 5 seconds is installed. The storage may be internal or external to the tankless water heater.	**4 Additional**	0	☐	
11.802.2	**11.802.2 Water-conserving appliances.** Energy Star or equivalent water-conserving appliances are installed.				
(1)	dishwasher	**2**	0	☐	
(2)	clothes washer, or	**13**	13	(2)	
(3)	clothes washer with an Integrated Water Factor of 3.8 or less Multifamily Building Note: Washing machines are installed in individual units or provided in common areas of multifamily buildings.	**18**			
11.802.3	**11.802.3 Water usage metering.** Water meters are installed meeting the following:				
(1)	Single-Family Buildings: Water Usage Metering:				
(a)	Where not otherwise required by the local AHJ, installation of a meter for water consumed from any source associated with the building or building site.	**2 per unique meter**	0		
(b)	Each water meter shall be capable of communicating water consumption data remotely for the dwelling unit occupant and be capable of providing daily data with electronic data storage and reporting capability that can produce reports for daily, monthly, and yearly water consumption. (Fire sprinkler systems are not required to be metered).	**2 per sensor package**	0		
(2)	Multi-Family Buildings: Water Usage Metering: *[Points earned in Section 11.802.3(2) shall not exceed 50% of the total points earned for the Indoor and Outdoor Water Use Category]*	Points Reduced			
(a)	Where not otherwise required by the local AHJ, installation of a meter for water consumed from any source associated with the building or building site.	**2 per unique use meter**	0		
(b)	Each water meter shall be capable of communicating water consumption data remotely for the dwelling unit occupant and be capable of providing daily data with electronic data storage and reporting capability that can produce reports for daily, monthly, and yearly water consumption. (Fire sprinkler systems are not required to be metered).	**2 per sensor package**	0		

11.802.4		**11.802.4 Showerheads.** Showerheads are in accordance with the following:			# of compartments:
	(1)	The total maximum combined flow rate of all showerheads in a shower compartment with floor area of 2600 square inches or less is equal or less than 2.0 gpm. For each additional 1300 square inches or any portion thereof of shower compartment floor area, an additional 2.0 gpm combined showerhead flow rate is allowed. Showerheads shall comply with ASME A112.18.1/CSA B125.1 and shall meet the performance criteria of the U.S. EPA WaterSense Specification for showerheads. Showerheads shall be served by an automatic compensating valve that complies with ASSE 1016/ASME A112.1016/CSA B125.16 or ASME A112.18.1/CSA B125.1 and specifically designed to provide thermal shock and scald protection at the flow rate of the showerhead. *[Points awarded per shower compartment. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.]*	**4 for first compartment** **1 for each additional compartment in dwelling** **7 Max**	7	4+ compartments
	(2)	All shower compartments in the dwelling unit(s) or sleeping unit(s) and common areas meet the requirements of 11.802.3(1) and all showerheads are in accordance with one of the following:		6	(a)
	(a)	maximum of 1.8 gpm	**6 Additional**		
	(b)	maximum of 1.5 gpm	**10 Additional**		
	(3)	Any shower control that can shut off water flow without affecting temperature is installed. *[Points awarded per shower control.]* For SI: 1 gallon per minute = 3.785 L/m	**1** **3 Max**	0	
11.802.5		**11.802.5 Faucets**			
11.802.5.1		**11.802.5.1** Install water-efficient lavatory faucets with flow rates not more than 1.5 gpm (5.7 L/min), tested in compliance with ASME A112.18.1/CSA B125.1 and meeting the performance criteria of the EPA WaterSense High-Efficiency Lavatory Faucet Specification:		0	3+ fixtures
	(1)	Flow rate ≤ 1.5 gpm *[*all faucets in a bathroom are in compliance]* *[Points awarded for each bathroom. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.]*	**1 [3 max*]**		
	(2)	Flow rate ≤ 1.20 gpm *[*all faucets in a bathroom are in compliance]*	**2 [6 max*]**		
	(3)	Flow rate ≤ 1.5 gpm for all lavatory faucets in the dwelling unit(s) or sleeping unit(s)	**6 Additional**		
	(4)	Flow rate ≤ 1.5 gpm for all lavatory faucets in the dwelling unit(s), and at least one bathroom has faucets with flow rates ≤ 1.20 gpm	**8 Additional**		
	(5)	Flow rate ≤ 1.20 gpm for all lavatory faucets in the dwelling unit(s)	**12 Additional**		
11.802.5.2		**11.802.5.2** Water-efficient residential kitchen faucets are installed in accordance with ASME A112.18.1/CSA B125.1. Residential kitchen faucets may temporarily increase the flow above the maximum rate but not to exceed 2.2 gpm.		0	
	(1)	All residential kitchen faucets have a maximum flow rate of 1.8 gpm.	**3**		
	(2)	All residential kitchen faucets have a maximum flow rate of 1.5 gpm.	**1 Additional**		
11.802.5.3		**11.802.5.3** Self-closing valve, motion sensor, metering, or pedal-activated faucet is installed to enable intermittent on/off operation. *[Points awarded per fixture.]*	**1** **3 Max**	0	
11.802.5.4		**11.802.5.4 Water closets and urinals.** Water closets and urinals are in accordance with the following:			
	(1)	Gold and emerald levels: All water closets and urinals are in accordance with Section 11.802.5.4.	**Gold/Emerald not available**		
	(2)	A water closet is installed with an effective flush volume of 1.28 gallons (4.85 L) or less in accordance with ASME A112.19.2/CSA B45.1 or ASME A112.19.14 as applicable. Tank-type water closets shall be in accordance with the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets *[Points awarded per fixture. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.]*	**2** **6 Max**	6	3+ fixtures
	(3)	All water closets are in accordance with Section 11.802.5(2).	**5 Additional**	0	☐
	(4)	All water closets are in accordance with Section 11.802.5(2) and one or more of the following are installed:			
	(a)	Water closets that have an effective flush volume of 1.2 gallons or less. *[Points awarded per toilet. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.]*	**1 Additional** **3 Max**	0	
	(b)	One or more urinals with a flush volume of 0.5 gallons (1.9L) or less when tested in accordance with ASME A112.19.2/CSA B45.1.	**1 Additional**	0	☐
	(c)	One or more composting or waterless toilets and/or nonwater urinals. Nonwater urinals shall be tested in accordance with ASME A112.19.2/CSA B45.1.	**6 Additional**	0	☐
11.802.6		**11.802.6 Irrigation systems**			
11.802.6.1		**11.802.6.1** Where an irrigation system is installed, an irrigation plan and implementation are executed by a qualified professional or equivalent.	**Mandatory**		N/A
11.802.6.2		**11.802.6.2** Irrigation sprinkler nozzles shall be tested according to ANSI standard ASABE/ICC 802-2014 Landscape Irrigation Sprinkler and Emitter Standard by an accredited third party laboratory.	**6**	0	☐
11.802.6.3		**11.802.6.3** Drip irrigation is installed.			
	(1)	Drip irrigation is installed for all landscape beds.	**4**	0	☐
	(2)	Subsurface drip is installed for all turf grass areas.	**4**	0	☐
	(3)	Drip irrigation zones specifications show plant type by name and water use/need for each emitter *[Points awarded only if specifications are implemented.]*	**5**	0	☐
11.802.6.4		**11.802.6.4** The irrigation system(s) is controlled by a smart controller or no irrigation is installed. *[Points are not additive.]*			
	(1)	Irrigation controllers shall be in accordance with the performance criteria of the EPA WaterSense program	**10**	0	☐
	(2)	No irrigation is installed and a landscape plan is developed in accordance with Section 11.503.5, as applicable.	**15**	0	☐
11.802.6.5		**11.802.6.5 Commissioning and water use reduction for irrigation systems.** *[Points are not additive per each section.]*			
	(1)	All irrigation zones utilize pressure regulation so emission devices (sprinklers and drip emitters) operate at manufacturer's recommended operating pressure.	**3**	0	☐
	(2)	Where dripline tubing is installed, a filter with mesh size in accordance with the manufacturer's recommendation is installed on all drip zones.	**3**	0	☐
	(3)	Utilize spray bodies that incorporate an in-stem or external flow shut-off device.	**3**	0	☐
	(4)	For irrigation systems installed on sloped sites, either an in-stem or external check valve is utilized for each spray body.	**3**	0	☐
	(5)	Where an irrigation system is installed, a flow sensing device is installed to monitor and alert the controller when flows are outside design range.	**3**	0	☐

11.802.7		**11.802.7 Rainwater collection and distribution.** Rainwater collection and distribution is provided.				
11.802.7.1		**11.802.7.1** Rainwater is used for irrigation in accordance with one of the following:		0		
	(1)	Rainwater is diverted for landscape irrigation without impermeable water storage	**5**			
	(2)	Rainwater is diverted for landscape irrigation with impermeable water storage in accordance with one of the following:				
	(a)	50 – 499 gallon storage capacity	**5**			
	(b)	500 – 2499 gallon storage capacity	**10**			
	(c)	2500 gallon or larger storage capacity (system is designed by a professional certified by The American Rainwater Catchment Systems Association or equivalent)	**15**			
	(d)	All irrigation demands are met by rainwater capture (documentation demonstrating the water needs of the landscape is provided and the system is designed by a professional certified by The American Rainwater Catchment Systems Association or equivalent).	**25**			
11.802.7.2		**11.802.7.2** Rainwater is used for indoor domestic demand as follows. The system is designed by a professional certified by The American Rainwater Catchment Systems Association or equivalent.		0		
	(1)	Rainwater is used to supply an indoor appliance or fixture for any locally approved use. *[Points awarded per appliance or fixture.]*	**5** **15 Max**			
	(2)	Rainwater provides for total domestic demand. Where rainwater is used as potable water the potable rainwater system shall meet the requirements of IRC Sections P2906 and Section P2912. The following shall also apply: **(a)** The following roof materials shall not be used to collect rainwater: shingles with fire retardant, copper, and materials that contain asbestos. Materials that contain lead, including but not limited to flashings and roof jacks, shall be prohibited. **(b)** Potable water supplies shall be protected against cross connection with rainwater as specified in IRC Section P2902.1. **(c)** Disinfection shall be provided by at least one of the following: **(i)** Ultraviolet (UV) light providing at least 40 mJ/cm2 at 254 nm for the highest water flow rate. A UV sensor with visible alarm, audible alarm, or water shutoff shall be triggered when the UV light is below the minimum at the sensor. In addition filtration no greater than 5 µm shall be located upstream of the UV light or **(ii)** filtration no greater than 0.2 µm, or **(iii)** other approved disinfection **(d)** Materials and systems that collect, convey, pump, or store rainwater for potable rainwater systems shall comply with NSF 53, NSF 61 or equivalent. **(e)** The quality of the water at the point of use shall be verified in accordance with the requirements of the jurisdiction. **(f)** The rainwater storage shall not admit sunlight. **(g)** Potable rainwater pipe shall not be required to be purple after the point that the water is disinfected.	**25**		☐	
11.802.8		**11.802.8 Sediment filters.** Water filter is installed to reduce sediment and protect plumbing fixtures for the whole building or the entire dwelling unit or the sleeping unit.	**1**	0	☐	
11.802.9		**11.802.9 Water treatment devices.**				
11.802.9.1		**11.802.9.1** Water Softeners shall not be installed where the supplied water hardness is less than 8.0 grains per gallon measured as total calcium carbonate equivalents. Water softeners shall be listed to NSF 44 and a rated salt efficiency of 3400 grains of total hardness per 1.0 pound of salt based on sodium chloride equivalency. Devices shall not discharge more than 4.0 gallons of water per 1000 grains of hardness removed during the service or recharge cycle.		0		
	(1)	No water softener.	**5**			
	(2)	Water softener installed to supply softened water only to domestic water heater.	**2**			
11.802.9.2		**11.802.9.2** Reverse Osmosis (R/O) water treatment systems shall be listed to NSF 58 and shall include automatic shut-off valve to prevent water discharge when storage tank is full.		0		
	(1)	No R/O system.	**3**			
	(2)	Combined capacity of all R/O systems does not exceed 0.75 gallons.	**1**			
11.802.10		**11.802.10 Pools and spas.**				
11.802.10.1		**11.802.10.1** Pools and Spas with water surface area greater than 36 square feet and connected to a water supply shall have a dedicated meter to measure the amount of water supplied to the pool or spa.	**Mandatory**		N/A	
	(1)	Automated motorized non-permeable pool cover that covers the entire pool surface.	**10**	0	☐	
11.803 INNOVATIVE PRACTICES						
11.803.1		**11.803.1 Reclaimed, gray, or recycled water.** Reclaimed, gray, or recycled water is used as permitted by applicable code. *[Points awarded for either Section 11.803.1(1) or 11.803.1(2), not both.]* *[Points awarded for either Section11.803.6 or 11.803.1, not both.]*		0		
	(1)	each water closet flushed by reclaimed, gray, or recycled water *[Points awarded per fixture or appliance.]*	**5** **20 Max**			
	(2)	irrigation from reclaimed, gray, or recycled water on-site	**10**		☐	
11.803.2		**11.803.2 Reclaimed water, greywater, or rainwater pre-piping.** Reclaimed, graywater, or rainwater systems are rough plumbed (and permanently marked, tagged or labeled) into buildings for future use.	**3 per roughed in system**	0	# of systems:	
11.803.3		**11.803.3 Automatic leak detection and control devices.** One of the following devices is installed. Where a fire sprinkler system is present, the device will be located to not interfere with the operation of the fire sprinkler system.	**2**	0		
	(1)	automatic water leak detection and control devices				
	(2)	automatic water leak detection and shutoff devices				
11.803.4		**11.803.4 Engineered biological system or intensive bioremediation system.** An engineered biological system or intensive bioremediation system is installed and the treated water is used on site. Design and implementation are approved by appropriate regional authority.	**20**	0	☐	
11.803.5		**11.803.5 Recirculating humidifier.** Where a humidifier is required, a recirculating humidifier is used in lieu of a traditional "flow through" type.	**1**	0	☐	
11.803.6		**11.803.6 Advanced wastewater treatment system.** Advanced wastewater (aerobic) *treatment system is installed and treated water is used on site.* *[Points awarded for either Section 11.803.6 or11. 803.1, not both.]*	**20**	0	☐	
END OF CHAPTER 8						CLICK TO PROCEED TO CHAPTER 9 >>

Phoenix Manor Multi-family Residences

Presciptive Threshold Point Raitings
88 points minimum to achieve Bronze
123 points attempted by project

Total Chapter Points: 89
Total Project Points: 125
Total Project Level: None
Points Needed to Earn Next Level: 56
Revision Date: 8/8/2021

NGBS GREEN
Home Innovation Research Labs

Mandatory Information is missing on the Overview (Design) page!

Coding

Practice #	Chapter 5: Lot Design, Preparation, and Development	Points Available	Points Claimed	Status	Notes
11.500 LOT DESIGN, PREPERATION AND DEVELOPMENT					
11.500.0	**11.500.0 Intent**. This section applies to the lot and changes to the lot due to remodeling of an existing building.				
11.501 LOT SELECTION					
11.501.2	**11.501.2 Multi-modal transportation.** A range of multi-modal transportation choices are promoted by one or more of the following:				
(1)	The building is located within one-half mile (805 m) of pedestrian access to a mass transit system.	**6**	6	☑	0.09 miles to Spalding and Glendale Bus Stop
(2)	The building is located within five miles (8,046 m) of a mass transit station with provisions for parking.	**3**	0	☐	
(3)	The building is located within one-half mile (805 m) of six or more community resources. No more than two each of the following use category can be counted toward the total: Recreation, Retail, Civic, and Services. Examples of resources in each category include, but are not limited to the following:			☑	Retail Store - OSF MarketPlace .3 miles ; Day Care Facility - PALS Praise & Leadership School .38 miles; Grocery Store - InternationalGrocer .35 miles; Library - Peoria Public Downtown Library .5 miles; Hospital / Health Clinic - OSF Saint Francis Medical Center .5 miles ; School - Irving Primary School .22 miles; Place of Worship - Christian Assembly Church .32 miles; Restaurant - Obed & Isaac's Microbrewery and Eatery .31 miles
	Recreation: recreational facilities (such as pools, tennis courts, basketball courts), parks. Retail: grocery store, restaurant, retail store. Civic: post office, place of worship, community center. Services: bank, daycare center, school, medical/dental office, Laundromat/dry cleaners. NOTE: List the 6 community resources in the Notes field.	**4**	4		
	OR A lot is selected within a census block group that, compared to its region, has above-average neighborhood walkability using an index within the EPA's Smart Location Database:		0		
(a)	Walkability is within the top quartile for the region.	**5**			
(b)	Walkability is within the second quartile for the region.	**2**			
(4)	The building is on a lot located within a community that has rights-of-way specifically dedicated to bicycle use in the form of paved paths or bicycle lanes, or is on an infill lot located within 1/2 mile of a bicycle lane designated by the jurisdiction.	**5**	0	☐	
(5)	Dedicated bicycle parking and racks are constructed for mixed-use and multifamily buildings:		6	(b)	28 bike parking spaces for 55 units
(a)	Minimum of 1 bicycle parking space per 3 residential units	**2**			
(b)	Minimum of 1 bicycle parking space per 2 residential units	**4**			
(c)	Minimum of 1 bicycle parking space per 1 residential unit.	**6**			
(d)	Bicycle enclosed storage is provided or parking spaces are covered or otherwise protected from the elements.	**2 points per (a) – (c)**		☑	
(6)	The remodel includes the new development and implementation of a community scale bike sharing. NOTE: Enter name of the bike sharing program in the Notes field.	**3**	0	☐	
(7)	The remodel includes the new development and implementation of a community scale motorized vehicle sharing program. NOTE: Enter name of the car sharing program in the Notes field.	**5**	0	☐	
11.502 PROJECT TEAM, MISSION STATEMENT, AND GOALS					
11.502.1	**11.502.1 Project team, mission statement, and goals.** A knowledgeable team is established and team member roles are identified with respect to green lot design, preparation, and development. The project's green goals and objectives are written into a mission statement.	**4**	4	☑	
11.503 LOT DESIGN					
11.503.0	**11.503.0 Intent.** The lot is designed to avoid detrimental environmental impacts first, to minimize any unavoidable impacts, and to mitigate for those impacts that do occur. The project is designed to minimize environmental impacts and to protect, restore, and enhance the natural features and environmental quality of the lot. **(Points awarded only if the intent of the design is implemented.)**				
11.503.1	**11.503.1 Natural resources.** Natural resources are conserved by one or more of the following:				
(1)	A natural resources inventory is completed under the direction of a qualified professional.	**5**	0	☐	
(2)	A plan is implemented to conserve the elements identified by the natural resource inventory as high-priority resources.	**6**	0	☐	
(3)	Items listed for protection in the natural resource inventory plan are protected under the direction of a qualified professional.	**4**	0	☐	
(4)	Basic training in tree or other natural resource protection is provided for the on-site supervisor.	**4**	0	☐	
(5)	All tree pruning on-site is conducted by a certified arborist or other qualified professional.	**3**	3	☑	
(6)	Ongoing maintenance of vegetation on the lot during construction is in accordance with TCIA A300 or locally accepted best practices.	**4**	4	☑	
(7)	Where a lot adjoins a landscaped common area, a protection plan from the remodeling construction activities next to the common area is implemented.	**5**	0	☐	
(8)	Developer has a plan to design and construct the lot in accordance with the International Wildland-Urban Interface Code (IWUIC). [Only applicable where the AHJ has not declared a wildland-urban interface area, but a fire protection engineer, certified fire marshal, or other qualified party has determined and documented the site as hazarded per the IWUIC.]	**6**	0	☐	
11.503.2	**11.503.2 Slope disturbance.** Slope disturbance is minimized by one or more of the following: Note: Points are only available for lots with slopes of 25% or greater.			Max Slope in Const. Zn:	
(1)	The use of terrain-adaptive architecture.	**5**	0	☐	
(2)	Hydrological/soil stability study is completed and used to guide the design of any additions to buildings on the lot.	**5**	0	☐	
(3)	All or a percentage of new driveways and parking are aligned with natural topography to reduce cut and fill.		0		
(a)	10 percent to < 25 percent	**1**			
(b)	25 percent to 75 percent	**4**			
(c)	greater than 75 percent	**6**			
(4)	Long-term erosion effects are reduced through the design and implementation of clustering, terracing, retaining walls, landscaping, or restabilization techniques.	**6**	0	☐	
(5)	Underground parking uses the natural slope for parking entrances.	**5**	0	☐	
11.503.3	**11.503.3 Soil disturbance and erosion.** Soil disturbance and erosion are minimized by one or more of the following: (also see § 11.504.3) Note: Points must be earned in 11.503.3 in order for points in 11.504.1 to be available				
(1)	Remodeling construction activities are scheduled such that disturbed soil that is to be left unworked for more than 21 days is stabilized within 14 days.	**2**	2	☑	
(2)	The new utilities on the lot are designed to use one or more alternative means:	**2**	0		
(a)	tunneling instead of trenching			☐	
(b)	use of smaller (low ground pressure) equipment or geomats to spread the weight of construction equipment			☐	
(c)	shared utility trenches or easements			☐	
(d)	placement of utilities under paved surfaces instead of yards			☐	
(3)	Limits of new clearing and grading are demarcated on the lot plan.	**5**	0	☐	

11.503.4		**11.503.4 Stormwater Management.** The stormwater management system is designed to use low impact development/green infrastructure practices to preserve, restore or mitigate changes in site hydrology due to land disturbance and the construction of impermeable surfaces through the use of one or more of the following techniques: NOTE: For lots in a development, the points for 503.4 may be awarded for the lot when there is a community storm water management plan implemented and the builder does not violate that plan with respect to water leaving the lot.				
	(1)	A site assessment is conducted and a plan prepared and implemented that identifies important existing permeable soils, natural drainage ways and other water features, e.g., depressional storage, onsite to be preserved in order to maintain site hydrology.	**7**	0	☐	
	(2)	Low Impact Development/Green infrastructure stormwater management practices to promote infiltration and evapotranspiration are used to manage rainfall on the lot and prevent the off-lot discharge of runoff from all storms up to and including the volume of following storm events:		0		
	(a)	80th percentile storm event	**5**			
	(b)	90th percentile storm event	**8**			
	(c)	95th percentile storm event	**10**			
	(3)	Permeable materials are used for driveways, parking areas, walkways, patios, and recreational surfaces and the like according to the following percentages:		0		
	(a)	10 percent to less than 25 percent (add 2 points for use of vegetative paving system)	**5**			
	(b)	25-50 percent (add 4 points for use of vegetative paving system)	**8**			
	(c)	Greater than 50 percent (add 6 points for use of vegetative paving system)	**10**			
		[Points for vegetative paving systems are only awarded for locations receiving more than 20 inches per year of annual average precipitation.]	**0**	0	☐	
	(4)	Complete gutter and downspout system directs storm water away from foundation to vegetated landscape area, a raingarden, or catchment system that provides for water infiltration.	**8**	0	☐	
11.503.5		**11.503.5 Landscape plan.** A plan for the lot is developed to limit water and energy use while preserving or enhancing the natural environment. (Where "front" only or "rear" only plan is implemented, only half of the points (rounding down to a whole number) are awarded for Items (1)-(8)			full	
	(1)	A plan is formulated and implemented that protects, restores, or enhances natural vegetation on the lot.		3	(b)	
	(a)	100 percent of the natural area	**4**			
	(b)	50 percent of the natural area	**3**			
	(c)	25 percent of the natural area	**2**			
	(d)	12 percent of the natural area	**1**			
	(2)	Non-invasive vegetation that is native or regionally appropriate for local growing conditions is selected to promote biodiversity.	**7**	7	☑	
	(3)	To improve pollinator habitat, at least 10 percent of planted areas are composed of native or regionally appropriate flowering and nectar producing plant species. Invasive plant species shall not be utilized.	**3**	3	☑	
	(4)	EPA WaterSense Water Budget Tool or equivalent is used when implementing the site vegetative design.	**5**	0	☐	
	(5)	Where turf is being planted, Turfgrass Water Conservation Alliance (TWCA) or equivalent as determined by the adopting entity third party qualified water efficient grasses are used.	**3**	0	☐	
	(6)	For landscaped vegetated areas, the maximum percentage of all turf areas is:		0		
	(a)	0 percent	**5**			
	(b)	Greater than 0 percent to less than 20 percent	**4**			
	(c)	20 percent to less than 40 percent	**3**			
	(d)	40 percent to 60 percent	**2**			
	(7)	Plants with similar watering needs are grouped (hydrozoning) and shown on the lot plan.	**5**	5	☑	
	(8)	Summer shading by planting installed to shade a minimum of 30 percent of building walls. To conform to summer shading, the effective shade coverage (five years after planting) is the arithmetic mean of the shade coverage calculated at 10 am for eastward facing walls, noon for southward facing walls, and 3 pm for westward facing walls on the summer solstice.	**5**	0	☐	
	(9)	Vegetative wind breaks or channels are designed to protect the lot and immediate surrounding lots as appropriate for local conditions.	**5**	0	☐	
	(10)	Site- or community-generated tree trimmings or stump grinding of regionally appropriate trees are used on the site to provide protective mulch during construction or for landscaping.	**3**	0	☐	
	(11)	An integrated pest management plan is developed to minimize chemical use in pesticides and fertilizers.	**4**	0	☐	
	(12)	Developer has a plan for removal or containment of invasive plants from the disturbed areas of the site.	**3**	0	☐	
	(13)	Developer implements a plan for removal or containment of invasive plants on the undisturbed areas of the site.	**6**	0	☐	
11.503.6		**11.503.6 Wildlife habitat.** Measures are planned to support wildlife habitat and include at least two of the following:		0		
	(1)	Plants and gardens that encourage wildlife, such as bird and butterfly gardens.	**3**		☐	
	(2)	Inclusion of a certified "backyard wildlife" program.	**3**		☐	
	(3)	The lot is adjacent to a wildlife corridor, fish and game park, or preserved areas and is designed with regard for this relationship.	**3**		☐	
	(4)	Outdoor lighting techniques are utilized with regard for wildlife.	**3**		☐	
11.503.7		**11.503.7 Environmentally sensitive areas.** The lot is in accordance with one or both of the following:		4	(1)	
	(1)	The lot does not contain any environmentally sensitive areas that are disturbed during remodeling.	**4**			
	(2)	On lots with environmentally sensitive areas, mitigation and/or restoration is conducted to preserve ecosystem functions lost through remodeling activities.	**4**			

11.504 LOT CONSTRUCTION

11.504.0		**11.504.0 Intent.** Environmental impact during construction is avoided to the extent possible; impacts that do occur are minimized, and any significant impacts are mitigated.				
11.504.1		**11.504.1 On-site supervision and coordination.** On-site supervision and coordination is provided during on-the-lot clearing, grading, trenching, paving, and installation of utilities to ensure that specified green development practices are implemented. (also see Section 11.503.3) NOTE: Points must be taken in 11.503.3 to claim points in 11.504.1.	**4**	4	☑	
11.504.2		**11.504.2 Trees and vegetation.** Designated trees and vegetation are preserved by one or more of the following:				
	(1)	Fencing or equivalent is installed to protect trees and other vegetation.	**3**	3	☑	
	(2)	Trenching, significant changes in grade, and compaction of soil and critical root zones in all "tree save" areas as shown on the lot plan are avoided.	**5**	0	☐	
	(3)	Damage to designated existing trees and vegetation is mitigated during construction through pruning, root pruning, fertilizing, and watering.	**4**	4	☑	
11.504.3		**11.504.3 Soil disturbance and erosion implementation.** On-site soil disturbance and erosion during remodeling are minimized by one or more of the following in accordance with the SWPPP or applicable plan: (also see Section 11.503.3)				
	(1)	Sediment and erosion controls are installed on the lot and maintained in accordance with the stormwater pollution prevention plan, where required.	**5**	5	☑	
	(2)	Limits of clearing and grading are staked out on the lot.	**5**	0	☐	
	(3)	"No disturbance" zones are created using fencing or flagging to protect vegetation and sensitive areas on the lot from construction activity.	**5**	0	☐	
	(4)	Topsoil from either the lot or the site development is stockpiled and stabilized for later use and used to establish landscape plantings on the lot.	**5**	0	☐	
	(5)	Soil compaction from construction equipment is reduced by distributing the weight of the equipment over a larger area (laying lightweight geogrids, mulch, chipped wood, plywood, OSB, metal plates, or other materials capable of weight distribution in the pathway of the equipment).	**4**	0	☐	
	(6)	Disturbed areas on the lot that are complete or to be left unworked for 21 days or more are stabilized within 14 days using methods as recommended by the EPA, or in the approved SWPPP, where required.	**3**	0	☐	
	(7)	Soil is improved with organic amendments or mulch.	**3**	0	☐	
	(8)	Newly installed utilities on the lot are installed using one or more alternative means: tunneling instead of trenching, use of smaller equipment, use of low ground pressure equipment, use of geomats, shared utility trenches or easements, other. NOTE: List "other" means of installing utilities in the assigned Notes area.	**5**	0	☐ ☐ ☐ ☐ ☐ ☐ ☐	

11.505 INNOVATIVE PRACTICES

11.505.0		**11.505.0 Intent.** Innovative lot design, preparation and development practices are used to enhance environmental performance. Waivers or variances from local development regulations are obtained, and innovative zoning is used to implement such practices.				
11.505.1		**11.505.1 Driveways and parking areas.** Driveways and parking areas are minimized or mitigated by one or more of the following:				
	(1)	Off-street parking areas are shared or driveways are shared. Waivers or variances from local development regulations are obtained to implement such practices, if required.	**5**	0	☐	
	(2)	In a multifamily project, parking capacity does not exceed the local minimum requirements.	**5**	0	☐	
	(3)	Structured parking is utilized to reduce the footprint of surface parking areas.		0		
	(a)	25 percent to less than 50 percent	**4**			
	(b)	50 percent to 75 percent	**5**			
	(c)	greater than 75 percent	**6**			
11.505.2		**11.505.2 Heat island mitigation.** Heat island effect is mitigated by one or both of the following.				
	(1)	Hardscape: Not less than 50 percent of the surface area of the hardscape on the lot meets one or a combination of the following methods.	**5**	0		
	(a)	Shading of hardscaping: Shade is provided from existing or new vegetation (within five years) or from trellises. Shade of hardscaping is to be measured on the summer solstice at noon.			☐	
	(b)	Light-colored hardscaping: Horizontal hardscaping materials are installed with a solar reflectance index (SRI) of 29 or greater. The SRI is calculated in accordance with ASTM E1980. A default SRI value of 35 for new concrete without added color pigment is permitted to be used instead of measurements.			☐	
	(c)	Permeable hardscaping: Permeable hardscaping materials are installed.			☐	
	(2)	Roofs: Not less than 75 percent of the exposed surface of the roof is vegetated using technology capable of withstanding the climate conditions of the jurisdiction and the microclimate conditions of the building lot. Invasive plant species are not permitted.	**5**	0	☐	
11.505.3		**11.505.3 Density.** The average density on the lot on a net developable area basis is:		0		
	(1)	7 to less than 14 dwelling units per acre (per 4,047 m^2)	**4**			
	(2)	14 to less than 21 dwelling units per acre (per 4,047 m^2)	**5**			
	(3)	21 to less than 35 dwelling units per acre (per 4,047 m^2)	**6**			
	(4)	35 to less than 70 dwelling units per acre (per 4,047 m^2)	**7**			
	(5)	70 or greater dwelling units per acre (per 4,047 m^2)	**8**			
11.505.4		**11.505.4 Mixed-use development.**				
	(1)	The lot contains a mixed-use building.	**8**	8	☑	
11.505.5		**11.505.5 Multifamily or mixed-use community garden(s).** Local food production to residents or area consumers.			Community Garden (sf):	
	(a)	A portion of the lot of at least 250 sq ft is established as community garden(s) for the residents of the site. [*3 points per 250 sq ft]	**9 max**	0		
	(b)	Locate the project within a 0.5-mile walking distance of an existing or planned farmers market/ farm stand that is open or will operate at least once a week for at least five months of the year.	**3**	0	☐	
	(c)	Areas and physical provisions are provided for composting.	**1**	0	☐	
	(d)	Signs designating the garden area are posted.	**1**	0	☐	
11.505.6		**11.505.6 Multi-unit plug-in electric vehicle charging.** Plug-in electric vehicle charging capability is provided for not fewer than 2 percent of parking stalls. [An additional 2 points can be earned for each percentage point above 2% for a maximum of 10 points] Fractional values shall be rounded up to the nearest whole number. Electrical capacity in main electric panels supports Level 2 charging (208/240V-up to 80 amps or in accordance with SAE J1772). Each stall is provided with conduit and wiring infrastructure from the electric panel to support Level 2 charging (208/240V- up to 80 amps or in accordance with SAE J1772) service to the designated stalls, and stalls are equipped with either Level 2 charging AC grounded outlets (208/240V- up to 80 amps or in accordance with SAE J1772) or Level 2 charging stations (208-240V/80A) by a third party charging station.	**4 (10 max)**	0		

11.505.7	**11.505.7 Multi-unit residential CNG vehicle fueling.** CNG vehicle residential fueling appliances are provided for at least 1 percent of the parking stalls. The CNG fueling appliances shall be listed in accordance with ANSI/CSA NGV 5.1 and installed in accordance to the appliance manufacturer's installation instructions.	**4**	0	☐	
11.505.8	**11.505.8 Street network.** Project is located in an area of high intersection density.	**5**	5	☑	
11.505.9	**11.505.9 Smoking prohibitions.** Signs are provided on multifamily and mixed-use lots prohibiting smoking at the following locations:				
(a)	Smoking is prohibited within 25 feet (7.5 m) of all building exterior doors and operable windows or building air intakes within 15 (4.5 m) vertical feet of grade or a walking surface.	**3**	3	☑	
(b)	Smoking is prohibited on decks, balconies, patios and other occupied exterior spaces.	**3**	0	☐	
(c)	Smoking is prohibited at all parks, playgrounds, and community activity or recreational spaces.	**3**	3	☑	
11.505.10	**11.505.10 Exercise & Recreation Area.** For multifamily buildings, on-site dedicated recreation space for exercise or play opportunities for adults and/or children open and accessible to residents is provided.				
(a)	A dedicated area of at least 400 square feet is provided inside the building with adult exercise and/or children's play equipment.	**3**	3	☑	
(b)	A courtyard, garden, terrace, or roof space at least 10% of the lot area that can serve as outdoor space for children's play and /or adult activities is provided.	**3**	0	☐	
(c)	Active play/recreation areas are illuminated at night to extend opportunities for physical activity into the evening.	**3**	0	☐	
11.505.11	**11.505.11 Battery storage system.** A battery storage system of not less than 6 kWh of available capacity is installed that stores electric energy from an on-site renewable electric generation system or is grid-interactive or can perform both functions.	**2**	0	☐	
END OF CHAPTER 5					CLICK TO PROCEED TO CHAPTER 6 >>

Total Chapter Points: 34	**Mandatory Information is missing on the Overview (Design) page!**
Total Project Points: 125	
Total Project Level: None	
Points Needed to Earn Next Level: 56	
Revision Date: 8/8/2021	

Coding

Practice #	Chapter 6: Resource Efficiency	Points Available	Points Claimed	Status	Notes
11.601	**QUALITY OF CONSTRUCTION MATERIALS AND WASTE**				
11.601.0	**11.601.0 Intent.** Design and construction practices that minimize the environmental impact of the building materials are incorporated, environmentally efficient building systems and materials are incorporated, and waste generated during construction is reduced.				
11.601.1	**11.601.1 Conditioned floor area.** Finished floor area of a dwelling unit or sleeping unit after the remodeling is limited. Finished floor area is calculated in accordance with ANSI Z765 for single family and ANSI/BOMA Z65.4 for multifamily buildings. Only the finished floor area for stories above grade plane is included in the calculation.		0		
(1)	less than or equal to 700 square feet (65 m^2)	**14**			
(2)	less than or equal to 1,000 square feet (93 m^2)	**12**			
(3)	less than or equal to 1,500 square feet (139 m^2)	**9**			
(4)	less than or equal to 2,000 square feet (186 m^2)	**6**			
(5)	less than or equal to 2,500 square feet (232 m^2)	**3**			
(6)	greater than 4,000 square feet (372 m^2) **(For every 100 square feet (9.29 m^2) over 4,000 square feet (372 m^2), one point is to be added the threshold points shown in Table 305.3.7 for each rating level.)**	**Mandatory add. pts. needed 940**			
	Multifamily Building Note: For a multifamily building, a weighted average of the individual unit sizes is used for this practice.				
11.601.2	**11.601.2 Material usage.** Newly installed structural systems are designed or construction techniques are implemented that reduce and optimize material usage. **(Points awarded only when the newly installed portion of each structural system comprises at least 25 percent of the total area of that structural system after the remodel)**				
(1)	Minimum structural member or element sizes necessary for strength and stiffness in accordance with advanced framing techniques or structural design standards are selected.	**3**	0	☐	
(2)	Higher-grade or higher-strength of the same materials than commonly specified for structural elements and components in the building are used and element or component sizes are reduced accordingly.	**3**	0	☐	
(3)	Performance-based structural design is used to optimize lateral force-resisting systems.	**3**	0	☐	
11.601.3	**11.601.3 Building dimensions and layouts.** Building dimensions and layouts are designed to reduce material cuts and waste. This practice is used for a minimum of 80 percent of the newly installed areas: **(Points awarded only when the newly installed area of the building comprises at least 25 percent of the total area of that element of the building after the remodel)**				
(1)	floor area	**3**	0	☐	
(2)	wall area	**3**	0	☐	
(3)	roof area	**3**	0	☐	
(4)	cladding or siding area	**3**	0	☐	
(5)	penetrations or trim area	**1**	0	☐	
11.601.4	**11.601.4 Framing and structural plans.** Detailed framing or structural plans, material quantity lists and on-site cut lists for newly installed framing, structural materials, and sheathing materials are provided.	**4**	0	☐	
11.601.5	**11.601.5 Prefabricated components.** Precut or preassembled components, or panelized or precast assemblies are utilized for a minimum of 90 percent for the following system or building: **(Points awarded only when the newly installed system comprises at least 25 percent of the total area of that system of the building after the remodel)**	**13 Max**			
(1)	floor system	**4**	0	☐	
(2)	wall system	**4**	0	☐	
(3)	roof system	**4**	0	☐	
(4)	modular construction for any new construction located above grade	**13**	0	☐	
11.601.6	**11.601.6 Stacked stories.** Stories above grade are stacked, such as in 1½-story, 2-story, or greater structures. The area of the upper story is a minimum of 50 percent of the area of the story below based on areas with a minimum ceiling height of 7 feet (2,134 mm).	**8 Max**	8	from overview: 4+ story bldg.	
(1)	first stacked story	**4**			
(2)	for each additional stacked story	**2**			
11.601.7	**11.601.7 Prefinished materials. Prefinished building** materials or assemblies listed below have no additional site-applied finishing material are installed. **(Points awarded for each type of material or assembly.)**	**12 Max**	0		
(a)	interior trim not requiring paint or stain				
(b)	exterior trim not requiring paint or stain				
(c)	window, skylight, and door assemblies not requiring paint or stain on one of the following surfaces: i. exterior surfaces ii. interior surfaces				
(d)	interior wall coverings or systems, floor systems, and/or ceiling systems not requiring paint or stain or other type of finishing application				
(e)	exterior wall coverings or systems, floor systems, and/or ceiling systems not requiring paint or stain or other type of finishing application				
(1)	90 percent or more (after the remodel) of the installed building materials or assemblies listed above:	**5**			
(2)	50 percent to less than 90 percent (after the remodel) of the installed building material or assembly listed above:	**2**			
(3)	35 percent to less than 50 percent (after the remodel) of the installed building material or assembly listed above:	**1**			
11.601.8	**11.601.8 Foundations.** A foundation system that minimizes soil disturbance, excavation quantities and material usage, such as frost-protected shallow foundations, isolated pier and pad foundations, deep foundations, post foundations, or helical piles is selected, designed, and constructed. The foundation is used on 25 percent or more of the building footprint after the remodel. NOTE: Indicate in the assigned Notes area the type designed and constructed: frost-protected shallow foundations, pier and pad foundations, post foundations, or other similar foundation type.	**3**	0	☐	

11.602 ENHANCED DURABILITY AND REDUCED MAINTENANCE

11.602.0		**11.602.0 Intent.** Design and construction practices are implemented that enhance the durability of materials and reduce in-service maintenance.				
11.602.1		**11.602.1 Moisture Management – Building Envelope**				
11.602.1.1		**11.602.1.1 Capillary breaks**				
11.602.1.1.1		**11.602.1.1.1** Capillary breaks A capillary break and vapor retarder are installed at concrete slabs in accordance with ICC IRC Sections R506.2.2 and R506.2.3 or ICC IBC Sections 1907 and 1805.4.1. **This practice is not mandatory for existing slabs without apparent moisture problem.**	Mandatory		Met	
11.602.1.1.2		**11.602.1.1.2** A capillary break to prevent moisture migration into foundation wall is provided between the footing and the foundation wall on all new foundations, and on not less than 25 percent of the total length of the foundation after the remodel.	**3**	0	☐	
11.602.1.2		**11.602.1.2 Foundation waterproofing.** Enhanced foundation waterproofing is installed on all new foundations, and on not less than 25 percent of the total length of the foundation after the remodel using one or both of the following:	**4**	0		
	(1)	rubberized coating, or			☐	
	(2)	drainage mat			☐	
11.602.1.3		**11.602.1.3 Foundation drainage**				
11.602.1.3.1		**11.602.1.3.1** Where required by the ICC IRC or IBC for habitable and usable spaces below grade, exterior drain tile is installed. **This practice is not mandatory for existing space without apparent moisture problem.**	Mandatory		Met	
11.602.1.3.2		**11.602.1.3.2** Interior and exterior foundation perimeter drains are installed and sloped to discharge to daylight, dry well, or sump pit on all new foundations and not less than 25 percent of the total length of the foundation after the remodel.	**4**	0	☐	
11.602.1.4		**11.602.1.4 Crawlspaces**				
11.602.1.4.1		**11.602.1.4.1** Vapor retarder for all new unconditioned vented crawlspace foundations and not less than 25 percent of the total area after the remodel is in accordance with the following, as applicable. Joints of vapor retarder overlap a minimum of 6 inches (152 mm) and are taped.				
	(1)	Floors. Minimum 6 mil vapor retarder installed on the crawlspace floor and extended at least 6 inches up the wall and is attached and sealed to the wall.	**6**	0	☐	
	(2)	Walls. Dampproof walls are provided below finished grade. **This practice is not mandatory for existing walls without apparent moisture problem.**	N/A			
11.602.1.4.2		**11.602.1.4.2** For all new foundations and not less than 25 percent of the total area of the crawlspace after the remodel, crawlspace that is built as a conditioned area is sealed to prevent outside air infiltration and provided with conditioned air at a rate not less than 0.02 cfm (.009 L/s) per square foot of horizontal area and one of the following is implemented:				
	(1)	a concrete slab over 6 mil polyethylene sheeting. Or other Class I vapor retarder installed in accordance with Section 408.3 or Section 506 of the International Residential Code	**8**	0	☐	
	(2)	6 mil polyethylene sheeting, or other Class I vapor retarder installed in accordance with Section 408.3 or Section 506 of the International Residential Code **This practice is not mandatory for existing foundations without apparent moisture problem.**	N/A			
11.602.1.5		**11.602.1.5 Termite barrier.** Continuous physical foundation termite barrier provided: See Figure 6(3)			termite infest. prob.:	
	(1)	In geographic areas that have moderate to heavy infestation potential in accordance with figure 6(3), a no or low toxicity treatment is also installed.	**4**	0	☐	
	(2)	In geographic areas that have a very heavy infestation potential in accordance with figure 6(3), in addition a low toxicity bait and kill termite treatment plan is selected and implemented.	**4**	0	☐	
11.602.1.6		**11.602.1.6 Termite-resistant materials.** In areas of termite infestation probability as defined by Figure 6(3), termite-resistant materials are used as follows: See Figure 6(3)				
	(1)	In areas of slight to moderate termite infestation probability: for the foundation, all structural walls, floors, concealed roof spaces not accessible for inspection, exterior decks, and exterior claddings within the first 2 feet (610 mm) above the top of the foundation.	**2**	0	☐	
	(2)	In areas of moderate to heavy termite infestation probability: for the foundation, all structural walls, floors, concealed roof spaces not accessible for inspection, exterior decks, and exterior claddings within the first 3 feet (914 mm) above the top of the foundation.	**4**	0	☐	
	(3)	In areas of very heavy termite infestation probability: for the foundation, all structural walls, floors, concealed roof spaces not accessible for inspection, exterior decks, and exterior claddings.	**6**	0	☐	
11.602.1.7		**11.602.1.7 Moisture control measures**				
11.602.1.7.1		**11.602.1.7.1** Moisture control measures are in accordance with the following:				
	(1)	Building materials with visible mold are not installed or are cleaned or encapsulated prior to concealment and closing.	**2**	2	☑	
	(2)	Insulation in cavities is dry in accordance with manufacturer's instructions when enclosed (e.g., with drywall). NOTE: If "N/A" is selected, explain why in the assigned Notes area.	Mandatory **2**	2	Met	
	(3)	The moisture content of lumber is sampled to ensure it does not exceed 19 percent prior to the surface and/or cavity enclosure.	**4**	0	☐	
11.602.1.7.2		**11.602.1.7.2** Moisture content of subfloor, substrate, or concrete slabs is in accordance with the appropriate industry standard for the finish flooring to be applied.	**2**	0	☐	
11.602.1.7.3		**11.602.1.7.3** Building envelope assemblies are designed for moisture control based on documented hygrothermal simulation or field study analysis. Hygrothermal analysis is required to incorporate representative climatic conditions, interior conditions and include heating and cooling seasonal variation.	**4**	0	☐	
11.602.1.8		**11.602.1.8 Water-resistive barrier.** Where required by the ICC, IRC, or IBC, a water-resistive barrier and/or drainage plane system is installed behind newly installed exterior veneer and/or siding and where there is evidence of a moisture problem. NOTE: If "N/A" is selected, explain why in the assigned Notes area.	Mandatory		Met	

11.602.1.9		**11.602.1.9 Flashing.** Flashing is provided as follows to minimize water entry into wall and roof assemblies and to direct water to exterior surfaces or exterior water-resistive barriers for drainage. Flashing details are provided in the construction documents and are in accordance with the fenestration manufacturer's instructions, the flashing manufacturer's instructions, or as detailed by a registered design professional. **Points awarded only when practices (2)-(7) are implemented in all newly installed construction and not less than 25 percent of the applicable building elements for the entire building after the remodel.**					
	(1)	Flashing is installed at all of the following locations, as applicable: **(a)** around exterior fenestrations, skylights, and doors **(b)** at roof valleys **(c)** at all building-to-deck, -balcony, -porch, and -stair intersections **(d)** at roof-to-wall intersections, at roof-to-chimney intersections, at wall-to-chimney intersections, and at parapets **(e)** at ends of and under masonry, wood, or metal copings and sills **(f)** above projecting wood trim **(g)** at built-in roof gutters, and **(h)** drip edge is installed at eave and rake edges. **These practices are not mandatory for existing building elements without apparent moisture problem.**	Mandatory		Met	
	(2)	All window and door head and jamb flashing is either self-adhered flashing complying with AAMA 711-13 or liquid applied flashing complying with AAMA 714-15 and installed in accordance with fenestration or flashing manufacturer's installation instructions.	2	0	☐	
	(3)	Pan flashing is installed at sills of all exterior windows and doors.	3	0	☐	
	(4)	Seamless, preformed kickout flashing, or prefabricated metal with soldered seams is provided at all roof-to-wall intersections. The type and thickness of the material used for roof flashing including but not limited kickout and step flashing is commensurate with the anticipated service life of the roofing material.	3	0	☐	
	(5)	A rainscreen wall design as follows is used for exterior wall assemblies		0		
		(a) a system designed with minimum 1/4-inch air space exterior to the water-resistive barrier, vented to the exterior at top and bottom of the wall, and integrated with flashing details. OR	4			
		(b) a cladding material or a water-resistive barrier with enhanced drainage, meeting 75 percent drainage efficiency determined in accordance with ASTM E2273.	2			
	(6)	Through-wall flashing is installed at transitions between wall cladding materials or wall construction types.	2	0	☐	
	(7)	Flashing is installed at expansion joints in stucco walls.	2	0	☐	
11.602.1.10		**11.602.1.10 Exterior doors.** Entries at exterior door assemblies, inclusive of side lights (if any), are covered by one of the following methods to protect the building from the effects of precipitation and solar radiation. Either a storm door or a projection factor of 0.375 minimum is provided. Eastern- and western-facing entries in Climate Zones 1, 2, and 3, as determined in accordance with Figure 6(1) or Appendix A, have either a storm door or a projection factor of 1.0 minimum, unless protected from direct solar radiation by other means (e.g., screen wall, vegetation). This Project's Climate Zone: 5 **(a)** installing a porch roof or awning **(b)** extending the roof overhang **(c)** recessing the exterior door **(d)** Installing a storm door Note: The pedestrian door protected in a garage leading to living space does not qualify for points.	**2 per exterior door 6 Max**	2	1 exterior door	
11.602.1.11		**11.602.1.11 Tile backing materials.** Tile backing materials installed under tiled surfaces in wet areas are in accordance with ASTM C1178, C1278, C1288, or C1325. **This practice is not mandatory for existing tile surfaces without apparent moisture problem.**	Mandatory		Met	
11.602.1.12		**11.602.1.12 Roof overhangs.** Roof overhangs, in accordance with Table 602.1.12, are provided over a minimum of 90 percent of exterior walls to protect the building envelope. See Table 602.1.12	4	0	☐	
11.602.1.13		**11.602.1.13 Ice barrier.** In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier is installed in accordance with the ICC IRC or IBC at roof eaves of pitched roofs and extends a minimum of 24 inches (610 mm) inside the exterior wall line of the building.	Mandatory		N/A	no roof eaves
11.602.1.14		**11.602.1.14 Architectural features**. Architectural features that increase the potential for water intrusion are avoided:				
	(1)	All horizontal ledgers are sloped away to provide gravity drainage as appropriate for the application.	Mandatory 1	1	Met	
	(2)	No roof configurations that create horizontal valleys in roof design.	2	0	☐	
	(3)	No recessed windows and architectural features that trap water on horizontal surfaces.	2	0	☐	
11.602.1.15		**11.602.1.15 Kitchen and vanity cabinets.** All kitchen and vanity cabinets are certified in accordance with the ANSI/KCMA A161.1 performance standard or equivalent. NOTE: Identify what product was used in the assigned Notes area.	2	0	☐	
11.602.2		**11.602.2 Roof surfaces.** A minimum of 90 percent of roof surfaces, not used for roof penetrations and associated equipment, on-site renewable energy systems such as photovoltaics or solar thermal energy collectors, or rooftop decks, amenities and walkways, are constructed of one or more of the following:	3	0		
	(1)	products that are in accordance with the ENERGY STAR® cool roof certification or equivalent			☐	
	(2)	a vegetated roof system			☐	
	(3)	Minimum initial SRI of 78 for low-sloped roof (a slope less than 2:12) and a minimum initial SRI of 29 for a steep-sloped roof (a slope equal to or greater than 2:12). The SRI is calculated in accordance with ASTM E1980. Roof products are certified and labeled.			☐	
11.602.3		**11.602.3 Roof water discharge.** A gutter and downspout system or splash blocks and effective grading are provided to carry water a minimum of 5 feet (1524 mm) away from perimeter foundation walls.	4	0	☐	
11.602.4		**11.602.4 Finished grade.**				
11.602.4.1		**11.602.4.1** Finished grade at all sides of a building is sloped to provide a minimum of 6 inches (150 mm) of fall within 10 feet (3048 mm) of the edge of the building. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade is sloped away from the edge of the building at a minimum slope of 2 percent.	Mandatory		Met	
11.602.4.2		**11.602.4.2** The final grade is sloped away from the edge of the building at a minimum slope of 5 percent.	1	0	☐	
11.602.4.3		**11.602.4.3** Water is directed to drains or swales to ensure drainage away from the structure.	1	0	☐	

11.603 REUSED OR SALVAGED MATERIALS

11.603.0	**11.603.0 Intent.** Practices that reuse or modify existing structures, salvage materials for other uses, or use salvaged materials in the building's construction are implemented.				
11.603.1	**11.603.1 Reuse of existing building.** Major elements or components of existing buildings and structures are reused, modified, or deconstructed for later use. **(Points awarded for every 200 square feet (18.5 m^2) of floor area.)** NOTE: Describe materials used in the assigned Notes area. Materials, elements, or components awarded points under Section 11.603.1 shall not be awarded points under Section 11.603.2.	**1** **12 Max**	12	2400 square feet	Existing concrete structure, floor and roof slabs, stairs, elevators, exterior walls, and windows are remaining in place
11.603.2	**11.603.2 Salvaged materials.** Reclaimed and/or salvaged materials and components are used. The total material value and labor cost of salvaged materials is equal to or exceeds 1 percent of the total construction cost. **(Points awarded per 1% of salvaged materials used based on the total construction cost.)** NOTE: Describe materials used in the assigned Notes area. Materials, elements, or components awarded points under Section 11.603.1 shall not be awarded points under Section 11.603.2.	**1** **9 Max**	0		
11.603.3	**11.603.3 Scrap materials.** Sorting and reuse of scrap building material is facilitated (e.g., a central storage area or dedicated bins are provided). NOTE: Indicate in the assigned Notes area what salvage materials were sorted for reuse.	**4**	0	☐	

11.604 RECYCLED-CONTENT BUILDING MATERIALS

11.604.1	**11.604.1 Recycled content.** Building materials with recycled content are used for two minor and/or two major components of the building. Enter material percent recycled content. See Table 11.604.1 NOTE: In the assigned Notes area, list materials used for minor and/or major building components.	**per Table 604.1**	0	First Minor Comp.: Second Minor Comp.: First Major Comp.: Second Major Comp.:	

11.605 RECYCLED CONSTRUCTION WASTE

11.605.0	**11.605.0 Intent.** Waste generated during construction is recycled.				
11.605.1	**11.605.1 Hazardous waste.** The construction waste management plan shall include information on the proper handling and disposal of hazardous waste. Hazardous waste is properly handled and disposed.	**Mandatory**		☑	
11.605.2	**11.605.2 Construction waste management plan.** A construction waste management plan is developed, posted at the jobsite, and implemented diverting through methods such as reuse, salvage, recycling, or manufacturer reclamation, a minimum of 50 percent (by weight) of nonhazardous construction and demolition waste from disposal. For this practice, land clearing debris is not considered a construction waste. Materials used as alternative daily cover are considered construction waste and do not count toward recycling or salvaging. For remodeling projects or demolition of an existing facility, the waste management plan includes the recycling of 95 percent of electronic waste components (such as printed circuit boards from computers, building automation systems, HVAC, fire and security control boards) by an E-Waste recycling facility. **Exceptions:** **(1)** Waste materials generated from land clearing, soil and sub-grade excavation and vegetative debris shall not be in the calculations. **(2)** A recycling facility (traditional or E-Waste) offering material receipt documentation is not available within 50 miles of the jobsite.	**6**	0	☐ ☐	
11.605.3	**11.605.3 On-site recycling.** On-site recycling measures following applicable regulations and codes are implemented, such as the following: **(a)** Materials are ground or otherwise safely applied on-site as soil amendment or fill. A minimum of 50 percent (by weight) of construction and land-clearing waste is diverted from landfill. **(b)** Alternative compliance methods approved by the Adopting Entity. **(c)** Compatible untreated biomass material (lumber, posts, beams, etc.) are set aside for combustion if a solid fuel-burning appliance per Section 11.901.2.1(2) will be available for on-site renewable energy.	**7**	0	☐	
11.605.4	**11.605.4 Recycled construction materials.** Construction materials (e.g., wood, cardboard, metals, drywall, plastic, asphalt roofing shingles, or concrete) are recycled offsite.	**6 Max**	3		
	(1) a minimum of two types of materials are recycled	**3**			
	(2) for each additional recycled material type	**1**			
	(a) wood			☐	
	(b) cardboard			☐	
	(c) metals			☐	
	(d) drywall			☑	
	(e) plastic			☐	
	(f) asphalt roofing shingles			☐	
	(g) concrete			☑	
	(h) other			☐	
	(i) other NOTE: List "other" types of materials recycled in the assigned Notes area.			☐	

11.606 RENEWABLE MATERIALS

11.606.0		**11.606.0 Intent.** Building materials derived from renewable resources are used.				
11.606.1		**11.606.1 Biobased products.** The following biobased products are used:				
	(a)	certified solid wood in accordance with Section 11.606.2		0		
	(b)	engineered wood				
	(c)	bamboo				
	(d)	cotton				
	(e)	cork				
	(f)	straw				
	(g)	natural fiber products made from crops (soy-based, corn-based)				
	(h)	other biobased materials with a minimum of 50 percent biobased content (by weight or volume)				
		Note: Please list "other biobased materials" used in the Notes field				
	(1)	Two types of biobased materials are used, each for more than 0.5 percent of the project's projected building material cost.	**3**			
	(2)	Two types of biobased materials are used, each for more than 1 percent of the project's projected building material cost.	**6**			
	(3)	For each additional biobased material used for more than 0.5 percent of the project's projected building material cost.	**1** **2 Max**			
11.606.2		**11.606.2 Wood-based products.** Wood or wood-based products are certified to the requirements of one of the following recognized product programs:				
	(a)	American Forest Foundation's *American Tree Farm System®* (ATFS)				
	(b)	Canadian Standards Association's *Sustainable Forest Management System Standards* (CSA Z809)				
	(c)	*Forest Stewardship Council* (FSC)				
	(d)	*Program for Endorsement of Forest Certification Systems* (PEFC)				
	(e)	*Sustainable Forestry Initiative ® Program (SFI)*				
	(f)	National Wood Flooring Association's Responsible Procurement Program (RPP)				
	(g)	other product programs mutually recognized by PEFC				
	(h)	A manufacturer's fiber procurement system that has been audited by an approve agency as compliant with the provisions of ASTM D7612 as a responsible or certified source. Government or tribal forestlands whose water protection programs have been evaluated by an approved agency as compliant with the responsible source designation of ASTM D7612 are exempt from auditing in the manufacturer's fiber procurement system.			Program(s):	
	(1)	A minimum of two responsible or certified wood-based products are used for minor components of the building.	**3**	0		
		Note: Please list products and components in the Notes fields				
	(2)	A minimum of two responsible or certified wood-based products are used in major components of the building.	**4**	0		
		Note: Please list products and components in the Notes fields				
11.606.3		**11.606.3 Manufacturing energy.** Materials manufactured using a minimum of 33 percent of the primary manufacturing process energy derived from (1) renewable sources, (2) combustible waste sources, or (3) renewable energy credits (RECs) are used for major components of the building. **(2 points awarded per material.)**	**6 Max**	0		
		Note: Please list materials in the Notes field				

11.607 RECYCLING AND WASTE REDUCTION

11.607.1		**11.607.1 Recycling and composting.** Recycling and composting by the occupant are facilitated by one or more of the following methods:				
	(1)	A readily accessible space(s) for recyclable material containers is provided and identified on the floorplan of the house or dwelling unitor a readily accessible area(s) outside the living space is provided for recyclable material containers and identified on the site plan for the house or building. The area outside the living space shall accommodate recycling bin(s) for recyclable materials accepted in local recycling programs	**3**	0	☐	
	(2)	A readily accessible space(s) for compostable material containers is provided and identified on the floorplan of the house or dwelling unit or a readily accessible area(s) outside the living space is provided for compostable material containers and identified on the site plan for the house or building. The area outside the living space shall accommodate composting container(s) for locally accepted materials, or, accommodate composting container(s) for on-site composting.	**4**	0	☐	
11.607.2		**11.607.2 Food waste disposers.** A minimum of one food waste disposer is installed at the primary kitchen sink.	**1**	0	☐	

11.608 RESOURCE-EFFICIENT MATERIALS

11.608.1		**11.608.1 Resource-efficient materials.** Products containing fewer materials are used to achieve the same end-use requirements as conventional products, including but not limited to:	**9 Max** **3 per material**	0		
	(1)	lighter, thinner brick with bed depth less than 3 inches and/or brick with coring of more that 25 percent				
	(2)	engineered wood or engineered steel products				
	(3)	roof or floor trusses				
		NOTE: In the assigned Notes area, describe the types of products that comply with 11.608.1.				

11.609 REGIONAL MATERIALS

11.609.1		**11.609.1 Regional materials.** Regional materials are used for major and/or minor components of the building.	**10 Max**		# of major components:	
	(1)	Major component	**2 per each component**	0	# of minor components:	
	(2)	Minor component	**1 per each component**			
		For a component to comply with this practice, a minimum of 75 percent of all products in that component category must be sourced regionally, e.g., stone veneer category – 75 percent or more of the stone veneer on a project must be sourced regionally.				
		NOTE: In the assigned Notes areas, list major and minor materials used that comply with 11.609.1.				

11.610 LIFE CYCLE ASSESSMENT

11.610.1 **11.610.1 Life cycle assessment.** A life cycle assessment (LCA) tool is used to select environmentally preferable products, assemblies, or, entire building designs. Points are awarded in accordance with Section 11.610.1.1 or 11.610.1.2. Only one method of analysis or tool may be utilized. The reference service life for the building is 60 years for any life cycle analysis tool. Results of the LCA are reported in the manual required in Section 11.1001.1 or 11.1002.1(1) of this Standard in terms of the environmental impacts listed in this practice and it is stated if operating energy was included in the LCA.

NOTE: Identify the LCA tool utilized and the person who completed the analysis.

11.610.1.1 **11.610.1.1 Whole-building life cycle assessment.** A whole-building LCA is performed in conformance with ASTM E2921 using ISO14044 compliant life cycle assessment.

(1) Execute LCA at the whole building level through a comparative analysis between the final and reference building designs as set forth under Standard Practice, ASTM E2921. The assessment criteria includes the following environmental impact categories:

- **(a)** Primary energy use
- **(b)** Global warming potential
- **(c)** Acidification potential
- **(d)** Eutrophication potential
- **(e)** Ozone depletion potential
- **(f)** Smog potential

8 0 ☐

(2) Execute LCA on regulated loads throughout the building operations life cycle stage. Conduct simulated energy performance analyses in accordance with Section 702.2.1 ICC IECC analysis (IECC Section 405) in establishing the comparative performance of final versus reference building designs. Primary energy use savings and global warming potential avoidance from simulation analyses results are determined using energy supplier, utility, or EPA electricity generation and other fuels energy conversion factors and electricity generation and other fuels emission rates for the locality or Sub-Region in which the building is located

5 0 ☐

(3) Execute full LCA, including use-phase, through calculation of operating energy impacts (c) – (f) using local or regional emissions factors from energy supplier, utility, or EPA.

2 0 ☐

11.610.1.2 **11.610.1.2 Life cycle assessment for a product or assembly.** An environmentally preferable product or assembly is selected for an application based upon the use of an LCA tool that incorporates data methods compliant with ISO 14044 or other recognized standards that compare the environmental impact of products or assemblies.

10 Max 0

11.610.1.2.1 **11.610.1.2.1 Product LCA.** A product with improved environmental impact measures compared to another product(s) intended for the same use is selected. The environmental impact measures used in the assessment are selected from the following:

- **(a)** Primary energy use
- **(b)** Global warming potential
- **(c)** Acidification potential
- **(d)** Eutrophication potential
- **(e)** Ozone depletion potential
- **(f)** Smog potential

(Points are awarded for each product/system comparison where the selected product/system improved upon the environmental impact measures by an average of 15 percent.)

NOTE: List products/systems compared & impact measures considered in the assigned Notes area.

per Table 11.610.1.2.1 10 Max

# of comparisons with 4 measures:

# of comparisons with 5 measures:

11.610.1.2.2 **11.610.1.2.2 Assembly LCA.** An assembly with improved environmental impact measures compared to a functionally comparable assembly is selected. The full life cycle, from resource extraction to demolition and disposal (including but not limited to on-site construction, maintenance and replacement, material and product embodied acquisition, and process and transportation energy), is assessed. The assessment does not include electrical and mechanical equipment and controls, plumbing products, fire detection and alarm systems, elevators, and conveying systems. The following functional building elements are eligible for points under this practice:

- **(a)** exterior walls
- **(b)** roof/ceiling
- **(c)** interior walls or ceilings
- **(d)** intermediate floors

The environmental impact measures used in the assessment are selected from the following:

- **(a)** Primary energy use
- **(b)** Global warming potential
- **(c)** Acidification potential
- **(d)** Eutrophication potential
- **(e)** Ozone depletion potential
- **(f)** Smog potential

(Points are awarded based on the number of functional building elements that improve upon environmental impact measures by an average of 15 percent.)

NOTE: List assemblies compared & impact measures considered in the assigned Notes area.

per Table 11.610.1.2.2 10 Max

exterior walls:

roof/ceiling:

int. walls or ceilings:

intermediate floors:

11.611 PRODUCT DECLARATIONS

11.611.1 **11.611.1 Product declarations.** A minimum of 10 different products installed in the building project, at the time of certificate of occupancy, comply with one of the following sub-sections. Declarations, reports, and assessments are submitted and contain documentation of the critical peer review by an independent third party, results from the review, the reviewer's name, company name, contact information, and date of the review.

5 0

11.611.1.1 **11.611.1.1 Industry-wide declaration.** A Type III industry-wide environmental product declaration (EPD) is submitted for each product. Where the program operator explicitly recognizes the EPD as representative of the product group on a National level, it is considered industry-wide. In the case where an industry-wide EPD represents only a subset of an industry group, as opposed to being industry-wide, the manufacturer is required be explicitly recognized as a participant by the EPD program operator. All EPDs are required to be consistent with ISO Standards 14025 and 21930 with at least a cradle-to-gate scope.
[Each product complying with Section 611.4.1 shall be counted as one product for compliance with Section 611.4]

NOTE: List products in the assigned Notes area.

# of products:

11.611.1.2 **11.611.1.2 Product Specific Declaration.** A product specific Type III EPD are submitted for each product. The product specific declaration shall be manufacturer specific for an individual product or product family. All Type III EPDs are required to be certified as complying, at a minimum, with the goal and scope for the cradle-to-gate requirements in accordance with ISO Standards 14025 and 21930.
[Each product complying with Section 611.4.2 shall be counted as two products for compliance with Section 611.4.1]

NOTE: List products in the assigned Notes area.

# of products (not effective number):

11.612 INNOVATIVE PRACTICES

11.612.1		**11.612.1 Manufacturer's environmental management system concepts.** Product manufacturer's operations and business practices include environmental management system concepts, and the production facility is registered to ISO 14001 or equivalent. The aggregate value of building products from registered ISO 14001 or equivalent production facilities is 1 percent or more of the estimated total building materials cost. **(1 point awarded per percent.)** NOTE: In the assigned Notes area, list products that comply with 610.1, manufacturers, and ISO registrars.	**10 Max**	0	
11.612.2		**11.612.2 Sustainable products.** One or more of the following products are used for at least 30% of the floor or wall area of the entire dwelling unit or sleeping unit, as applicable. Products are certified by a third-party agency accredited to ISO 17065.	**9 Max**	0	
	(1)	50% or more of carpet installed (by square feet) is certified to NSF 140 or equivalent.	**3**	☐	
	(2)	50% or more of resilient flooring installed (by square feet) is certified to NSF 332 or equivalent.	**3**	☐	
	(3)	50% or more of the insulation installed (by square feet) is certified to UL 2985 or equivalent.	**3**	☐	
	(4)	50% or more of interior wall coverings installed (by square feet) is certified to NSF 342 or equivalent.	**3**	☐	
	(5)	50% or more of the gypsum board installed (by square feet) is certified to UL 100 or equivalent.	**3**	☐	
	(6)	50% or more of the door leafs installed (by number of door leafs) is certified to UL 102 or equivalent.	**3**	☐	
	(7)	50% or more of the tile installed (by square feet) is certified to TCNA A138.1 Specifications for Sustainable Ceramic Tiles, Glass Tiles and Tile Installation Materials or equivalent.	**3**	☐	
11.612.3		**11.612.3 Universal design elements.** Dwelling incorporates one or more of the following universal design elements. Conventional industry construction tolerances are permitted.	**12 Max**	4	
	(1)	Any no-step entrance into the dwelling which (1) is accessible from a substantially level parking or drop-off area (no more than 2%) via an accessible path which has no individual change in elevation or other obstruction of more than 1-1/2 inches in height with the pitch not exceeding 1 in 12 and (2) provides a minimum 32-inch wide clearance into the dwelling.	**3**	☐	
	(2)	Minimum 36-inch wide accessible route from the no-step entrance into at least one visiting room in the dwelling and into at least one full or half bathroom which has a minimum 32-inch clear door width and a 30-inch by 48-inch clear area inside the bathroom outside the door swing.	**3**	☐	
	(3)	Minimum 36-inch wide accessible route from the no-step entrance into at least one bedroom which has a minimum 32-inch clear door width.	**3**	☐	
	(4)	Blocking or equivalent installed in the accessible bathroom walls for future installation of grab bars at water closet and bathing fixture, if applicable.	**1**	☑	
	(5)	All interior and exterior door handles are levers rather than knobs.	**1**	☑	
	(6)	All sink, lavatory and showering controls that comply with ICC A117.1.	**1**	☑	
	(7)	Interior convenience Power receptacles, communication connections (for cable, phone, Ethernet, etc.) and switches are placed between 15" and 48" above the finished floor. Additional switches to control devices and systems (such as alarms, home theaters and other equipment) not required by the local building code may be installed as desired.	**1**	☑	
	(8)	All light switches are rocker-type switches or other similar switches that can be operated by pressing them (with assistive devices). Toggle-type switches may not be used.	**1**	☐	
	(9)	Anyone of the following systems are automated and can be controlled with a wireless device or voice-activated device: HVAC, all permanently-installed lighting, alarm system, window treatments, or door locks.	**1 per system [5 max]**		

11.613 RESILIENT CONSTRUCTION

11.613.1		**11.613.1 Intent.** Design and construction practices developed by a licensed design professional or equivalent are implemented that enhance the resilience and durability of the structure (above building code minimum design loads) so the structure can better withstand forces generated by; flooding, snow, wind or seismic activity (as applicable) and reduce the potential for the loss of life and property.		0	
	(a)	**Minimum structural requirements (base design).** The building is designed and constructed in compliance with structural requirements in the IBC or IRC as applicable.	**2**		
	(b)	**Enhanced resilience – 10% above base design.** Design and construction practices are implemented that enhance the resilience and durability of the structure by designing and building to forces generated by; flooding, snow, wind or seismic (as applicable) that are 10% higher than the base design.	**3**		
	(c)	**Enhanced resilience – 20% above base design.**	**5**		
	(d)	**Enhanced resilience – 30% above base design.**	**10**		
	(e)	**Enhanced resilience – 40% above base design.**	**12**		
	(f)	**Enhanced resilience – 50% above base design.**	**15**		

END OF CHAPTER 6

CLICK TO PROCEED TO CHAPTER 7 >>

Phoenix Manor
Peoria, IL
Bronze Certification - need at least 30 points
project attempting 36 points

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GREEN BUILDING PRACTICES	POINTS
11.701.4.4 High-efficacy lighting. A minimum of 90% of newly installed hard-wired lighting fixtures or the bulbs in those fixtures shall be high efficacy	M
11.701.4.5 Boiler piping. Boiler piping in unconditioned space supplying and returning heated water or steam that is accessible during the remodel is insulated. Exception: where condensing boilers are installed, insulation is not required for return piping	M
11.701.4.6 Fenestration specifications. The NFRC-certified U-factor and SHGC of newly installed windows, exterior doors, skylights, and tubular daylighting devices (TDDs) do not exceed the values in Table 703.2.5.1.	M
11.701.4.7 Replacement fenestration. Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the NFRC-certified U-factor and SHGC of the replacement fenestration unit do not exceed the values in Table 703.2.5.1.	M
11.703 PRESCRIPTIVE PATH	
11.703.1 Mandatory practices	30
11.703.1.1 Building thermal envelope compliance. The building thermal envelope is in compliance with § 11.703.1.1.1 or § 11.703.1.1.2.	M for § 11.703
Exception: Section 11.703.1.1 is not required for Tropical Climate Zone.	
11.703.1.1.1 Maximum UA. For ICC IECC residential, the total building UA is less than or equal to the total maximum UA as computed by ICC IECC Section R402.1.5. For ICC IECC commercial, the total UA is less than or equal to the sum of the UA for ICC IECC Tables C402.1.4 and C402.4, including the U-factor times the area and C-factor or F-factor times the perimeter. The total UA proposed and baseline calculations are documented. REScheck or COMcheck is deemed to provide UA calculation documentation.	
11.703.1.1.2 Prescriptive R-value and fenestration requirements. The building thermal envelope is in accordance with the insulation and fenestration requirements of ICC IECC R502.1.1.1. The SHGC is in accordance with the ICC IECC requirements.	
11.703.1.2 Building envelope leakage. The building thermal envelope is in accordance with ICC IECC R502.1.1.1 or R503.1.1 as applicable.	
Exception: Section 11.703.1.2 is not required for Tropical Climate Zone.	
11.703.1.3 Duct testing. The duct system is in accordance with ICC IECC R403.3.2 through R403.3.5 as applicable.	

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GREEN BUILDING PRACTICES	POINTS

11.703.2 Building envelope

11.703.2.1 UA improvement. The total building thermal envelope UA is less than or equal to the baseline total UA resulting from the U-factors provided in Table 11.703.2.1(a) or ICC IECC Tables C402.1.4 and C402.4, as applicable. Where insulation is used to achieve the UA improvement, the insulation installation is in accordance with Grade 1 meeting § 11.701.4.3.2.1 as verified by a third-party. Total UA is documented using a REScheck, COMcheck, or equivalent report to verify the baseline and the UA improvement.

Per Table 11.703.2.1(b)

Table 11.703.2.1(a)
Baseline U-Factors[a]

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling U-Factor	Frame Wall U-Factor	Mass Wall U-Factor[b]	Floor U-Factor	Basement Wall U-Factor	Crawlspace Wall U-Factor[c]
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030	0.060	0.098	0.047	0.091[C]	0.136
4 except Marine	0.35	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.32	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.045	0.057	0.028	0.050	0.055

a. Non-fenestration U-factors shall be obtained from measurement, calculation, or an approved source.
b. Where more the half the insulation is on the interior, the mass wall U-factors is a maximum of 0.17 in Zone 1, 0.14 in Zone 2, 0.12 in Zone 3, 0.10 in Zone 4 except in Marine, and the same as the frame wall U-factor in Marine Zone 4 and Zones 5 through 8.
c. Basement wall U-factor of 0.360 in warm-humid locations.

3 pts

Table 11.703.2.1(b)
Points for Improvement in Total Building Thermal Envelope UA Compared to Baseline UA

Minimum UA Improvement	Climate Zone							
	1[a]	2	3	4	5	6	7	8
	POINTS							
0 to <5%	0	0	0	0	0	0	0	0
5% to <10%	2	3	3	3	3	3	3	3
10% to <15%	3	6	5	6	6	6	5	7
15% to <20%	5	9	8	9	9	9	8	10
20% to <25%	6	12	10	12	12	12	11	13
25% to <30%	8	15	13	16	14	15	14	17
30% to <35%	10	18	16	19	17	18	16	20
≥35%	11	21	18	22	20	21	19	23

a. Tropical Climate Zone: Points are Climate Zone 1 points divided by 2 and rounded down

Exception: For the Tropical Climate Zone, crawl space, basement, and floor u-factors are excluded from the total building thermal envelope UA improvement calculation.

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GREEN BUILDING PRACTICES	POINTS

11.703.2.2 Mass walls. More than 75% of the above-grade exterior opaque wall area of the building is mass walls.

Per Table 11.703.2.2

Table 11.703.2.2
Exterior Mass Walls

Mass thickness	Climate Zone			
	1-4	5	6	7-8
	POINTS			
≥3 in. to <6 in.	1	0	0	0
>6 in.	3	2	2	0

11.703.2.3 A radiant barrier with an emittance of 0.05 or less is used in the attic. The product is tested in accordance with ASTM C1371 and installed in accordance with the manufacturer's instructions.

Per Table 11.703.2.3

Table 11.703.2.3
Radiant Barriers

Climate Zone	POINTS
Tropical	3
1	2
2-3	3
4-5	1
6-8	0

[In climate zones 1-3, 1 point maximum for multifamily buildings four or more stories in height.]

11.703.2.4 Building envelope leakage. The maximum building envelope leakage rate is in accordance with Table 11.703.2.4(a) or Table 11.703.2.4(b) and whole building ventilation is provided in accordance with § 11.902.2.1.

Per Table 11.703.2.4(a) or 11.703.2.4(b)

4 pts

Table 11.703.2.4(a)
Building Envelope Leakage

Max Envelope Leakage Rate (ACH50)	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
4	1	2	-	-	-	-	-	-
3	2	4	-	-	-	-	-	-
2	3	5	3	4	4	6	8	7
1	4	7	5	7	7	10	15	11

Table 11.703.2.4(b)
Building Envelope Leakage

Max Envelope Leakage Rate (ELR50)	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
0.28	1	2	-	-	-	-	-	-
0.23	2	4	-	-	-	-	-	-
0.18	3	5	3	4	4	6	8	7
0.13	4	7	5	7	7	10	15	11

Where ELR50 = CFM50 / Shell Area
CFM50 = cubic feet per minute at 50 Pa

[Points not awarded if points are taken under § 11.705.6.2.1.

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GREEN BUILDING PRACTICES	POINTS

11.703.2.5 Fenestration

11.703.2.5.1 NFRC-certified (or equivalent) U-factor and SHGC of windows, exterior doors, skylights, and tubular daylighting devices (TDDs) on an area-weighted average basis do not exceed the values in Table 11.703.2.5.1. Area weighted averages are calculated separately for the categories of 1) windows and exterior doors and 2) skylights and tubular daylighting devices (TDDs). Decorative fenestration elements with a combined total maximum area of 15 sq. ft. (1.39 m^2) or 10% of the total glazing area, whichever is less, are not required to comply with this practice..... **M for § 11.703**

Table 11.703.2.5.1
Fenestration Specifications

Climate Zones	U-Factor	SHGC
	Windows and Exterior Doors (maximum certified ratings)	
1	0.50	0.25
2	0.40	0.25
3	0.32	0.25
4	0.32	0.40
5 to 8	0.30*	Any
	Skylights and TDDs (maximum certified ratings)	
1	0.75	0.30
2	0.65	0.30
3	0.55	0.30
4	0.55	0.40
5 to 8	0.55	Any

Exception: For Sun-tempered designs meeting the requirements of § 11.703.7.1, the SHGC is permitted to be 0.40 or higher on south facing glass.

**Exception: A maximum U-factor of 0.32 shall apply in climate zones 5-8 to vertical fenestration products installed in buildings located: (i) above 4000 feet in elevation above sea level or (ii) in windborne debris regions where protection of openings is provided by fenestration as required under IRC section R301.2.1.2.*

11.703.2.5.1.1 Dynamic glazing. Dynamic glazing is permitted to satisfy the SHGC requirements of Table 11.703.2.5.1 provided the ratio of the higher to lower labeled SHGC is greater than or equal to 2.4 and the dynamic glazing is automatically controlled to modulate the amount of solar gain into the space in multiple steps. Fenestration with dynamic glazing is considered separately from other fenestration and area-weighted averaging with fenestration that does not use dynamic glazing is not permitted. Dynamic glazing is not required to be automatically controlled or comply with minimum SHGC ratio when both the lower and higher labeled SHGC already comply with the requirements of Table 11.703.2.5.1.

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GREEN BUILDING PRACTICES	POINTS

11.703.2.5.2 The NFRC-certified (or equivalent) U-factor and SHGC of windows, exterior doors, skylights, and tubular daylighting devices (TDDs) are in accordance with Table 11.703.2.5.2(a), (b), or (c). Decorative fenestration elements with a combined total maximum area of 15 sq. ft. (1.39 m^2) or 10% of the total glazing area, whichever is less, are not required to comply with this practice.

Per Table 11.703.2.5.2(a), or 11.703.2.5.2 (b), or 11.703.2.5.2 (c)

Table 11.703.2.5.2(a)
Enhanced Fenestration Specifications

Climate Zones	U-Factor Windows & Exterior Doors	SHGC Windows & Exterior Doors	U-Factor Skylights & TDDs	SHGC Skylights & TDDs	POINTS
1	0.40	0.25	0.60	0.28	**1**
2	0.40	0.25	0.60	0.28	**1**
3	0.30	0.25	0.53	0.28	**2**
4	0.30	0.40	0.53	0.35	**3**
5	0.27	Any	0.50	Any	**3**
6	0.27	Any	0.50	Any	**4**
7	0.27	Any	0.50	Any	**4**
8	0.27	Any	0.50	Any	**4**

Exception: For Sun-tempered designs meeting the requirements of § 11.703.7.1, the SHGC is permitted to be 0.40 or higher on south facing glass.

Table 11.703.2.5.2(b)
Enhanced Fenestration Specifications

Climate Zone	U-Factor Windows & Exterior Doors	SHGC Windows & Exterior Doors	U-Factor Skylights & TDDs	SHGC Skylights & TDDs	POINTS
1	0.38	0.25	0.55	0.28	**2**
2	0.38	0.25	0.53	0.28	**3**
3	0.30	0.25	0.50	0.28	**4**
4	0.28	0.40	0.50	0.35	**4**
5	0.25	Any	0.48	Any	**4**
6	0.25	Any	0.48	Any	**5**
7	0.25	Any	0.46	Any	**5**
8	0.25	Any	0.46	Any	**4**

Exception: For Sun-tempered designs meeting the requirements of § 11.703.7.1, the SHGC is permitted to be 0.40 or higher on south facing glass.

Table 11.703.2.5.2(c)
Enhanced Fenestration Specifications

Climate Zones	U-Factor Windows & Exterior Doors	SHGC Windows & Exterior Doors	U-Factor Skylights & TDDs	SHGC Skylights & TDDs	POINTS
4	0.25	0.40	0.45	0.40	**6**
5-8	0.22	Any	0.42	Any	**6**

[Points for multifamily buildings four or more stories in height are awarded at 3 times the point value listed in Table 11.703.2.5.2(c)]

11.703.2.5.2.1 Dynamic glazing. Dynamic glazing is permitted to satisfy the SHGC requirements of Tables 11.703.2.5.2(a), 11.703.2.5.2(b), and 11.703.2.5.2(c) provided the ratio of the higher to lower labeled SHGC is greater than or equal to 2.4, and the dynamic glazing is automatically controlled to

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GREEN BUILDING PRACTICES	POINTS

modulate the amount of solar gain into the space in multiple steps. Fenestration with dynamic glazing is considered separately from other fenestration, and area-weighted averaging with fenestration that does not use dynamic glazing is not permitted. Dynamic glazing is not required to be automatically controlled or comply with minimum SHGC ratio when both the lower and higher labeled SHGC already comply with the requirements of Tables 11.703.2.5.2(a), 11.703.2.5.2(b), and 11.703.2.5.2(c).

11.703.3 HVAC equipment efficiency

11.703.3.0 Multiple heating and cooling systems. For multiple heating or cooling systems in one home, practices 11.703.3.1 through 11.703.3.6 apply to the system that supplies 80% or more of the total installed heating or cooling capacity. Where multiple systems each serve less than 80% of the total installed heating or cooling capacity, points under Sections 11.703.3.1 through 11.703.3.6 are awarded either for the system eligible for the fewest points or the weighted average of the systems. The weighted average shall be calculated in accordance with the following equation and be based upon the efficiency and capacity of the equipment as selected in accordance with ACCA Manual S with it loads calculated in accordance with ACCA Manual J.

Weighted Average = $[(E_{unit\ 1}*C_{unit\ 1})+(E_{unit\ 2}*C_{unit\ 2})+...+(E_{unit\ n}*C_{unit\ n})] / (C_{unit\ 1}+C_{unit\ 2}+...+C_{unit\ n})$

where:

E = Rated AHRI efficiency for unit

C = Rated heating or cooling capacity for unit

n = Unit count

11.703.3.1 Combination space heating and water heating system (combo system) is installed using either a coil from the water heater connected to an air handler to provide heat for the building, dwelling unit or sleeping unit, or a space heating boiler using an indirect-fired water heater. Devices have a minimum combined annual efficiency of 0.80 and a minimum water heating recovery efficiency of 0.87. ..... 4 — 4 pts

11.703.3.2 Furnace and/or boiler efficiency is in accordance with one of the following:

(1) Gas and propane heaters: — Per Table 11.703.3.2(1)(a) or 11.703.3.2(1)(b)

Table 11.703.3.2(1)(a)
Gas and Propane Heaters

AFUE	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥90% AFUE	0	2	3	6	6	9	10	12
≥92% AFUE	0	2	4	7	8	10	12	14
≥94% AFUE	0	3	4	9	9	12	14	16
≥96% AFUE	1	3	5	10	10	14	16	19
≥98% AFUE	1	3	6	11	12	16	18	21

Table 11.703.3.2(1)(b)
Gas and Propane Heaters for Multifamily Buildings Four or More Stories in Height

AFUE	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥90% AFUE	0	4	4	8	8	10	11	13
≥92% AFUE	0	4	4	9	10	11	12	14
≥94% AFUE	0	5	5	10	11	12	14	16
≥96% AFUE	0	5	5	12	12	13	15	17
≥98% AFUE	0	6	6	13	13	14	16	18

M=Mandatory

GREEN BUILDING PRACTICES	POINTS

(2) Oil furnace: — Per Table 11.703.3.2(2)

Table 11.703.3.2(2)
Oil Furnace

AFUE	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥85% AFUE	0	1	2	3	3	4	5	6
≥90% AFUE	0	2	3	6	6	9	10	12

(3) Gas boiler: — Per Table 11.703.3.2(3)

Table 11.703.3.2(3)
Gas Boiler

AFUE	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥85% AFUE	0	1	1	2	3	4	4	4
≥90% AFUE	0	1	2	4	6	7	8	6
≥94% AFUE	0	2	3	5	8	9	10	8
≥96% AFUE	0	2	4	6	9	11	12	10

(4) Oil boiler: — Per Table 11.703.3.2(4)

Table 11.703.3.2(4)
Oil Boiler

AFUE	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥85% AFUE	0	1	1	3	3	4	4	5
≥90% AFUE	1	2	3	5	6	7	9	10

11.703.3.3 Heat pump heating efficiency is in accordance with Table 11.703.3.3(1) or Table 11.703.3.3(2) or Table 11.703.3.3(3). Refrigerant charge is verified for compliance with manufacturer's instructions utilizing a method in ACCA 5 QI Section 4.3. — Per Table 11.703.3.3(1) or 11.703.3.3(2) or 11.703.3.3(3)

Table 11.703.3.3(1)
Electric Heat Pump Heating

Efficiency	Climate Zone					
	1	2	3	4	5	6-8[a]
	POINTS					
≥8.5 HSPF (11.5 EER)	0	1	1	2	2	2
≥9.0 HSPF (12.5 EER)	0	2	4	5	6	10
≥9.5 HSPF	0	3	7	7	11	18
≥10.0 HSPF	1	5	10	10	15	26
≥12.0 HSPF	1	6	11	11	17	28

M=Mandatory

GREEN BUILDING PRACTICES	POINTS

Table 11.703.3.3(2)
Electric Heat Pump Heating for Multifamily Buildings Four or More Stories in Height

Efficiency	Climate Zone					
	1	2	3	4	5	6-8[a]
	POINTS					
≥8.5 HSPF (11.5 EER)	0	3	4	8	11	13

Table 11.703.3.3(3)
Gas Engine-Driven Heat Pump Heating

Efficiency	Climate Zone					
	1	2	3	4	5	6-8
	POINTS					
≥1.3 COP at 47°F	2	7	11	14	16	18

11.703.3.4 Cooling efficiency is in accordance with Table 11.703.3.4(1) or Table 11.703.3.4(2). Refrigerant charge is verified for compliance with manufacturer's instructions utilizing a method in ACCA 5 QI Section 4.3.

Per Table 11.703.3.4(1) or 11.703.3.4(2)

Table 11.703.3.4(1)
Electric Air Conditioner and Heat Pump Cooling[a]

Efficiency	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥15 SEER (12.5 EER)	6	4	2	1	1	1	1	0
≥17 SEER (12.5 EER)	11	9	7	3	3	2	2	0
≥19 SEER (12.5 EER)	19	12	10	6	4	4	4	0
≥21 SEER	26	15	14	8	6	6	5	0
≥25 SEER	29	18	17	10	8	8	6	0

a. Tropical Climate Zone: where none of the occupied space is air conditioned and where ceiling fans are provided for bedrooms and the largest space which is not used as a bedroom, 20 points is awarded.

Table 11.703.3.4(2)
Gas Engine-Driven Heat Pump Cooling

Efficiency	Climate Zone					
	1	2	3	4	5	6-8
	POINTS					
>1.2 COP at 95°F	3	6	3	1	1	0

11.703.3.5 Water source cooling and heating efficiency is in accordance with Table 11.703.3.5. Refrigerant charge is verified for compliance with manufacturer's instructions utilizing a method in ACCA 5 QI Section 4.3.

Per Table 11.703.3.5

Table 11.703.3.5
Water Source Cooling and Heating

Efficiency	Climate Zone					
	1	2	3	4	5	6-8
	POINTS					
≥15 EER, ≥4.0 COP	14	18	22	30	37	37

M=Mandatory

GREEN BUILDING PRACTICES	POINTS

11.703.3.6 Ground source heat pump is installed by a Certified Geothermal Service Contractor in accordance with Table 11.703.3.6. Refrigerant charge is verified for compliance with manufacturer's instructions utilizing a method in ACCA 5 QI Section 4.3. — **Per Table 11.703.3.6**

Table 11.703.3.6
Ground Source Heat Pump[a]

Efficiency	Climate Zone				
	1	2	3	4	5-8
	POINTS				
≥16.0 EER, ≥3.6 COP	1	1	2	16	22
≥24.0 EER, ≥4.3 COP	24	29	22	31	35
≥28.0 EER, ≥4.8 COP	42	46	35	42	44

a. The ground loop is sized to account for the ground conductance and the expected minimum incoming water temperature to achieve rated performance.

11.703.3.7 ENERGY STAR, or equivalent, ceiling fans are installed. *[Points awarded per building.]*..... **1**

[For Tropical Climate Zone and Climate Zones 2B, 3B, and 4B: points awarded per fan where AC is not installed in the dwelling unit or sleeping unit (Max 8 points), and where points awarded in § 11.703.3.8 for these specific climate zones, points shall not be awarded in § 11.703.3.7.]

11.703.3.8 Whole-building or whole-dwelling unit or whole-sleeping unit fan(s) with insulated louvers and a sealed enclosure is installed. *[Points awarded per building.]* — **Per Table 11.703.3.8**

Table 11.703.3.8
Whole Dwelling Unit Fan

Climate Zone		
1-3, Tropical	4-6	7-8
POINTS		
4	3	0

11.703.4 Duct systems

11.703.4.1 All space heating is provided by a system(s) that does not include air ducts. — **Per Table 11.703.4.1**

Table 11.703.4.1
Ductless Heating System

Climate Zone					
1	2	3	4	5	6-8
POINTS					
0	2	4	6	8	8

11.703.4.2 All space cooling is provided by a system(s) that does not include air ducts. — **Per Table 11.703.4.2**

Table 11.703.4.2
Ductless Cooling System

Climate Zone					
1	2	3	4	5	6-8
POINTS					
8	8	4	2	1	0

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GREEN BUILDING PRACTICES	POINTS

11.703.4.3 Ductwork is in accordance with all of the following: 8 pts — Per Table 11.703.4.3

(1) Building cavities are not used as return ductwork.

(2) Heating and cooling ducts and mechanical equipment are installed within the conditioned building space.

(3) Ductwork is not installed in exterior walls.

Table 11.703.4.3
Ducts

Climate Zone					
1	2	3	4	5	6-8
POINTS					
8	10	8	8	8	4

11.703.4.4 Duct Leakage. The entire central HVAC duct system, including air handlers and register boots, is tested by a third party for total leakage at a pressure differential of 0.1 in. w.g. (25 Pa) and maximum air leakage is equal to or less than 6% of the system design flow rate or 4 cu-ft per minute per 100 sq. ft. of conditioned floor area. 1 pt — Per Table 11.703.4.4

Table 11.703.4.4
Duct Leakage

Ductwork location	Climate Zone					
	1	2	3	4	5	6-8
	POINTS					
ductwork *entirely outside* the building's thermal envelope	4	5	4	3	2	1
ductwork *entirely inside* the building's thermal envelope	1	1	1	1	1	1
ductwork *inside and outside* the building's thermal envelope	3	4	3	2	1	1

Points not awarded if points are taken under § 11.705.6.2.3.

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GREEN BUILDING PRACTICES	POINTS

11.703.5 Water heating system

11.703.5.1 Water heater Uniform Energy Factor (UEF) is in accordance with the following:

[Where multiple systems are used, points awarded based on the system with the lowest efficiency.]

Water heater design is based on only 1 (one) water heater per dwelling unit, based on approved methods from ICC IPC, ASPE, or manufacturer specifications. All table values are based on water heaters with medium water draws as defined by the DOE test procedures (55 gallons per day).

(1) Gas water heating — **Per Table 11.703.5.1(1)(a) through 11.703.5.1(1)(e)**

Table 11.703.5.1(1)(a)
Gas Water Heating
Storage Water Heater, Rated Storage Volume > 20 Gallons and ≤ 55 Gallons, Medium Water Draw

Uniform Energy Factor	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
0.65 to <0.78	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**1**
≥0.78	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**2**

Table 11.703.5.1(1)(b)
Gas Water Heating
Storage Water Heater, Rated Storage Volume > 55 Gallons and ≤ 100 Gallons, Medium Water Draw

Uniform Energy Factor	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥0.78	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**

Table 11.703.5.1(1)(c)
Gas Water Heating
Storage Water Heater with Input Rate Greater than 75,000 Btu/h (Commercial)

Thermal Efficiency	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
0.90 to < 0.95	**6**	**6**	**5**	**3**	**3**	**3**	**3**	**2**
≥0.95	**7**	**7**	**5**	**4**	**4**	**4**	**4**	**2**

Table 11.703.5.1(1)(d)
Gas Water Heating
Storage Water Heater with Input Rate Greater than 75,000 Btu/h (Commercial), In Buildings with High-Capacity Service Water-Heating Systems (1,000,000 Btu/h or Greater)

Thermal Efficiency	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
0.92 to < 0.95	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**
≥0.95	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**1**

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GREEN BUILDING PRACTICES	POINTS

Table 11.703.5.1(1)(e)
Gas Water Heating
Instantaneous Water Heater, Rated Storage Volume < 2 Gallons and Input Rate of > 50,000 Btu/h, Medium Water Draw

Uniform Energy Factor	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
0.89 to < 0.94	2	2	2	1	1	1	1	1
≥0.94	3	3	2	2	2	2	2	1

(2) Electric water heating

Per Table 11.703.5.1(2)(a) through 11.703.5.1(2)(e)

Table 11.703.5.1(2)(a)
Storage Water Heater, Rated Storage Volume ≥ 20 Gallons and ≤ 55 Gallons, Medium Water Draw

Uniform Energy Factor	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
0.94 to <1.0	1	1	1	1	1	1	1	1
1.0 to <1.5	4	2	2	2	1	1	1	1
1.5 to <2.0	7	4	3	2	2	2	1	1
2.0 to <2.2	14	8	7	5	4	4	2	2
2.2 to <2.5	17	9	8	6	5	4	3	3
2.5 to <3.0	18	12	10	8	6	6	3	3
≥3.0	22	16	13	11	8	8	4	3

Table 11.703.5.1(2)(b)
Storage Water Heater, Rated Storage Volume ≥ 55 Gallons and ≤ 120 Gallons, Medium Water Draw

Uniform Energy Factor	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
2.2 to <2.5	6	4	3	3	2	2	1	1
2.5 to <3.0	7	5	4	3	3	3	2	2
3.0 to <3.5	8	5	5	4	3	3	3	2
≥3.5	9	6	6	5	4	4	3	2

Table 11.703.5.1(2)(c)
Electric Tabletop Water Heating
(Tabletop Water Heater, Rated Storage Volume ≥ 20 Gallons and ≤ 120 Gallons, Medium Water Draw)

Uniform Energy Factor	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥0.91	1	1	1	1	1	1	1	1

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GREEN BUILDING PRACTICES	POINTS

Table 11.703.5.1(2)(d)
Electric Instantaneous Water Heating[a]
(Instantaneous Electric Water Heater, Rated Storage Volume < 2 Gallons, Medium Water Draw)

Uniform Energy Factor or Thermal Efficiency[b]	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥0.97	2	2	2	2	2	2	2	2

a. Applies to any size water heater.
b. Electric instantaneous water heaters have either a Uniform Energy Factor (capacity less than or equal to 12 kW) or a Thermal Efficiency (capacity greater than 12 kW).

Table 11.703.5.1(2)(e)
Electric Grid Enabled Water Heating
(Grid Enabled Storage Water Heater, Rated Storage Volume ≥ 75 Gallons, Medium Water Draw)

Uniform Energy Factor	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥0.95	1	1	1	1	1	1	1	1

(3) Oil water heating — **Per Table 11.703.5.1(3)**

Table 11.703.5.1(3)
Oil Water Heating
(Oil Water Heating, < 50 Gallons, Medium Water Draw)

Uniform Energy Factor	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
≥0.62	1	1	1	1	1	1	1	1

11.703.5.2 Desuperheater is installed by a qualified installer or is pre-installed in the factory. — **Per Table 11.703.5.2**

Table 11.703.5.2
Desuperheater

Climate Zone						
1	2	3	4	5	6	7-8
POINTS						
23	17	9	7	5	4	2

11.703.5.3 Drain-water heat recovery system is installed. *[Points awarded per building.]*..... **2**

11.703.5.4 Indirect-fired water heater storage tanks heated from boiler systems are installed..... **1**

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GREEN BUILDING PRACTICES	POINTS

11.703.5.5 Solar water heater. SRCC (Solar Rating & Certification Corporation) OG 300 rated, or equivalent, solar domestic water heating system is installed. Solar Energy Factor (SEF) as defined by SRCC is in accordance with Table 11.703.5.5(a) and Table 11.703.5.5(b). — **Per Table 11.703.5.5(a) or 11.703.5.5(b)**

Table 11.703.5.5(a)
Storage Water Heater, Rated Storage Volume of Backup Water Heater is ≥ 0.1 Gallon and ≤ 55 Gallons, Medium Water Draw

SEF	Climate Zone						
	Tropical &1	2	3	4	5	6	7-8
	POINTS						
SEF ≥ 1.3	1	2	3	5	6	7	6
SEF ≥ 1.51	2	2	4	6	9	10	10
SEF ≥ 1.81	2	3	5	9	13	14	14
SEF ≥ 2.31	4	5	8	14	19	21	20
SEF ≥ 3.01	5	7	11	21	27	31	30

Table 11.703.5.5(b)
Storage Water Heater, Rated Storage Volume of Backup Water Heater is >55 Gallons, Medium Water Draw

SEF	Climate Zone						
	Tropical &1	2	3	4	5	6	7-8
	POINTS						
SEF ≥ 1.3	1	1	2	3	4	5	4
SEF ≥ 1.51	1	1	2	4	6	7	7
SEF ≥ 1.81	1	2	4	6	8	10	9
SEF ≥ 2.31	2	3	5	10	13	14	13
SEF ≥ 3.01	4	5	7	14	18	20	20

11.703.6 Lighting and appliances

11.703.6.1 Hard-wired lighting. Hard-wired lighting is in accordance with one of the following:

(1) A minimum percent of the total hard-wired interior luminaires or lamps qualify as ENERGY STAR, DesignLights Consortium (DLC), or applicable equivalent. — **Per Table 11.703.6.1(1)**

9 pts

Table 11.703.6.1(1)
Hard-wired Lighting

Minimum percent of fixtures	Climate Zone							
	1	2	3	4	5	6	7	8
	POINTS							
95%	3	3	3	2	2	2	2	2

(2) A minimum of 80% of the exterior lighting wattage has a minimum efficacy of 61 lumens per watt or is solar-powered..... 1

(3) In multifamily buildings, common area lighting power density (LPD) is less than 0.51 Watts per square foot..... 7

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GREEN BUILDING PRACTICES	POINTS
11.703.6.2 Appliances. ENERGY STAR or equivalent appliance(s) are installed: 5 pts	
(1) Refrigerator	Per Table 11.703.6.2(1)
(2) Dishwasher	1
(3) Washing machine	4

Table 11.703.6.2(1)
Refrigerator

Climate Zone							
1	2	3	4	5	6	7	8
POINTS							
1	1	1	1	1	1	1	1

11.703.7 Passive solar design

11.703.7.1 Sun-tempered design. Building orientation, sizing of glazing, and design of overhangs are in accordance with all of the following: 4

(1) The long side (or one side if of equal length) of the building faces within 20 degrees of true south.

(2) Vertical glazing area is between 5% and 7% of the gross conditioned floor area on the south face [also see § 11.703.7.1(8)] and glazing U-factors meet Table 11.703.2.5.2(a).

(3) Vertical glazing area is less than 2% of the gross conditioned floor area on the west face, and glazing meets Table 11.703.2.5.2(a).

(4) Vertical glazing area is less than 4% of the gross conditioned floor area on the east face, and glazing meets Table 11.703.2.5.2(a).

(5) Vertical glazing area is less than 8% of the gross conditioned floor area on the north face, and glazing meets Table 11.703.2.5.2(a).

(6) Skylights, where installed, are in accordance with the following:

(a) shades and insulated wells are used, and all glazing meets Table 11.703.2.5.2(a).

(b) horizontal skylights are less than 0.5% of finished ceiling area.

(c) sloped skylights on slopes facing within 45 degrees of true south, east, or west are less than 1.5% of the finished ceiling area.

(7) Overhangs, adjustable canopies, awnings, or trellises provide shading on south-facing glass for the appropriate climate zone in accordance with Table 11.703.7.1(7):

Table 11.703.7.1(7)
South-Facing Window Overhang Depth

		Vertical distance between bottom of overhang and top of window sill				
		≤7' 4"	≤6' 4"	≤5' 4"	≤4' 4"	≤3' 4"
Climate Zone	1 & 2 & 3	2' 8"	2' 8"	2' 4"	2' 0"	2' 0"
	4 & 5 & 6	2' 4"	2' 4"	2' 0"	2' 0"	1' 8"
	7 & 8	2' 0"	1' 8"	1' 8"	1' 4"	1' 0"

For SI: 1 in. = 25.4 mm

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GREEN BUILDING PRACTICES	POINTS
(8) The south facing windows have an SHGC of 0.40 or higher.	
(9) Return air or transfer grilles/ducts are in accordance with § 11.705.4.	
***Multifamily Building Note**: The site is designed such that at least 40% of the multifamily dwelling or sleeping units have one south facing wall (within 15 degrees) containing at least 50% of glazing for entire unit, Effective shading is required for passive solar control on all south facing glazing. The floor area of at least 15 ft. from the south facing perimeter glazing is massive and exposed to capture solar heat during the day and reradiate at night.*	
11.703.7.2 Window shading. Automated solar protection or dynamic glazing is installed to provide shading for windows.	1
11.703.7.3 Passive cooling design. Passive cooling design features are in accordance with at least three of the following: *[1 additional point awarded for each additional item.]*	3 [6 max]
(1) Exterior shading is provided on east and west windows using one or a combination of the following:	
(a) vine-covered trellises with the vegetation separated a minimum of 1 ft. (305 mm) from face of building.	
(b) moveable awnings or louvers.	
(c) covered porches.	
(d) attached or detached conditioned/unconditioned enclosed space that provides full shade of east and west windows (e.g., detached garage, shed, or building).	
(2) Overhangs are installed to provide shading on south-facing glazing in accordance with § 11.703.7.1(7).	
Points not awarded if points are taken under § 11.703.7.1.	
(3) Windows and/or venting skylights are located to facilitate cross and stack effect ventilation.	
(4) Solar reflective roof or radiant barrier is installed in climate zones 1, 2, or 3 and roof material achieves a 3-year aged criteria of 0.50.	
(5) Internal exposed thermal mass is a minimum of 3 in. (76 mm) in thickness. Thermal mass consists of concrete, brick, and/or tile fully adhered to a masonry base or other masonry material in accordance with one or a combination of the following:	
(a) A minimum of 1 sq. ft. (0.09 m^2) of exposed thermal mass of floor per 3 sq. ft. (2.8 m^2) of gross finished floor area.	
(b) A minimum of 3 sq. ft. (2.8 m^2) of exposed thermal mass in interior walls or elements per sq. ft. (0.09 m^2) of gross finished floor area.	
(6) Roofing material is installed with a minimum 0.75 in. (19 mm) continuous air space offset from the roof deck from eave to ridge.	
11.703.7.4 Passive solar heating design. In addition to the sun-tempered design features in § 11.703.7.1, all of the following are implemented: *[Points shall not be awarded in the Tropical Climate Zone]*	4
(1) Additional glazing, no greater than 12%, is permitted on the south wall. This additional glazing is in accordance with the requirements of § 11.703.7.1.	

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GREEN BUILDING PRACTICES	POINTS

(2) Additional thermal mass for any room with south-facing glazing of more than 7% of the finished floor area is provided in accordance with the following:

(a) Thermal mass is solid and a minimum of 3 in. (76 mm) in thickness. Where two thermal mass materials are layered together (e.g., ceramic tile on concrete base) to achieve the appropriate thickness, they are fully adhered to (touching) each other.

(b) Thermal mass directly exposed to sunlight is provided in accordance with the following minimum ratios:

(i) Above latitude 35 degrees: 5 sq. ft. (0.465 m^2) of thermal mass for every 1 sq. ft. (0.093 m^2) of south-facing glazing.

(ii) Latitude 30 degrees to 35 degrees: 5.5 sq. ft. (0.51 m^2) of thermal mass for every 1 sq. ft. (0.093 m^2) of south-facing glazing.

(iii) Latitude 25 degrees to 30 degrees: 6 sq. ft. (0.557 m^2) of thermal mass for every 1 sq. ft. (0.093 m^2) of south-facing glazing.

(c) Thermal mass not directly exposed to sunlight is permitted to be used to achieve thermal mass requirements of § 11.703.7.4(2) based on a ratio of 40 sq. ft. (3.72 m^2) of thermal mass for every 1 sq. ft. (0.093 m^2) of south-facing glazing.

(3) In addition to return air or transfer grilles/ducts required by § 11.703.7.1(9), provisions for forced airflow to adjoining areas are implemented as needed.

11.705 ADDITIONAL PRACTICES

11.705.1 Application of additional practice points. Points from § 11.705 can be added to points earned in § 11.703 (Prescriptive Path).

11.705.2 Lighting

11.705.2.1 Lighting controls

Percentages for point thresholds are based on lighting not required for means of egress or security lighting as defined by local building codes.

11.705.2.1.1 Interior lighting. In dwelling units or sleeping units, permanently installed interior lighting fixtures are controlled with an occupancy sensor, or dimmer:

(1) greater than 50% to less than 75% of lighting fixtures..... 1

(2) a minimum of 75% of lighting fixtures..... 2

11.705.2.1.2 Exterior lighting. Photo or motion sensors are installed on 75% of outdoor lighting fixtures to control lighting.
[Percentages for point thresholds do not include lighting equipped with photovoltaics.] 1

11.705.2.1.3 Multifamily common areas

(1) In a multifamily building, occupancy sensors, or dimmers are installed in common areas (except corridors and stairwells).

(a) greater than 50% to less than 75% of lighting fixtures..... 1

(b) a minimum of 75% of lighting fixtures. 2

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GREEN BUILDING PRACTICES	POINTS
11.705.6.3 Insulating hot water pipes. Insulation with a minimum thermal resistance (R-value) of at least R-3 is applied to the following, as applicable: *[Points awarded only where these practices are not required by ICC IECC.]*	1
(a) piping 3/4-in. and larger in outside diameter	
(b) piping serving more than one dwelling unit or sleeping unit	
(c) piping located outside the conditioned space	
(d) piping from the water heater to a distribution manifold	
(e) piping located under a floor slab	
(f) buried piping	
(g) supply and return piping in recirculation systems other than demand recirculation systems	
11.705.6.4 Potable hot water demand re-circulation system.	
11.705.6.4.1 Potable hot water demand re-circulation system is installed in a single-family unit.	1
11.705.6.4.2 Potable hot water demand re-circulation system(s) that serves every unit in a multifamily building is installed in place of a standard circulation pump and control	2
11.705.7 Submetering system. In multifamily buildings, an advanced electric and fossil fuel submetering system is installed to monitor electricity and fossil fuel consumption for each unit. The device provides consumption information on a monthly or near real-time basis. The information is available to the occupants at a minimum on a monthly basis	1
11.706 INNOVATIVE PRACTICES	
11.706.1 Energy consumption control. A whole-building, whole-dwelling unit, or whole-sleeping unit device or system is installed that controls or monitors energy consumption.	3 max
(1) programmable communicating thermostat with the capability to be controlled remotely	1
(2) energy-monitoring device or system	1
(3) energy management control system	3
(4) programmable thermostat with control capability based on occupant presence or usage pattern	1
(5) lighting control system	1
11.706.2 Renewable energy service plan. Renewable energy service plan is provided as follows:	
(1) Builder selects a renewable energy service plan provided by the local electrical utility for interim (temporary) electric service, or purchases renewable energy certificates (RECs) to cover electricity used. The builder's local administrative office has renewable energy service or has otherwise been paired with RECs. Green-e Certified (or equivalent) is required for renewable electricity purchases.	1
(2) The buyer of the building selects one of the following renewable energy service plans provided by the utility prior to occupancy of the building with a minimum two-year commitment.	
(a) less than 50% of the dwelling's projected electricity and gas use is provided by renewable energy	1
(b) greater than or equal to 50% of the dwelling's projected electricity and gas use is provided by renewable energy	2

M=Mandatory

GREEN BUILDING PRACTICES	POINTS
11.706.3 Smart appliances and systems. Smart appliances and systems are installed as follows: *[1 point awarded if at least 3 smart appliances are installed; 1 additional point awarded for 6 or more.]*...	1 [2 max]
(1) Refrigerator	
(2) Freezer	
(3) Dishwasher	
(4) Clothes Dryer	
(5) Clothes Washer	
(6) Room Air Conditioner	
(7) HVAC Systems	
(8) Service Hot Water Heating Systems	
[Items (7) and (8) are permitted to count as two appliances each for the purpose of awarding points.]	
Where points awarded in § 11.706.3, points shall not be awarded in § 11.706.7 and § 11.706.10.	
11.706.4 Pumps	
11.706.4.1 Pool, spa, and water features equipped with filtration pumps as follows:	
(1) Electronically controlled variable-speed pump(s) is installed (full load efficiency of 90% or greater)....	1
(2) Electronically controlled variable-speed pump(s) is installed (full load efficiency of 90% or greater) in a pool	3
11.706.4.2 Sump pump(s), with electrically commutated motors (ECMs) or permanent split capacitor (PSC) motor, is installed (full load efficiency of 90% or greater).	1
11.706.5 On-site renewable energy system. One of the following options is implemented:	
(1) Building is Solar-Ready in compliance with ICC IECC Appendix A Solar Ready Provisions.	1
(2) An on-site renewable energy system(s) is installed on the property.	2 per kW
(3) An on-site renewable energy system(s) and a battery energy storage system are installed on the property. *[2 points awarded per kW or renewable energy system plus 1 per each 2 kWh or battery energy storage system]*	2 per kW
Points shall not be awarded in this section for solar thermal or geothermal systems that provide space heating, space cooling, or water heating, points for these systems are awarded in § 11.703. Points awarded in this section shall not be combined with points for renewable energy in another section of this chapter. The solar-ready zone roof area in item (1) is area per dwelling unit. Points in item (2) and (3) shall be divided by the number of dwelling units.	
Multifamily Building Note: *Conditioned common area and non-residential space is excluded for the purpose of calculating number of units.*	
11.706.6 Parking garage efficiency. Structured parking garages are designed to require no mechanical ventilation for fresh air requirements.	2

GREEN BUILDING PRACTICES	M=Mandatory POINTS
11.706.7 Grid-interactive electric thermal storage system. A grid-interactive electric thermal storage system is installed.	
(1) Grid-Interactive Water Heating System	1
(2) Grid-Interactive Space Heating and Cooling System	1
Where points are awarded in § 11.706.7, points shall not be awarded in § 11.706.3 and § 11.706.10.	
11.706.8 Electrical vehicle charging station. A Level 2 (208/240V 40-80 amp) or Level 3 electric vehicle charging station is installed on the building site. (Note: Charging station shall not be included in the building energy consumption.)	2
11.706.9 CNG vehicle fueling station. A CNG vehicle residential fueling appliance is installed on the building site. The CNG fueling appliances shall be listed in accordance with ANSI/CSA NGV 5.1 and installed in accordance to the appliance manufacturer's installation instructions. (Note: The fueling appliance shall not be included in the building energy consumption.)	1
11.706.10 Automatic demand response. Automatic demand response system is installed that curtails energy usage upon a signal from the utility or an energy service provider is installed.	1
Where points are awarded in § 11.706.10, points shall not be awarded in § 11.706.3 and § 11.706.7.	
11.706.11 Grid-interactive battery storage system. A grid-interactive battery storage system of no less than 6 kWh of available capacity is installed.	2
11.706.12 Smart ventilation. A whole-building ventilation system is installed with automatic ventilation controls to limit ventilation during periods of extreme temperature, extreme humidity, and/or during times of peak utility loads and is in accordance with the specifications of ASHRAE Standard 62.2-2010 Section 4.	1
11.706.13 Alternative refrigerant. Use of the following in mechanical space cooling systems for dwellings.	
(1) Use alternative refrigerant with a GWP less than 1,000	1
(2) Do not use refrigerants	2
11.706.14 Third-party utility benchmarking service.	
(1) For a multifamily building, the owner has contracted with a third-party utility benchmarking service with at least five (5) years of experience in utility data management and analysis to perform a monthly analysis of whole-building energy and water consumption for a minimum of one (1) year.	3
(2) The building owner commits to reporting energy data using EPA's ENERGY STAR Portfolio Manager for a minimum of three (3) years	1
11.706.15 Entryway air seal. For multifamily buildings, where not required by the building or energy code, to slow the movement of unconditioned air from outdoors to indoors at the main building entrance, the following is installed:	2 pts
(1) Building entry vestibule.	2
(2) Revolving entrance doors.	2

PSH MARKET ANALYSIS

(To be utilized only for PSH projects seeking ONLY HOME or NHTF)

Name of the Project:	Phoenix Place
Location of the Project: *(include address if available, or nearest intersection, and City/County)*	415 St. Marks Court, Peoria IL 61603
Preparer Name and Affiliation (Company):	Christine Kahl, Phoenix Community Development Services

PROJECT DESCRIPTION

Targeted Population(s) to be served:	Homeless individuals and families with disabling conditions
Total number of units:	55
Number of units by AMI and Bedroom Type:	10 studio apts @ 30% AMI; 10 1-bedroom apts @ 30% AMI; 11 2-bedroom apts. @ 30% AMI; & 24 3-bedroom apts. @ 3-% AMI
Proposed rents by each bedroom type and AMI level:	10 studio apts @ 30% AMI = $631; 10 1-bedroom apts @ 30% AMI = $675' 11 2-bedroom apts. @ 3-% AMI = $855; 24 3-bedroom apts. @ 30% AMI = $1,108
Anticipated subsidies:	33 units (60%) - PHA Project-Based Vouchers; 11 units (20%) - CoC Homeless Assistance Program; 11 units (20%) - LTOS or 811 rental assistance
List of Unit/Development Amenities:	fitness center, Healthcare Cafe, multi-purpose activity room; computer lounge; laundry; outdoor greenspace inc. a tot lot; childcare; supportive service office space; property management office; additional storage
How do these amenities relate to the population(s)to be served:	Healthcare Cafe and Fitness Center to address the health and well-being of residents; outdoor recreational space and multi-purpose activity room help residents foster positive social interactic

DEFINED MARKET AREA:

Please define a market area that makes sense for your project. IHDA leaves this decision up to preparer, but reserves the right to seek a revised Market Area if the Market Area is too large or otherwise ineffective. Market areas should be chosen by Census Tract or other geographies that easily align with common data agregation.

Describe the PMA:	Peoria, Tazewell, Woodford, and Fulton Counties; Cities of Peoria and Pekin, IL
Describe how the PMA was determined:	HUD defined region for IL-507 Homeless Continuum of Care
List the Census Tracts within the PMA : ***(FIPS codes)***	100 individual census tracts - see 4 attachments
Attach a map of the PMA:	Attached

LOCAL MARKET TRENDS

Population: ***(trends and 5 year estimates)***	383,781 - see attached Census data
Households : ***(trends and 5 year estimates)***	155,983 - see attached Census data

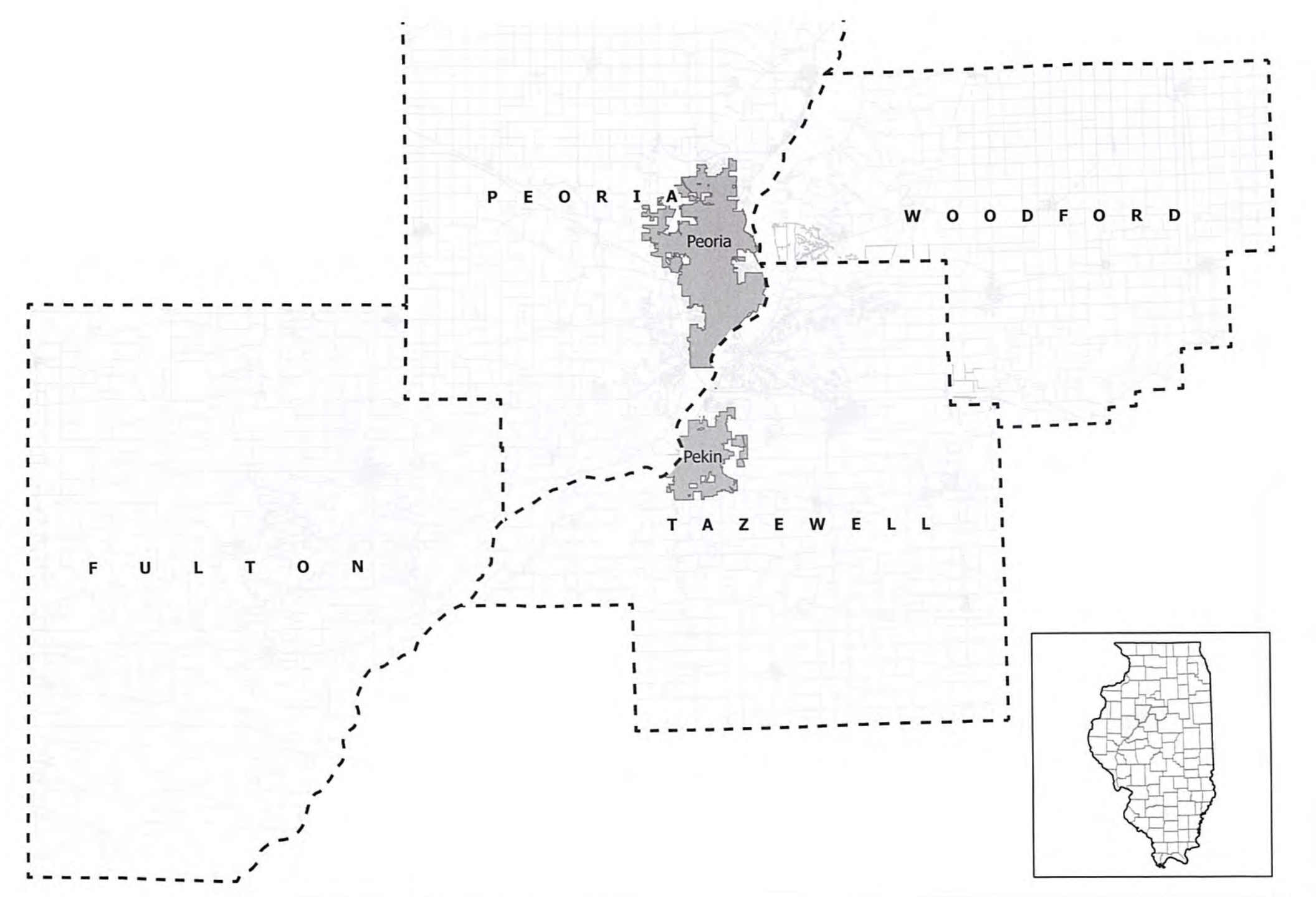
DEMAND ANALYSIS

Provide statistics/counts of homelessness: ***(i.e. HMIS and PIT count data)***	IL-507 CoC Point-In-Time 2021 PIT data - total homeless households = 185 and total homeless persons = 202 (16 persons in PIT count between ages 18 24). IL-507 CoC Coordinated Entry System data as of 10/21/2021 show total homeless households = 317 and total homeless persons = 427.
Provide other special needs population counts: ***(i.e. group homes, nursing homes)***	Other special need populations are outside eligibility scope of targeted population for this project.
Provide PAIR Module data: *(obtained from IHDA)*	
Statement of how the proposed matches the local need shown by the above data:	The CoC has continued to assert that additional Permanent Supportive Housing units are needed to fully meet the demand for permanent housing. The proposed project creates the opportunity for the CoC to functionally end family chronic homelessness. Several of the units will also enable the CoC to provide PSH and access to appropriate on site healthcare to medically fragile persons experiencing homelessness.

SUPPLY ANALYSIS	
Discuss other projects in the PMA that target a similar population(s): ***(include number of units, unit types, occupancy levels and waiting list information)***	Across the CoC, there are 267 PSH beds for homeless households without children and 189 PSH beds for homeless households with children. Occupancy is consistently over 95%. The length of time between a homeless household's entry into the CoC's Coordinated Entry System and placement into PSH has increased notably throughout the COVID-19 pandemic, largely due to the marked decrease in affordable housing units available in the community-s rental community.

COMPETITIVE ANALYSIS	
Discuss how the proposed will compare to the projects noted in the supply analysis above:	The proposed PSH project would provide housing dedicated to households coming through the Homeless CoC's Coordinated Entry System. While reducing the unmet demand on the local rental housing market, this also prioritizes access to permanent housing for homeless persons/families with the highest level of vulnerability and the most intense need for supportive services. This type of prioritization is not available through the usual customary rental housing market.

CONCLUSIONS	
Describe the strengthens and weaknesses of the proposed: ***(in terms of location, proposed product/unit types and in relation to the population served)***	The primary strength is the co-location of much needed healthcare, childcare, and other appropriate supportive services to meet the needs of the residents. The proposed project is also in close proximity to the two largest regional healthcare providers (OSF and Unity Point) and other critical supportive services throughout Phoenix CDS' service capacity, including mental health and workforce development services. A weakness of the proposed development is that it is located in a predominantly low income census tract; however, the proposed site is located within an identified Enterprise Zone and an Opportunity Zone. The City of Peoria's 2021 Housing Needs Assessment and Community Revitalization Plan developed in partnership with IHDA includes this site. The plan also specifically identifies the need for additional multi-family units in the City;s Near North Side, this project is located within that Near North Side.
Assess the demand for the proposed: ***(Based on the provider information obtained, as well as occupancies at any existing competitive developments)***	As indicated, this proposed project will increase the available PSH for homeless persons and families with disabling conditions. The CoC's Coordinated Entry System prioritizes placement into its limited PSH through a standard assessment process that largely focuses on vulnerability and intensity of service needs. With its access to healthcare services, this project increases the CoC's capacity to meet the needs of adults with numerous disabling conditions and health fragility. The proposed project creates the opportunity for the CoC to end family chronic homelessness.
Make any recommendation(s) as to needed changes to what has been proposed, based upon final conclusions. Provide an explanation of these required changes:	No recommended changes at this time.
Date form was completed:	10/21/2021



CoC IL - 507 Market Analysis

Map created October 20th, 2021

Municipal Boundary

Centerlines

County Boundary

N

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Peoria County
49 census tracts

Tazewell County

3D census tracts

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Woodford County
12 census tracts

Fulton County
9 census tracts

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United States Census Bureau

QuickFacts

Fulton County, Illinois; Woodford County, Illinois; Tazewell County, Illinois; Pekin city, Illinois; Peoria city, Illinois; Peoria County, Illinois

QuickFacts provides statistics for all states and counties, and for cities and towns with a ***population of 5,000 or more***.

Table

All Topics	Fulton County, Illinois	Woodford County, Illinois	Tazewell County, Illinois	Pekin city, Illinois	Peoria city, Illinois	Peoria County, Illinois
Population estimates, July 1, 2019, (V2019)	**34,340**	**38,459**	**131,803**	**32,045**	**110,417**	**179,179**
PEOPLE						
Population						
Population estimates, July 1, 2019, (V2019)	**34,340**	**38,459**	**131,803**	**32,045**	**110,417**	**179,179**
Population estimates base, April 1, 2010, (V2019)	37,071	38,656	135,392	34,018	115,150	186,496
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	-7.4%	-0.5%	-2.7%	-5.8%	-4.1%	-3.9%
Population, Census, April 1, 2020	33,609	38,467	131,343	31,731	113,150	181,830
Population, Census, April 1, 2010	37,069	38,664	135,394	34,094	115,007	186,494
Age and Sex						
Persons under 5 years, percent	▲ 4.9%	▲ 5.8%	▲ 5.6%	▲ 6.2%	▲ 7.6%	▲ 6.9%
Persons under 18 years, percent	▲ 19.4%	▲ 23.9%	▲ 22.5%	▲ 22.4%	▲ 24.1%	▲ 23.7%
Persons 65 years and over, percent	▲ 21.2%	▲ 18.6%	▲ 19.3%	▲ 18.0%	▲ 15.3%	▲ 17.6%
Female persons, percent	▲ 47.9%	▲ 50.0%	▲ 50.8%	▲ 51.0%	▲ 52.0%	▲ 51.5%
Race and Hispanic Origin						
White alone, percent	▲ 93.8%	▲ 97.0%	▲ 95.9%	▲ 95.1%	▲ 60.1%	▲ 73.5%
Black or African American alone, percent (a)	▲ 4.1%	▲ 0.7%	▲ 1.4%	▲ 2.0%	▲ 27.1%	▲ 18.8%
American Indian and Alaska Native alone, percent (a)	▲ 0.7%	▲ 0.3%	▲ 0.3%	▲ 0.2%	▲ 0.3%	▲ 0.4%
Asian alone, percent (a)	▲ 0.3%	▲ 0.8%	▲ 0.9%	▲ 0.5%	▲ 6.1%	▲ 4.1%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ Z	▲ Z	▲ Z	▲ 0.0%	▲ 0.0%	▲ 0.1%
Two or More Races, percent	▲ 1.0%	▲ 1.2%	▲ 1.5%	▲ 1.9%	▲ 4.3%	▲ 3.1%
Hispanic or Latino, percent (b)	▲ 3.1%	▲ 1.9%	▲ 2.5%	▲ 1.9%	▲ 6.3%	▲ 5.1%
White alone, not Hispanic or Latino, percent	▲ 91.5%	▲ 95.3%	▲ 93.7%	▲ 93.6%	▲ 56.6%	▲ 69.4%
Population Characteristics						
Veterans, 2015-2019	2,312	2,438	8,727	2,086	5,650	9,765
Foreign born persons, percent, 2015-2019	1.2%	1.3%	1.8%	1.0%	7.6%	5.4%
Housing						
Housing units, July 1, 2019, (V2019)	16,368	15,653	58,958	X	X	83,631
Owner-occupied housing unit rate, 2015-2019	78.3%	81.8%	76.4%	69.4%	55.9%	65.1%

Median value of owner-occupied housing units, 2015-2019	$88,600	$168,700	$142,000	$106,200	$125,700	$129,800
Median selected monthly owner costs -with a mortgage, 2015-2019	$982	$1,446	$1,252	$1,028	$1,251	$1,234
Median selected monthly owner costs -without a mortgage, 2015-2019	$436	$570	$540	$462	$539	$531
Median gross rent, 2015-2019	$646	$758	$741	$659	$806	$798
Building permits, 2020	38	44	123	X	X	60
Families & Living Arrangements						
Households, 2015-2019	13,940	14,499	54,291	13,559	46,123	73,253
Persons per household, 2015-2019	2.33	2.60	2.41	2.30	2.37	2.42
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	86.6%	90.2%	88.2%	85.5%	84.7%	86.8%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	3.6%	2.0%	2.8%	2.0%	11.6%	8.1%
Computer and Internet Use						
Households with a computer, percent, 2015-2019	84.5%	90.0%	88.3%	84.8%	86.0%	87.7%
Households with a broadband Internet subscription, percent, 2015-2019	77.8%	82.9%	81.6%	78.5%	75.7%	78.0%
Education						
High school graduate or higher, percent of persons age 25 years+, 2015-2019	88.6%	94.8%	92.7%	90.0%	89.4%	90.9%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	17.6%	33.2%	26.3%	18.5%	34.9%	30.6%
Health						
With a disability, under age 65 years, percent, 2015-2019	8.4%	6.5%	7.7%	11.3%	8.8%	7.9%
Persons without health insurance, under age 65 years, percent	▲ 7.9%	▲ 5.7%	▲ 5.5%	▲ 4.7%	▲ 6.7%	▲ 7.3%
Economy						
In civilian labor force, total, percent of population age 16 years+, 2015-2019	55.3%	63.6%	62.0%	59.0%	60.8%	61.5%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	55.8%	57.8%	58.2%	58.5%	57.3%	58.2%
Total accommodation and food services sales, 2012 ($1,000) (c)	28,702	28,526	358,486	62,727	294,420	383,480
Total health care and social assistance receipts/revenue, 2012 ($1,000) (c)	171,692	112,334	388,770	171,832	2,583,302	2,664,957
Total manufacturers shipments, 2012 ($1,000) (c)	47,458	1,363,577	5,850,340	960,797	3,634,383	6,197,509
Total retail sales, 2012 ($1,000) (c)	316,634	337,838	1,942,339	574,883	1,927,703	2,576,723
Total retail sales per capita, 2012 (c)	$8,639	$8,669	$14,287	$16,867	$16,663	$13,761
Transportation						
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	24.7	22.4	21.3	22.2	17.0	18.4
Income & Poverty						
Median household income (in 2019 dollars), 2015-2019	$51,643	$72,808	$63,454	$50,973	$51,771	$55,842
Per capita income in past 12 months (in 2019 dollars), 2015-	$27,741	$37,170	$33,507	$26,187	$31,497	$32,041

2019						
Persons in poverty, percent	▲ 13.3%	▲ 6.1%	▲ 8.2%	▲ 14.9%	▲ 19.7%	▲ 14.8%
BUSINESSES						
Businesses						
Total employer establishments, 2019	608	754	2,783	X	X	4,366
Total employment, 2019	5,791	8,371	43,264	X	X	103,464
Total annual payroll, 2019 ($1,000)	198,834	338,930	1,876,467	X	X	6,213,066
Total employment, percent change, 2018-2019	-3.3%	1.3%	3.2%	X	X	-4.4%
Total nonemployer establishments, 2018	1,614	2,567	6,599	X	X	9,508
All firms, 2012	1,781	3,279	8,230	1,926	8,053	12,430
Men-owned firms, 2012	921	1,703	4,308	925	4,332	6,782
Women-owned firms, 2012	668	955	2,610	654	2,741	4,190
Minority-owned firms, 2012	28	71	380	84	1,856	2,200
Nonminority-owned firms, 2012	1,649	3,109	7,533	1,708	5,602	9,485
Veteran-owned firms, 2012	178	214	885	119	807	1,269
Nonveteran-owned firms, 2012	1,446	2,816	6,845	1,635	6,573	10,300
GEOGRAPHY						
Geography						
Population per square mile, 2010	42.8	73.3	208.6	2,341.8	2,395.6	301.2
Land area in square miles, 2010	865.60	527.80	648.97	14.56	48.01	619.21
FIPS Code	17057	17203	17179	1758447	1759000	17143

About datasets used in this table

Value Notes

▲ Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info ⓘ icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2019) refers to the final year of the series (2010 thru 2019). *Different vintage years of estimates are not comparable.*

Fact Notes

- **(a)** Includes persons reporting only one race
- **(c)** Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- **(b)** Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- **-** Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
- **F** Fewer than 25 firms
- **D** Suppressed to avoid disclosure of confidential information
- **N** Data for this geographic area cannot be displayed because the number of sample cases is too small.
- **FN** Footnote on this item in place of data
- **X** Not applicable
- **S** Suppressed; does not meet publication standards
- **NA** Not available
- **Z** Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

Contact Information:

Developer/Sole Member of the General Partner:

Phoenix Community Development Services
202 NE Madison
Peoria, IL 61602
Christine Kahl – President/CEO
309.222.2560
director@phoenixcds.org

Property Manager:

Phoenix Community Development Services
202 NE Madison
Peoria, IL 61602
Christine Kahl – President/CEO
309.222.2560
director@phoenixcds.org

Project Sponsor/Ownership Information:

The project will be owned by a to-be formed limited liability corporation (LLC). Phoenix Community Development Services (Phoenix) (formerly known as South Side Office of Concerns) will be the managing non-profit member of the LLC's to-be-formed general partner. Founded in 1982 and later incorporated in 1985, Phoenix is a not-for-profit social service agency that provides various, comprehensive supportive housing, services and resources to individuals in Peoria and the surrounding community areas including homeless, veterans and those with mental, social, or physical disabilities, with a mission of helping individuals toward self-sufficiency. The support provided falls in the areas of community support services, supportive housing services, homeless outreach and re-housing efforts, and community development. The Phoenix Board of Trustees is comprised of community members from a variety of backgrounds such as education, banking, community activism, law, real estate, and management.

The development team has much experience with affordable housing. CORE Construction (CORE) will act as general contractor on the proposed project. CORE Construction has years of expertise in multifamily construction, and has completed over 1,742 units for families and seniors in Illinois and throughout the country, with a significant amount of these units financed by public funds including Low Income Housing Tax Credit, HOME loan funds, Public Housing Authority capital funds, and grant assistance from such organizations as the Federal Home Loan Bank (FHLB) and the former Department of Commerce and Economic Opportunity (DCEO) Energy Grant program, to name a few. CORE will be part of the proposed development through stabilization, offering their expertise in construction of affordable housing.

Phoenix has over ten (10) continuous years of prior development and/or ownership experience in multifamily residential project that now total six (6) sites. Phoenix has not experienced a foreclosure or bankruptcy in the last three (3) years, nor has unresolved HUD or State negative compliance findings.

Phoenix is an Illinois based 501c3, charitable, tax-exempt organization. Their vision is to end homelessness in Fulton, Peoria, Tazewell and Woodford Counties by ensuring access to permanent, safe and affordable housing.

Overview of Leasing History

Phoenix will serve as the project's property manager and has extensive experience managing multifamily apartments, affordable senior housing, and special needs housing, working with multiple LIHTC and HUD-financed projects in the Peoria area. It currently provides management and oversight to approximately 150 units in 7 housing developments throughout Peoria and the surrounding communities, overseeing management and maintenance of the units. Madison II is currently under construction and will also be managed by Phoenix when it is complete. Please see a detailed experience certification attached.

A Management Plan is attached as Exhibit 2. This management plan is from Madison Apartments I and details the duties and responsibilities of the management company as well as the owner for effective management of the proposed development. In accordance with this RFP, the proposed property will be managed and evaluated based on sound policies and procedures as defined by the management plan. The Phoenix Manor management plan will be very similar to Madison Apartments I.

Key personnel are extensively trained in the required fields related to property management for HUD developments. Staff have the following experience, training and certifications: Fair Housing Specialist Certification, Certified Occupancy Specialist training, Rental Housing Finance training, two years' experience as HOME compliance officer for municipal government, Tax Credit Specialist training and certification test scheduled for 5/19/2020. The company and its staff are experienced in maintaining the files and records necessary for compliance monitoring of affordable housing and reporting to investors, lenders and state/federal agencies.

Phoenix is experienced at meeting affordability and PHA requirements, including marketing and outreach under an Affirmative Fair Housing Marketing Plan, leasing units according to the Tenant Selection Plan, and compliance.

Phoenix has been providing supportive services since its incorporation in 1985, using a variety of funding sources and donations, and has been developing and providing permanent supportive housing and associated supportive services since 1989. The organization is committed to providing comprehensive, supportive services to its most vulnerable citizens who face great challenges. The primary goal is to end homelessness and provide individuals, families, and veterans with a warm, safe place to live independently. Among services provided to residents are supportive counseling services to set and achieve goals, make healthy life choices, find employment, build skills, and become stable, self-sufficient members of society.

Please refer to the enclosed Property Manager Experience Certification for a comprehensive breakdown of properties managed.

As a Sponsor/Owner, Phoenix has ownership in over 164 units. These developments include:

Development	Location	Type	# Units	Governmental Funding Sources
HHH Housing	Peoria, IL	New	5	HUD CoC Program
Monroe Manor	Peoria, IL	New	10	HUD CoC Program/TBRA-State and Federal
Oasis	Peoria, AR	New	6	HUD CoC Program
New Hope Apartments	Peoria, IL	Rehab	84	Low Income Housing Tax Credits/PBV/HUD CoC Program/Historic Tax Credits
Veterans Haven	Peoria, IL	Rehab	15	VA Contract
Glendale Commons	Peoria, IL	New	28	LIHTC/FHLB/IHDA BIBP
Madison Apartments	Peoria, IL	Rehab	10	IHDA Trust Fund/LTOS Program
Madison II Apartments	Peoria, IL	New	24	IHDA Trust Fund/National Housing TF/PBVs

A more detailed Developer Experience Certification is attached.

Previous Experience with Section 8

South Side Office of Concern participation as owner under the Section 8 Program:

Project: New Hope Apartments
Building: Rehab
Address: 301 NE Jefferson, IL
Total # Units: 84
Housing Program: Section 8 Project Based Rental Assistance
Total # Vouchers: 30
Gov't Funding Source: LIHTCs / PBVs

Project: Frontiers West Apartments (SSOC as Contracted Property Manager)
Building: New Construction
Address: 3432 Molleck Drive
Peoria, IL 61604
Total # Units: 11
Housing Program: Section 8 Project Based Rental Assistance
Total # Vouchers: 11
Gov't Funding Source: HUD 202/8

Madison II also has project-based rental assistance from the Peoria Housing Authority. This project is still under construction.

MANAGEMENT PLAN

Project:	MADISON AVENUE APARTMENTS
Project Sponsor/Owner:	To Be Formed LLC
Financing Agent:	IHDA
Managing Agent:	South Side Office of Concern

SECTION A – Sponsor/Owner

South Side Office of Concern (hereafter "SSOC") has agreed to provide complete management services for the above-named Project. Such management services will be consistent with all Federal and State laws and mandates concerning equal opportunity in housing and in employment regardless of race, color, creed, sex, national origin or sexual orientation.

SSOC currently owns and/or sponsors six (6) supportive housing programs and previously operated and managed another supportive housing program. All but one (1) of these programs is/was managed by SSOC itself, including:

- Glendale Commons, 802 NE Glendale Avenue, Peoria, IL 61603
- Monroe Manor, 605-609 NE Monroe Street, Peoria, IL 61603
- Phoenix House, 1316 SW Adams, Peoria, IL 61605 (developed and operated for 15 years – re-located and subsumed by New Hope Apartments in 2008)
- OASIS, 611 NE Monroe Street, Peoria, IL 61603
- Veterans Haven, 711 NE Monroe Street, Peoria, IL 61603 and
- HHH, scattered site single family homes, Peoria, IL 61602.

In the six aforementioned projects, SSOC provides all management services and all supportive services. All six projects serve homeless individuals and/or families with a disabling condition.

New Hope Apartments LLC, located at 301 NE Jefferson Street, Peoria, IL 61603, is a LIHTC project and it uses a third-party management agent, *Robert Cottingham Property Management Company*. This project is a partnership between SSOC and another not-for-profit company, Peoria Opportunities Foundation (POF). In this partnership, SSOC has 51% owner interest. SSOC is the on-site supportive service provider for this project as well.

SSOC also managed another HUD-funded transitional housing program from October 2012 through February 2015 at the request of HUD. During that period, SSOC provided management training and technical assistance to a faith-based not-for-profit company in order for that company to ultimately assume management of the project.

Glendale Commons, the aforementioned supportive housing program, was funded by IHDA through the Permanent Supportive Housing Program. It was a project that included demolition, rehabilitation, and new construction and came on line in June 2016. SSOC provides management at that property and completed 100% occupancy within the first 90 days.

SECTION B – Project Managing Agent

1. *Managing Agent*

   South Side Office of Concern
   202 NE Madison Avenue
   Peoria, IL 61602
   (309) 674-7310
   Fax (309) 674-9652
   Email: director@southsideofficeofconcern.org

2. *Type and Length of Business*

   SSOC is a not-for-profit company that has been in operation for 35 years. SSOC currently operates in Illinois only.

3. *Principals*

   - Christine Kahl, President/Chief Executive Officer
     - 33 years not-for-profit experience with special needs populations
     - 29 years not-for-profit progressive management and administrative experience
     - 14 years' experience developing, owning, operating and managing supportive housing programs

   - Robert Cobler, Vice President/Chief Financial Officer
     - 29 years in fiscal management, accounting and financial auditing
     - Member of a development team that oversaw the development of two major public housing developments at the Peoria Housing Authority
     - 5 years' experience managing supportive housing programs at SSOC

   - Sara Runyon, Vice President/Chief Operating Officer
     - 2 years in non-profit management and administration
     - 5 years direct clinical service with homeless persons with mental illness
     - Licensed Clinical Social Worker (LCSW)

   - Joseph Rodriguez, Property Manager/Housing Developer

- 2 years in property management and housing development experience
- Participating in current development of 10-unit PSH project
- Undergraduate and graduate educational background in mathematics
- Served in the U.S. Marine Corps

4. *Certifications*

- Certified Occupancy Specialist – Joseph Rodriguez
- Fair Housing and Affirmative Marketing certifications – pending March 2018 for Joseph Rodriguez
- Blended Occupancy Specialist – pending June 2018 for Joseph Rodriguez

5. *Organizational Structure*

A. Number of Employees by Category (includes open positions) = 46

- Supervisory – 10 FTE's
- Clerical/Support – 3 FTE's
- Maintenance – 2 FTE's
- Accounting – 2 FTE's
- Leasing – 1.5 FTE's
- Social Services – 27.5 FTE's

B. Minority Employees

African American – 1 supervisory and 13.5 social services
Latino – 1 supervisory

SSOC makes a concerted effort to recruit and hire consumers and/or persons with lived experience into positions based on appropriateness and qualifications. As such, SSOC currently employs 12 current or former consumers in the aforementioned positions.

C. Management Responsibility

SSOC has an executive management team comprised of a Chief Executive Officer, a Chief Financial Officer, and a Chief Operating Officer. Christine Kahl, President/CEO, is responsible for the agency's management staff.

6. *Current Housing Developments*

All developments managed by SSOC are supportive housing programs for homeless persons or families with disabling conditions, including:

Name	*# Units*	*Type*	*Location*	*IHDA*
Glendale Commons	28	PSH	802 NE Glendale Ave, Peoria, IL	X
OASIS	6	PSH	611 NE Monroe Ave., Peoria, IL	
Monroe Manor	10	PSH	605-609 NE Monroe Ave., Peoria, IL	
Veterans Haven	16	PSH	711 NE Monroe Ave., Peoria, IL	
HHH	6	PSH	scattered sites	

7. *Unsatisfactory History with Developments*

SSOC has no history of managing developments that resulted in mortgage default, mortgage relief, or foreclosure.

SECTION C – Project Management Plan

I. Relationship and Responsibilities of Owner/Sponsor and Managing Agent

A. The primary role of SSOC for the project is that of Managing Agent. As Managing Agent, SSOC will ensure that the standards and practices of the Sponsor/Owner, To Be Formed LLC, are upheld and carried out. Both Owner and SSOC will execute a Management Contract consistent with Federal guidelines as the instrument of authority. Both Owner and Manager are charged with specific performance in accordance with the Management Contract and the IHDA Regulatory Requirements as part of the Management Contract.

B. SSOC will be Managing Agent for THE OWNER and will be responsible for the day-to-day operation of the Project. It will have general supervisory responsibilities over basic principles and policies, and the execution of the duties and services as outlined in the Management Plan.

As the Managing Agent, SSOC will have full responsibility for both physical maintenance, and the financial administration of the development within policy guidelines established through consultation with THE OWNER and will be responsible to THE OWNER for all its actions in the operation of the development.

SSOC's responsibilities include:

1. Hiring of all managerial and accounting personnel necessary for the effective discharge of the duties of the Managing Agent. The Managing Agent will also determine an operating schedule, set job standards and wage rates, investigate, hire, pay, supervise and discharge all property management personnel in order to properly maintain and operate the development.

Sponsor Development Experience Summary by State

Sponsor: **Phoenix Community Development Services**

Sponsor Development Experience Summary by State

Sheet	State	Total Project Units	Income Restricted Units	PSH Projects
IL	IL - Illinois	213	152	181
Other State(s)	Other State(s)	0	0	0

Unacceptable Practices Summary

Practice #	Indicated	Explained
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
(10)		
(11)		
(12)		

Identity of Interest Summary

Indicate	Between
	Sponsor & GC
	Sponsor & Seller
	Sponsor & Seller & GC

I hereby certify that the information summarized above and contained within this workbook and Application, pertaining to the property manager experience of Phoenix Community Development Services is true, correct, and complete. I understand that any misrepresentation, false information, or omission may result in disqualification of this Application.

Sponsor: Phoenix Community Development Services

Signature: Christine E Kahl

Printed: Christine E. Kahl

Its: President/CEO

Date: 8/12/2020

Corporate Credit Card Policy

The following is the policy for obtaining a corporate credit card and guidelines for its use. The type of credit card obtained and the number of authorized cardholders/signers for the account, will be determined jointly by the President/CEO and the VP/CFO, with input, as appropriate, from the Board of Trustee's Executive Committee. The criteria for choosing the card will be acceptability, annual fees, monthly payment terms and interest charge terms. Rebates or accumulation of points will be a secondary concern.

All corporate credit cards are to be kept secured in the agency's safe located in the Administrative office. The Board of Trustees' Executive Committee authorizes the President/CEO to designate an authorized cardholder(s) as appropriate and necessary for conducting agency business.

The use of the corporate credit card is to facilitate purchasing supplies on-line, paying for seminar and travel costs, buying supplies from approved vendors and/or in bulk at certain buying clubs and those other business related purposes jointly approved by the President/CEO and the VP/CFO. An employee may request use of the corporate credit for appropriate expenses by completing and submitting a *Credit Card Request Form* and securing approval in advance of use by the President/CEO and/or the VP/CFO. Unauthorized use or misuse of the card(s) is the personal responsibility of the person using the card. Personal use is an unauthorized use of the card(s).

Except when circumstances would deem otherwise, the account balance of the corporate card should be paid in full when the monthly statement is received. Incurring interest charges should be avoided.

When the monthly statement is received, the charges must be reviewed and approved following the agency's expense approval policy. The individual expenses must be allocated to the proper expense categories for bookkeeping and accounting purposes.

All charge receipts must be retained and attached to the monthly statement when it is received. The same documentation necessary for the issuance of a check, is also necessary for the use of the credit card. Both the credit card receipts and the necessary documentation must be attached to the statement before payment can be approved.

Interest Earned On Grant Funds Policy

In accordance with specific policies of various funding entities, any grant funds disbursed to SSOC and held thirty (30) days by the agency will be placed in an interest-bearing account. Any interest earned will be applied to the specific cost center and reported as required to the funder.

Sponsor Development Experience Certification

Sponsor: Phoenix Community
State: IL - Illinois

	PSH Sponsor Development Experience			
	Approved	**Under Construction**	**Complete**	**Total Managed**
PSH Units:	**16**	**0**	**165**	**181**
Projects w/PSH Units:	**1**	**0**	**7**	**8**

Indicate all housing development projects in IL in which Phoenix Community Development Services has had an ownership interest in the cells below.

Incomplete	State	Project Name	Primary Project Address	Project Municipality(ies)	Target Population	Tenant Selection Plan (TSP) Special Needs Designation(s), if any e.g. Homeless, Veterans, Physically Disabled	Total Project Units	Income Restricted Units	LIHTC Units	PSH Units: includes VASH, HUD 811/202, SRN, and Continuum of Care/Hearth Act	Project Status	Completion Date MM/DD/YYYY
							213	**152**	**84**	**181**		
	IL	HHH Housing	Scattered Sites	Peoria	Family & Special Needs	disabling condition	5	0	0	5	Complete	4/1/1989
	IL	Phoenix House	225 Pecan	Peoria	Elderly & Special Needs	disabling condition	30	0	0	30	Complete	3/1/1993
	IL	Solo/Monroe Manor	609 & 605 NE Monroe	Peoria	Elderly & Special Needs	disabling condition	10	0	0	2	Complete	4/1/1998
	IL	Oasis	611 NE Monroe	Peoria	Elderly & Special Needs	disabling condition	6	6	0	6	Complete	10/1/2002
	IL	New Hope Apartments	301 NE Jefferson	Peoria	Elderly & Special Needs	disabling condition	84	84	84	84	Complete	3/1/2008
	IL	Veterans Haven	711 NE Monroe	Peoria	Elderly & Special Needs	disabling condition	16	0	0	0	Complete	10/31/2013
	IL	Glendale Commons	802 NE Glendale	Peoria	Family & Special Needs	disabling condition	28	28	0	28	Complete	4/1/2016
	IL	Madison Apartments	202 NE Madison Avenue	Peoria	Family & Special Needs	disabling condition	10	10	0	10	Complete	11/15/2018
	IL	Madison II Apartments	210 NE Madison Avenue	Peoria	Family & Special Needs	disabling condition	24	24	0	16	Approved	estimated completion date 9/30/2021
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Comments:

Property Manager Experience Certification

Property Manager Phoenix Community
State: IL - Illinois

In connection with a PSH Development Program application being submitted to the Illinois Housing Development Authority, Phoenix Community Development Services has represented property management experience in LIHTC and PSH Development Program projects

Please confirm the low income housing tax-credit and permanent supportive housing development program property management experience represented here is a complete and accurate account for Phoenix Community Development Services by completing and

Note: The requested confirmation is only in regard to the Permanent Supportive Housing Development Program experience of Phoenix Community Development Services and not the overall development experience of Phoenix Community Development Services in each

	PSH Property Management Experience		
	Previously Managed	**Currently Managed**	**Total Managed**
PSH Units:	**30**	**78**	**108**
Projects w/PSH Units:	**1**	**7**	**8**

Indicate all housing development projects in IL in which Phoenix Community Development Services has been the property manager in the cells below.

Incomplete	State	Project Name	Primary Project Address	Project Municipality(ies)	Target Population	Tenant Selection Plan(TSP) Special Needs Designation(s) (if any) - e.g. Homeless, Veterans, Physically Disabled, or N/A	Total Project Units	Income Restricted Units	LIHTC Units	PSH Units: includes VASH, HUD 811/202, SRN, and Continuum of Care/Hearth Act	Project Status	Dates Managed MM/DD/YYYY
							124	**79**	**0**	**108**		
	IL	Glendale Commons	802 NE Glendale Avenue	Peoria	Family & Special Needs	Homeless & disabling condit	28	28	0	28	Current	2012-2019
	IL	Phoenix House	225 Pecan	Peoria	Elderly & Special Needs	Homeless & disabling condit	30	0	0	30	Previous	1993-2008
	IL	Solo/Monroe Manor	609 & 605 NE Monroe	Peoria	Elderly & Special Needs	Homeless & disabling condit	10	0	0	2	Current	1998-2019
	IL	Oasis	611 NE Monroe	Peoria	Elderly & Special Needs	Homeless & disabling condit	6	6	0	6	Current	2002-2019
	IL	HHH Housing	Scattered Site	Peoria	Family & Special Needs	Homeless & disabling condit	5	0	0	5	Current	1989-2019
	IL	Madison Apartments	202 NE Madison Avenue	Peoria	Family & Special Needs	Homeless & disabling condit	10	10	0	10	Current	2018-2019
	IL	Frontiers West	3432 N. Molleck Drive	Peoria	Elderly & Special Needs	Serious Mental Illness	11	11	0	11	Current	1/1/2019
	IL	Madison II Apartments	210 NE Madison Avenue	Peoria	Family & Special Needs	Homeless & disabling condit	24	24	0	16	Current	starting construction 9/30/2020
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Comments:

Architect Experience Certification Summary

Architect: **Design Mavens Architecture PLLC**

Licensed Design Firm Experience Summary by State

Sheet	State	Total Project Units	Under Construction Units	Complete Units
		0	**0**	**0**
S1	IL - Illinois	0	0	0
S2				
S3				
S4				
S5				
S6				
S7				
S8				
S9				
S10				
S11				
S12				
S13				
S14				
S15				
S16				
S17				
S18				
S19				
S20				

Unacceptable Practices Summary

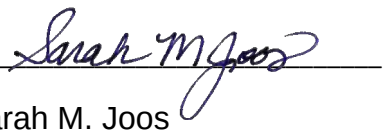
Practice #	Indicated	Explained
(1)		
(2)		
(3)		
(4)		
(5)		

Experience Thresholds Summary

X	Section 504
X	Registered in IL
	Min. Five Year Exp.
	Green Certification

I hereby certify that the information summarized above and contained within this workbook and Application, pertaining to the architectural experience of Design Mavens Architecture PLLC is true, correct, and complete. I understand that any misrepresentation, false information, or omission may result in disqualification of this Application.

Architect: Design Mavens Architecture PLLC

Signature: 

Printed: Sarah M. Joos

Its: Principal

Date: 10/01/2021

Architect Experience Certification

Indicate the architectural experience threshold of Design Mavens Architecture PLLC below:

Yes	**(1)**	Does Design Mavens Architecture PLLC have experience with Section 504 accessibility requirements?
Yes	**(2)**	Is Design Mavens Architecture PLLC registered to perform architectural services in the State of Illinois as either a professional organ Sole Proprietor?
No	**(3)**	Does Design Mavens Architecture PLLC have have at least 5 years experience with multifamily construction and/or rehabilitation?
No	**(4)**	Does Design Mavens Architecture PLLC have experience with the green certification strategy selected to receive points in the applicatio

Architect Unacceptable Practices Certification

Indicate below if any of the following unacceptable practices apply to Design Mavens Architecture PLLC and provide an explanation in the space provided.

No	**(1)**	Has Design Mavens Architecture PLLC declared bankruptcy over the past two years?
No	**(2)**	Has Design Mavens Architecture PLLC failed to design a development according to the governing architectural and construction guidelines or codes?
No	**(3)**	Has Design Mavens Architecture PLLC failed to provide amenities as represented in a housing program application?
No	**(4)**	Are there any unsatisfied liens or claims against Design Mavens Architecture PLLC or property owned by Design Mavens Architecture PLLC?
No	**(5)**	Has Design Mavens Architecture PLLC materially misrepresented facts on any application to participate in any housing program?

X Denotes Explanation Required

	(1)	

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Architect Experience Certification

Architect: Design Mavens Architecture PLLC
State: IL - Illinois

	Architect Experience		
	Under Construction	Complete	Total
Projects:	0	0	0
Units:	0	0	0

Indicate the architectural experience of Design Mavens Architecture PLLC in IL - Illinois in the cells below.

Incomplete	State	Project Name	Primary Project Address	Project Municipality(ies)	Total Project Units	Project Status	Construction Complete Date
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October 1, 2021

Maggy Jares
Lightengale Group
140 South Dearborn St, Suite 1610
Chicago, IL 60603

Re: Phoenix Manor: Architect Experience Certification – Supplemental Material

Dear Ms Maggy Jares,

This letter and the attached resume are to serve as supplemental material demonstrating our experience and capacity for multi-family housing projects as well as large renovation projects. Design Mavens Architecture PLLC is a WBE firm founded in February 2021 by four female architects who bring a combined 64 years of design and construction experience in multi-family housing, senior living, higher education, K-12 school, religious, and healthcare projects. Before founding DMA, our four principals worked together at the same firm for over ten years.

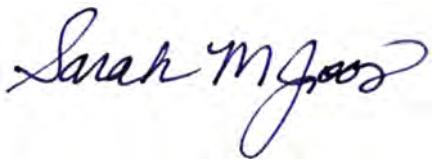
Ninety percent of our past projects included renovations of existing buildings including historic structures and multi-story buildings. We have experience designing and managing $20-$30 million construction projects, managing teams of specialty consultants, and managing multiple large projects consecutively.

We believe we are qualified to implement NGBS strategies for the Phoenix Manor project to meet NGBS certification because of our experience with and knowledge of other green certification strategies, specifically USGBC LEED. Three of the four principals of our firm are LEED accredited professionals by USGBC, and have managed and designed LEED certified buildings for the past ten years.

Please let us know if you would like any additional information or materials to aid in the demonstration of our firm's capabilities and experience.

Sincerely,

Design Mavens Architecture, PLLC



Sarah M. Joos, AIA, DBIA, LEED AP BD+C
Principal

OUR WORK

TARTER CONSTRUCTION
NEW OFFICE BUILDING

Bloomington, IL | Estimated Construction Costs - $3 million

OSF SAINT FRANCIS MEDICAL CENTER
GI LAB EXPANSION & RENOVATION

Peoria, IL | Construction Costs - $3.65 million

ILLINOIS VALLEY COMMUNITY COLLEGE
EXTERIOR UPGRADES

Oglesby, IL | Estimated Construction Costs - $2 million

INTEGRITY TECHNOLOGY SOLUTIONS
OFFICE RENOVATION

Bloomington, IL | Estimated Construction Costs - $1 million

KEWANEE LIFE SKILLS RE-ENTRY CENTER
ROOF REPLACEMENT

Kewanee, IL | Estimated Construction Costs - $4.5 million

HISTORIC ST PATRICK CHURCH
TOILET ROOM REMODEL

Bloomington, IL | Construction Costs - $60,000

FORT JESSE CAFE
REMODEL

Bloomington, IL | Estimated Construction Costs - $1 million

OSF SAINT FRANCIS MEDICAL CENTER
CHOI PHARMACY RENOVATION

Peoria, IL | Construction Costs - $500,000

OSF SAINT ANTHONY MEDICAL CENTER
PHYSICIAN SLEEP ROOM BUILD OUT*

Rockford, IL | Construction Costs - $800,000

CHARLES CITY COMMUNITY SCHOOL DISTRICT
NEW CHARLES CITY MIDDLE SCHOOL*

Charles City, IA | Construction Costs - $17.1 million

MIDWEST FIBER RECYCLING
NEW FACILITY AND OFFICE*

Bloomington, IL | Construction Costs - $8 million

DECATUR PUBLIC SCHOOLS #61
JOHN'S HILL SCHOOL*

Decatur, IL | Construction Costs - $32.5 million

AUNT MARTHA'S OFFICE
HILLCREST BUILDING OFFICE RENOVATION*

Peoria, IL | Construction Costs - $400,000

*project work prior to forming Design Mavens Architecture

DESIGN Mavens ARCHITECTURE

OUR EXPERIENCE

Sarah Joos AIA, DBIA, LEED AP BD+C

With over 15 years of experience in both the design and construction industries, Sarah brings a broadened knowledge of the relationship between architectural detailing and construction practice. She has project experience across a variety of market sectors with a focus on Multi-family, PreK-12 Schools and Healthcare. Sarah directs operations at Design Mavens including developing processes and quality controls that best serve our clients. She co-founded Design Mavens with a goal to have a greater impact on her community.

Licensed Architect: Illinois & Missouri

Education: Bachelor of Architecture, Drury University with Fine Arts, Art History & Global Studies Minors

Professional Certifications:
American Institute of Architects (AIA)
Design Build Institute of America (DBIA)
USGBC LEED Accredited Professional for Building Design & Construction (LEED AP BD+C)

DESIGN Mavens ARCHITECTURE

MADISON II
NEW CONSTRUCTION OF MULTI-FAMILY BUILDING*

This IHDA project in Peoria, IL included a four-story new construction building to provide 24 multi-family units on the top three floors and community spaces on the first floor.
Construction Cost: $4,200,000 | Role: Preliminary Design & Layout
Estimated Completion: 2022

OVERLOOK VILLAGE
NEW CONSTRUCTION OF ASSISTED LIVING FACILITY*

The project in Moline, IL included a four-story new construction facility to provide 65 independent living units, 52 assisted living units and 18 assisted living memory care units.
Construction Cost: $15,000,000 | Role: Project Manager
Completed: 2018

THE FOUNTAINS SENIOR LIVING
INDEPENDENT LIVING ADDITION*

24 independent living units were included in a four-story addition to the existing senior living facility in Bettendorf, IA .
Estimated Construction Cost: $4,000,000 | Role: Project Manager

CENTRAL SCHOOL DISTRICT 51
PRIMARY & INTERMEDIATE SCHOOL ADDITIONS & REMODEL*

Two 37,635 sf building additions connected the existing Intermediate School and the existing Primary School in Washington, IL. We also renovated approximately 30,000 sf of the existing buildings to enlarge libraries, provide a secure main entry and improve classrooms.
Construction Cost: $12,000,000 | Role: Project Manager
Completed: 2020

IOWA CITY CSD
CITY HIGH ADDITION & RENOVATIONS*

This project included a 52,700 sf, two-story addition providing a gym with two levels of seating for 2,000 spectators on all four sides of the court, boys and girls locker rooms, kitchen with dining commons, a learning stair, and an outdoor plaza. The project included renovations throughout the three-story 100 year old High School building to add HVAC and fire sprinklers, upgrade electrical and lighting systems, and provide ADA upgrades.
Construction Cost: $28,000,000 | Role: Project Architect
Completed: 2021

PRINCEVILLE CUSD 326
JR HIGH AND HIGH SCHOOL ADDITIONS & RENOVATIONS*

Included in this project are two additions: a 9,100 sf classroom addition to the south of the existing building and a 14,800 sf competition gym addition to the north. The additions were planned to achieve LEED Silver Certification with USGBC. Renovations to the existing building included new science labs, special education classrooms, a secure entry and main office, concessions stand, toilet rooms and locker rooms.
Construction Cost: $8,200,000 | Role: Project Manager
Completed: 2016

KIDZEUM OF HEALTH AND SCIENCE
RENOVATION AND ADDITION*

A 25,000 sf interactive kid's health and science museum was created by renovating a historic three-story building in downtown Springfield, IL.
Construction Cost: $3,800,000 | Role: Project Architect & Manager
Completed: 2018

*Experience prior to co-founding Design Mavens Architecture

Certified Profile

CLOSE WINDOW

Print

Business & Contact Information

BUSINESS NAME	**Design Mavens Architecture, PLLC**
OWNER	**Ms. Jean Underwood**
ADDRESS	**1259 E Monroe Street** **Morton, IL 61550**
PHONE	**309-304-3048**
EMAIL	**sarah@design-mavens.com**
WEBSITE	**www.design-mavens.com**
ETHNICITY	**Caucasian**
GENDER	**Female**
COUNTY	**Tazewell (IL)**

Map This Address

Certification Information

CERTIFYING AGENCY	**State of Illinois Central Management Services**
CERTIFICATION TYPE	**WBE - Women Business Enterprise**
RENEWAL DATE	**3/17/2022**
EXPIRATION DATE	**3/17/2028**
CERTIFIED BUSINESS DESCRIPTION	**NIGP 90610 Buildings, Architectural Design Services** **NIGP 90638 General Construction, Architectural Services** **NIGP 90640 Graphic Design, Architectural Services**

Commodity Codes

Code	Description
NIGP 90610	Buildings, Architectural Design Services
NIGP 90638	General Construction, Architectural Services
NIGP 90640	Graphic Design, Architectural Services

Additional Information

REGION	**Southern Illinois**

General Contractor Experience Certification Summary

General Contractor: **CORE Construction Services of Illinois, Inc.**

DUNS #: 150483782

General Contractor Experience Summary by State

Sheet	State	Total Project Units	Under Construction Units	Complete Units
		1858	**64**	**1794**
S1	IL - Illinois	1858	64	1794
S2				
S3				
S4				
S5				
S6				
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S19				
S20				

Unacceptable Practices Summary

Practice #	Indicated	Explained
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		

General Contractor Unacceptable Practices Certification

Indicate below the submission of additional documents, as required, and General Contractor's ability and willingness to meet all specified thresholds. Please provide any explanations or statements in the space provided at the bottom of the form.

X	(1)	Resume of the General Contractor and completion of the Experience Certification that demonstrates a history of having performed similar work and type required for the proposed Project (including number of developments, number of units, location of developments, contract value and capacity of the involvement).
X	(2)	A statement identifying all identities of interest with the Project and subcontractors/vendors for this Project. In addition, provide the names of any other construction companies in which the General Contractor has an affiliation.
X	(3)	The Project's proposed project manager has at least five (5) years experience with multifamily residential construction/rehabilitation.
X	(4)	The General Contractor has not constructed or rehabilitated a development that failed to close or be Placed in Service
X	(5)	The General Contractor has never started a development which was completed by another general contractor.
X	(6)	The General Contractor was not a party to any development where a bonding, insurance or surety company claim was instituted against the General Contractor due to lack of performance.
X	(7)	The General Contractor, including both the entity and the controlling persons of the General Contractor (owners, partners, officer, etc.), has no legal or creditor related concerns, such as no pending lawsuits, no pending unresolved claims, and has not declared bankruptcy within the past three years.
X	(8)	The controlling persons (owners, partners, officer, etc.) of the General Contractor have not been convicted, are not in custody, are not under parole or under any other non-custodial supervision resulting from conviction in a court of any jurisdiction for the commission of a felony or criminal offense of whatever degree.
X	(9)	The controlling persons (owners, partners, officer, etc.) of the General Contractor are not currently under indictment or have not been changed under any State or Federal laws with the crime of bribery.
X	(10)	The General Contractor is not debarred from working with the Federal government.
X	(11)	The General Contractor has no past developments which were cited by HUD, the local, or State agency for any wage/labor compliance issues.
X	(12)	The General Contractor is capable of obtaining either: (a) Payment and performance bond by a company approved by the Authority equal to one hundred (100%) percent of the cost of construction of the development or (b) Unconditional, irrevocable commercial letter of credit, issued by a financial institution approved by the Authority, in an amount equal to twenty-five (25%) of the cost of construction of the Project.
X	(13)	The General Contractor will be able to provide evidence of the following insurance coverage amounts: • Commercial General Liability Insurance in the minimum amounts of $1,000,000 for each occurrence and $2,000,000 in the aggregate; Please note that the Owner and Illinois Housing Development Authority BOTH must be listed as Additional Insured on the Liability Insurance • Evidence of Automobile Liability Insurance; • Evidence of Statutory Worker's Compensation; and • Evidence of Excess/Umbrella Liability Insurance in the amount of $5,000,000

I, Tim Erickson *am duly authorized to execute this document and as the General Contractor certify that the statements in this certification are true, correct and complete. I understand that any misrepresentation, false information, or omission may result in disqualification of this and future projects.*

Signature _____ *Position* President

Date 10/2/2021

X Denotes Explanation or Statement Required

X	**(1)**	Please include Resume as an attached document

X	**(2)**	Otto Baum Company

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X	**(3)**	Proposed Project Manager: Dan Joos, who has over 20 years of experience.

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General Contractor Unacceptable Practices Certification

Indicate below if any of the following unacceptable practices apply to CORE Construction Services of Illinois, Inc. and provide an explanation in the space provided.

No	**(1)**	Has CORE Construction Services of Illinois, Inc. declared bankruptcy over the past two years?
No	**(2)**	Has CORE Construction Services of Illinois, Inc. failed to construct or rehabilitate a development according to the governing architectural and construction guidelines or codes?
No	**(3)**	Has CORE Construction Services of Illinois, Inc. failed to construct or rehabilitate a development as represented in a housing program application?
No	**(4)**	Are there any unsatisfied judgements against CORE Construction Services of Illinois, Inc.?
No	**(5)**	Has CORE Construction Services of Illinois, Inc. materially misrepresented facts on any application to participate in any housing program?
No	**(6)**	Has CORE Construction Services of Illinois, Inc. ever started a construction job which was completed by another general contractor?

X Denotes Explanation Required

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General Contractor Experience Certification

General Contractor: CORE Construction Services of Illinois, Inc.
State: IL - Illinois

	General Contractor Experience		
	Under Construction	Complete	Total
Projects:	2	20	22
Units:	64	1794	1858

Indicate the general contractor experience of CORE Construction Services of Illinois, Inc. in IL - Illinois in the cells below.

Incomplete	State	Project Name	Primary Project Address	Project Municipality(ies)	Total Project Units	Project Status	Construction Complete Date	Contract Value	Capacity of Involvement
					1858				
	IL								
	IL	RiverWest Neighborhood	Peoria, IL	Peoria Housing Authority/ HUD	400	Complete	12/1/2001	$15,785,000	General Contractor
	IL	RiverWest Community Center	Peoria, IL	Peoria Housing Authority/ HUD	0	Complete	12/1/2001	$1,612,666	General Contractor
	IL	Sterling Towers Renovation	Peoria, IL	Peoria Housing Authority/ HUD	90	Complete	12/1/2002	$6,087,270	General Contractor
	IL	Wabash Crossing	Decatur, IL	Decatur Housing Authority/HUD	206	Complete	6/1/2005	$20,473,809	General Contractor
	IL	Riverwest Off-Site Phase II	Peoria, IL	Peoria Housing Authority/ HUD	26	Complete	10/9/2006	$3,876,886	General Contractor
	IL	Pekin Supportive Living	Pekin,IL	IHDA	72	Complete	11/1/2007	$6,000,000	General Contractor
	IL	Wabash Crossing Phase II	Decatur, IL	Decatur Housing Authority/HUD	175	Complete	12/1/2007	$17,800,000	General Contractor
	IL	Prairie View Villas	Pekin, IL	HUD	15	Complete	11/1/2009	$1,543,577	General Contractor
	IL	Camelot Supportive Living	Decatur, IL	IHDA	12	Complete	2/1/2010	$1,302,669	General Contractor
	IL	Wabash Crossing Phase III	Decatur, IL	Decatur Housing Authority/HUD	90	Complete	3/1/2010	$11,268,077	General Contractor
	IL	Charles Street Supportive Living	Decatur, IL	IHDA	12	Complete	6/1/2010	$1,261,163	General Contractor
	IL	Jacksonville Apts. I & II	Jacksonville, IL	IHDA	254	Complete	8/1/2010	$7,472,124	General Contractor
	IL	Maple Ridge Apts.	Paris, IL	IHDA	50	Complete	5/1/2011	$5,893,371	General Contractor
	IL	Harrison Homes Redevelopement III	Peoria, IL	Peoria Housing Authority/HUD	38	Complete	10/1/2012	$6,128,792	General Contractor
	IL	Freedoms Path Phase I	Hines, IL	IHDA	72	Complete	7/31/2015	$16,324,563	General Contractor
	IL	Laborers III Mel Hasty Renovation	East Peoria, IL	IHDA	60	Complete	12/31/2015	$3,038,086	General Contractor
	IL	Morton Senior Residences	Morton, IL	IHDA	62	Complete	7/31/2016	$6,845,589	Subcontractor
	IL	Villas at Vinegar Hill	Springfield, IL	HUD	92	Complete	12/31/2016	$10,940,000	General Contractor
	IL	Glendale Commons	Peoria, IL	IHDA	16	Complete	7/1/2016	$2,908,238	General Contractor
	IL	SSOC Madison Renovations	Peoria, IL	IHDA	10	Complete	9/30/2018	$1,480,004	General Contractor
	IL	Tiger Senior Apartments	Paris, IL	IHDA	42	Complete	12/31/2020	$9,605,859	General Contractor
	IL	Ladd Senior Housing	Ladd, IL	IHDA	40	Under Construction	3/1/2022	$7,400,000	General Contractor
	IL	Madison II Apartments	Peoria,IL	IHDA	24	Under Construction	2/15/2022	$4,286,674	General Contractor
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Incomplete	State	Project Name	Primary Project Address	Project Municipality(ies)	Total Project Units	Project Status	Construction Complete Date	Contract Value	Capacity of Involvement
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Incomplete	State	Project Name	Primary Project Address	Project Municipality(ies)	Total Project Units	Project Status	Construction Complete Date	Contract Value	Capacity of Involvement
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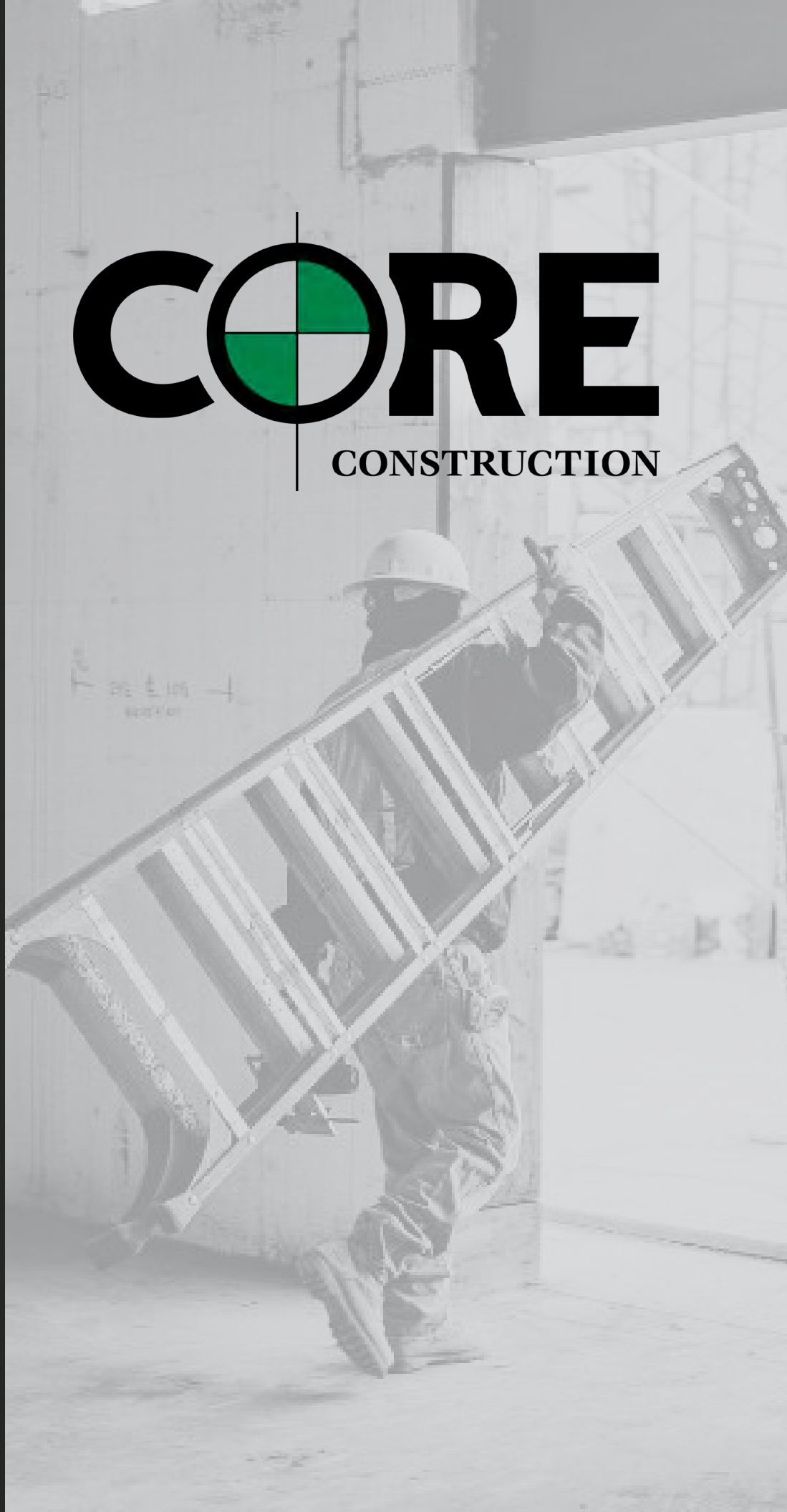


CORE
CONSTRUCTION

601 SW Water Street
Peoria, IL 61602
309.404.4700

www.coreconstruction.com

Tim Erickson

PRESIDENT

Mr. Erickson has 30 years of progressive management experience, in all facets of construction and contract management. He has sustained a reputation and a proven record of honoring commitments, exceeding expectations and executing high quality projects under tight schedules. He brings a clear understanding of client expectations, design team goals, and subcontractor challenges to lead the CORE Team.

PROJECT EXPERIENCE

Illinois State Capitol, HVAC Upgrade
Springfield, IL | $19.5 M | Municipal

Illinois State Capitol, Senate & House Chambers Renovation
Springfield, IL | $14.5M | Municipal

Robert Cobb Middle School, Frisco ISD
Frisco, TX | $24.8M | 147,000 SF | K-12

Frisco High School Addition and Renovations
Frisco, TX | $21M | 85,000 SF | K-12

Rochester Jr. / Sr. High School
Rochester, IL | $16.4M | 100,000 SF | K-12

Pekin High School East Campus
Pekin, IL | $15M | K-12

LaSalle CUSD #122 Lincoln Jr. High School Remodel
LaSalle, IL | $4.2M | 46,000 SF | K-12

Freedom's Path VA Housing
Hines, IL | $16.3M | 62,000 SF | Healthcare

Cottage Hospital Medical Office Building
Galesburg, IL | $12.5M | Healthcare

Villas at Vinegar Hill , Springfield Housing Authority
Springfield, IL | $11.5M | 86,000 SF | Healthcare

OSF Almost Home Kids
Peoria, IL | $7.7M | 21,300 SF | Healthcare

University of Illinois, Natural History Building
Urbana, IL | $27.6 M | 148,000 SF | Higher Ed

University of Illinois, Microelectronics Laboratory
Champaign, IL | $18.9M | 62,800 SF | Higher Ed

University of Illinois, Chemistry Annex
Urbana, IL | $11.3M | 43,000 SF | Higher Ed

Illinois Central College Health Careers Center | East Peoria, IL
$10.4M | 57,500 SF | Higher Ed

EDUCATION

Bachelor of Science
Construction
Bradley University

EXPERIENCE

Total: 30 years

CORE: 16 years

REGISTRATIONS

OSHA 30-Hour

CPR/AED-Adult Training

S.T.A.R.T.

Quality Control

Jeff Sauder

SENIOR PROJECT DIRECTOR

Jeff Sauder has 18 years of project management experience, on a variety of project types, complexities and sizes, and has a history of fostering lasting relationships with Clients. Because of his drive to exceed the Client's expectations and his ability to earn trust, clients choose to partner with CORE time and time again. With his proficient communication, organization and management, Jeff will ensure your project is meeting CORE's high quality standards.

PROJECT EXPERIENCE

Illinois State Capitol, HVAC Upgrade
Springfield, IL | $19.5 M | Municipal

Illinois State Capitol, Senate & House Chambers Renovation
Springfield, IL | $14.5M | Municipal

Illinois State University Watterson Towers HVAC & Finish Upgrades
Normal, IL | $32.4M | 90,000 SF | Renovation | Higher Ed

Illinois State University Bone Student Center Revitalization
Normal, IL | $28.4M | 88,987 SF | Renovation | Higher Ed

University of Illinois, Natural History Building
Urbana, IL | $27.6M | 148,000 SF | Higher Ed

Millikin University Center for Theatre and Dance
Decatur, IL | $25M | 61,000 SF | Higher Ed

Lincoln Land Community College Workforce Careers Center
Springfield, IL | $16.1M | 82,000 SF | Higher Ed

Maroa-Forsyth Grade School
Forsyth, IL | $14.8M | 82,400 SF | K-12

Mt. Pulaski CUSD #23 | High School Addition and Renovation
Mt. Pulaski, IL | $13.5M | 83,600 SF | K-12

Germantown Hills CUSD#69 Middle School Addition
Germantown Hills, IL | $5.5M | 39,000 SF | K-12

Pleasant Plains High School Addition
Pleasant Plains, IL | $5.9M | 23,500 SF | K-12

LaSalle Elementary School District #12
Lincoln Jr. High School Building Renovations
LaSalle, IL | $5M | 23,000 SF | K-12

Kenwood Elementary School Addition
Champaign, IL | $4.7M | 50,600 SF | K-12

Early Childhood Center - Urbana School District #116
Urbana, IL | $12.3M | 55,000 SF | K-12

EDUCATION

Bachelors of Science
Civil & Environmental Engineering
University of Illinois

EXPERIENCE

Total: 18 years

CORE: 15 years

REGISTRATIONS

OSHA 30-Hour

First Aid/CPR/AED

LEED AP BD+C Accredited Professional 2004-Present

ASHE Healthcare

Construction Certifcate Holder 2010-present

CORE

Tony Segobiano

DIRECTOR OF FIELD OPERATIONS

Tony Segobiano's experience in the construction industry spans nearly 40 years. His carpenter and superintendent background drive his passion for quality workmanship and supervision. As the Director of Field Operations, Tony is responsible for not only overseeing all operations taking place in the field, but also the training and performance monitoring of field personnel on your project to ensure highest level of quality. Tony is a professional who has the ability to obtain positive results by developing team goals through open communication. He is effective in creating a positive environment with both internal and external personnel, and is extremely organized and competent in all phases of the construction process.

PROJECT EXPERIENCE

Illinois State Capitol, HVAC Upgrade
Springfield, IL | $19.5 M | Municipal

Illinois State University Watterson Towers HVAC & Finish Upgrades
Normal, IL | $32.4M | 90,000 SF | Renovation | Higher Ed

Illinois State University Bone Student Center Revitalization
Normal, IL | $28.4M | 88,987 SF | Renovation | Higher Ed

University of Illinois, Natural History Building
Urbana, IL | $27.6M | 148,000 SF | Higher Ed

Millikin University Center for Theatre and Dance
Decatur, IL | $25M | 61,000 SF | Higher Ed

Normal Community High School
Normal, IL | $34.6M | 310,000 SF | K-12

Mt. Pulaski CUSD #23 | High School Addition and Renovation
Mt. Pulaski, IL | $13.5M | 83,600 SF | K-12

Pleasant Plains High School Addition
Pleasant Plains, IL | $5.9M | 23,500 SF | K-12

LaSalle Elementary School District #12
Lincoln Jr. High School Building Renovations
LaSalle, IL | $5M | 23,000 SF | K-12

Fieldcrest CUSD #6 Health Safety Upgrades
Minonk, IL | $2.3M | 86,000 SF | K-12

Scribbles Center for Learning
Bloomington, IL | $1.7M | 11,250 SF | K-12

OSF Bloomington Medical Offce Building
Bloomington, IL | $14M | 53,210 SF | Healthcare

Apostolic Christian Restmor
Morton, IL | $13.3M | 85,000 SF | Healthcare

EDUCATION

Bloomington High School

EXPERIENCE

Total: 40 years
CORE: 24 years

REGISTRATIONS

4-year Carpenter Apprenticeship
OSHA 30-Hour
First Aid and CPR Certifed

CORE

WHAT'S AT OUR CORE MAKES US DIFFERENT

In German, the last name of our founder, Otto Baum, means tree. Each tree has a core - its center and strength. As the tree grows, rings radiate out from the core.

Our "core" was founded 80 years ago with the values of integrity, fairness, continuous improvement and results with an unwavering dedication to the personal growth of our employees. These principles allowed the company to grow on a solid center and earn the respect and reputation that has allowed our company to flourish. As the years have gone by, we have added many "rings" to our core - new locations, new projects, new services, and people who continue to uphold Otto's commitment to integrity. With each new ring, our core values have remained.

When you build with CORE Construction, you are not just building with brick, steel, concrete or wood. You're building a partnership with a company and people who have set the highest performance standards for your project. By choosing CORE Construction, you will have the resources and strength of a national builder and the benefits of collaborating with a local team and workforce that is committed to improving your community.

www.coreconstruction.com

OUR HISTORY

CORE Construction's rich history began in 1937 when Otto applied for a loan to start a masonry company. He had nothing to use as collateral except for his proven character and exemplary reputation. When the bank manager asked the loan officer why they should consider Otto's request, the officer simply replied, "I trust him." That response sparked the beginning of a successful, nationwide company that today operates in 16 locations with more than 1,200 employees, and yet still has a strong culture built on the same trust Otto started the company with in 1937.

OUR MISSION

We are dedicated to earning the Trust of our Clients through our commitment to Teamwork, our adherence to our CORE Values, and our dedication to the belief that The Client Decides.

OUR CULTURE

Our Culture is described in three equally important parts: Team and Trust, CORE Values, and The Client Decides.

TEAM AND TRUST

Our Mission is to earn the trust of our employees, building partners, and clients. Achieving this mission begins by building teams with members who have unwavering, comprehensive trust in one another. Our team members talk straight, openly share information, and collaborate to successfully complete each project.

CORE VALUES

Integrity, Fairness, Continuous Improvement, and Results *are not just our CORE values; they are the Foundational Elements of Trust itself. We understand the importance of having these Foundational Elements of Trust as our CORE values, and know that we must strive to achieve all four of these values every day.*

THE CLIENT DECIDES

Here at CORE, ***The Client Decides.*** Clients drive our economic engine; without them, our engine dies. We work hard to provide the highest level of client service possible and to be the best in the world at it. Most importantly, CORE is deeply passionate about trust, especially earning the trust of our clients.

OUR MARKETS

COMMERCIAL

FINANCIAL CENTERS
MIXED-USE FACILITIES
OFFICE BUILDINGS
RETAIL SHOPPING CENTERS

MULTI-FAMILY

STUDENT HOUSING
PUBLIC HOUSING
MIXED-USE
MILITARY HOUSING
APARTMENTS
SENIOR LIVING

EDUCATION

K-12 SCHOOLS
JUNIOR COLLEGES
UNIVERSITIES
PRIVATE SCHOOLS
PERFORMING ARTS
ATHLETIC FACILITIES

PUBLIC WORKS

GOVERNMENT/ MILITARY
CORRECTIONAL
MUNICIPAL BUILDINGS
TRANSPORTATION FACILITIES
FIRE & POLICE STATIONS
MUSEUMS

HEALTHCARE

HOSPITALS
OUTPATIENT CLINICS
PHYSICIANS OFFICES
SKILLED CARE
ASSISTED LIVING
EMERGENCY SERVICES

HOSPITALITY

HOTELS & RESORTS
RESTAURANTS
CLUBHOUSES
CONFERENCE CENTERS

INDUSTRIAL

MANUFACTURING
DISTRIBUTION CENTERS
WAREHOUSES
CLEAN ROOMS
DATA CENTERS

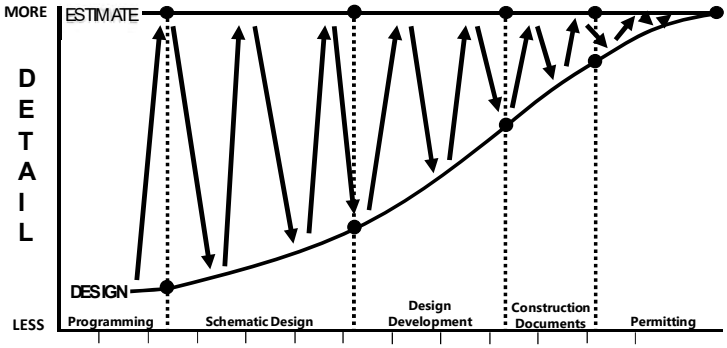
...AND MORE

SOLAR
CHURCHES
PUBLIC PRIVATE PARTNERSHIPS
MOVIE THEATERS
FITNESS & REC CENTERS
PARKING STRUCTURES

OUR SERVICES

PRECONSTRUCTION SERVICES

CORE Construction can help with all the necessary planning, estimating and review that yields exponential time and cost savings to your project. Our preconstruction services include a process we call a "Living Estimate": 1) measure what we know, 2) anticipate what is intended and 3) discover best value.



LIVING ESTIMATE

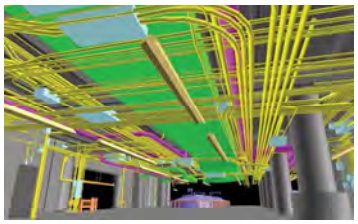
At the early planning stages of your project, the design may not show much detail to measure, but our estimates are thorough and detailed because we anticipate what is intended and not yet shown. As the design detail increases, the high level of detail in our estimate remains constant with continuous verification from the design. Our preconstruction process produces accurate estimates, and allows the team to discover best value early in your project with design and building system option studies that affect cost, quality and schedule of your project.

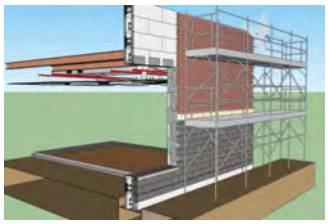
CONSTRUCTION TECHNOLOGY

CORE's Construction Technology department is dedicated to utilizing the most up-to-date operations in the field. Our Digital Plan Room, utilized on all CORE projects, leverages tools such as Bluebeam software to track and document real-time project progress throughout the building process.

VIRTUAL CONSTRUCTION

Visualization techniques, virtual mock-ups, schedule animations, clash tests, laser scanning, and more - we utilize the virtual construction to eliminate guesswork, keep the project on time and under budget, and ensure the project meets or exceeds your expectations.





CONSTRUCTION SERVICES

When construction begins, our focus is on building your project on time and within budget. We provide oversight to all construction activities to make sure that quality and safety are not compromised. To ensure the success of your project, we follow Operational Excellence™.

POST-CONSTRUCTION SERVICES

With CORE Construction, the project is not done until you are satisfied with your completed project. We work hard to make your transition from construction to occupancy as smooth as possible.

OPERATIONAL **excellence**™

THE CORE STANDARD

Our Business is the business of building - and the tracking of results in our business can be assessed under **six main factors** and their respective **goals**.

1. SAFETY
Zero Incidents, Zero Accidents.

2. QUALITY
Built to plans and specs to a quality that exceeds client's expectations. NO re-work.

3. SCHEDULE
Built on or ahead of schedule.

4. COST
Project completed within budget.

5. SUBCONTRACTORS
Built by qualified subcontractors who care about Operational Excellence™ as much as we do.

6. CLIENTS
The Client would hire us back again.

MULTI-FAMILY HOUSING EXPERIENCE

RIVERWEST NEIGHBORHOOD

Location: Peoria, Illinois
Value: $15.8 million
Architect: Farnsworth Group

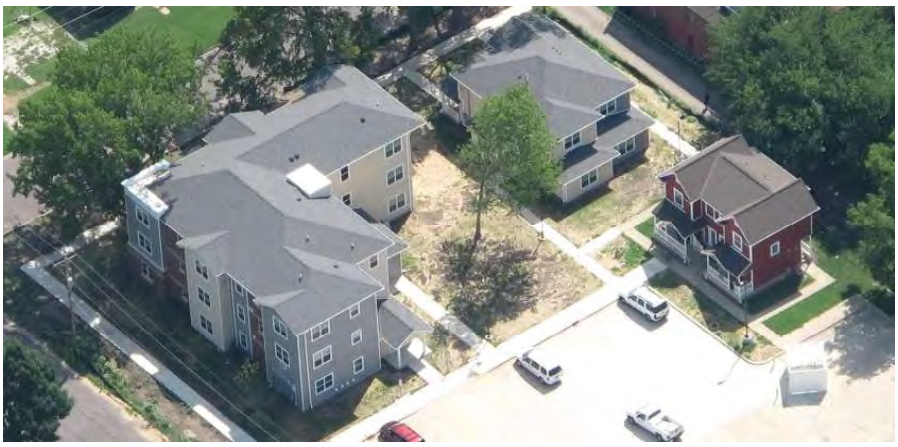
The Riverwest Neighborhood project, built for LR Development, included the new construction and renovation of a 272,000 square foot public housing development. The neighborhood now provides 400-units of new mixed-income housing. The houses were built with wood frame construction and siding with pitched asphalt shingle roofs. The project also features a 10,000 square foot multipurpose community center that serves as the location for a branch library, computer center and meeting rooms. Site improvements included complete replacement of infrastructure for the 15-acre development. Because of CORE's construction efforts, Peoria's largest urban renewal effort for the area has transformed the outdated public housing into a neighborhood.

VILLAS AT VINEGAR HILL

Location: Springfield, Illinois
Value: $11.5 million
Architect: Hurst-Rosche Engineers Inc.

The Villas at Vinegar Hill project, built for Springfield Housing Authority, included the new construction of a four-story 86,000 square foot independent living facility. The facility functions as a residential community for ages 62 and older with 93 one and two-bedroom apartment units. The building was constructed on concrete spread footings, foundations and slab on grade with a panelized wood structure. Brick veneer and fiber cement siding at the exterior walls and a pitched asphalt shingle roof completed the construction. The project also featured two computer labs, fitness center, library, and on-site laundry as well as landscaping, video surveillance, fire detection systems, and alarms. Due to CORE's residential construction experience and cost savings approach, the Villas at Vinegar Hill achieved best value for the project dollars and now provides a welcoming community for income based residents.

MULTI-FAMILY HOUSING EXPERIENCE



GLENDALE COMMONS

Location: Peoria, Illinois
Value: $3 million
Architect: Farnsworth Group

The Glendale Commons project, built for South Side Office of Concern, included the new construction of a 17,330 square foot residential facility. The project included the new construction of one three-story apartment building with 14 units, a two-story duplex and the renovation of six existing two-unit buildings. The facility now houses 28 one-bedroom, two-bedroom and three-bedroom independent living units for South Side Office of Concern's Supportive Housing Services program. The buildings were constructed of concrete foundations, wood frame with vinyl siding, brick veneer and an pitched asphalt shingle roof. The project also features a community room, library, laundry area, an outdoor patio with picnic tables and barbecue grills, concrete parking lot and sidewalks. Because of CORE's attention to detail in project scheduling and phasing, the Glendale Commons project was able to finish within a fast track schedule and provide a safe community for income based residents.

FREEDOMS PATH AT HINES

Location: Hines, Illinois
Value: $14.6 million
Architect: Shive Hattery

The Freedoms Path at Hines project, built for the Hines Veterans Association, included the new construction of a three-story 62,000 square foot independent living apartment building located on the Edward Hines Jr. Veterans Administration Hospital campus. The facility houses 72 studio, one bedroom, and two bedroom units for at-risk veterans under the Home Investment Partnerships Program. The independent living apartment building was constructed with cast-in-place concrete foundation and precast concrete structural frame. An inset brick exterior and asphalt shingle roof completed the construction. The project also featured fully equipped kitchens with energy efficient appliances, carpet and ceramic tile, central heating and air conditioning system, and a security system. Due to CORE's construction efforts, the Freedoms Path at Hines project now offers a comfortable, mobility friendly residential community to veterans.

MULTI-FAMILY HOUSING EXPERIENCE

WABASH CROSSING

Location: Decatur, Illinois
Value: $49.5 million
Architect: Haley Architecture Group

The Wabash Crossing Phases I, II, and III project, built for East Lake/Decatur Rental IL, LP, included the new construction of a 535,852 square foot multifamily residential homes. The facility supports 650 units housed in two-story duplexes, fourplexes, and townhomes for lower income and multi-generational families to rent or buy in the Near-North Hope VI Redevelopment area. The multifamily residential homes were constructed utilizing a wood structural frame and brick exterior. The project also featured Americans with Disabilities Act compliance homes as well as concrete decks, a mixed-use town center with community areas for seniors and children, green spaces, and playgrounds. Due to CORE's construction efforts, the Wabash Crossing, Phases I, II, and III project now provides an affordable housing option to lower income families.

HARRISON HOMES

Location: Peoria, IL
Value: $6.1 M
Architect: Farnsworth Group

The Harrison Homes Redevelopment project, built for the Peoria Housing Authority, included the new construction of a two-story 48,000 square foot multi-family neighborhood community. The facility houses nine duplex buildings and three townhouse buildings with 36 units total. The affordable housing complex was constructed with cast in place concrete footings, foundations and slab on grade, with wood structural framing. A vinyl siding exterior and asphalt shingle roof completed the building construction. The project also featured unit kitchens with cultured marble countertops, a park with landscaping and walking trails, as well as a road extension leading into the development. Due to CORE's construction efforts, the Harrison Homes Redevelopment project now provides new affordable housing in a neighborhood setting.