



PARTNER

Engineering and Science, Inc.®

At Partner, we know that good science is only part of the job. Listening to our clients is equally important. We take the time to understand your objectives and the nuances of each project. Drawing from our full suite of engineering, environmental, and energy services, we tailor our approach to meet your goals.

Imagine the difference: A *Partnership* between science, business, and you.

Engineers Who Understand Your Business.

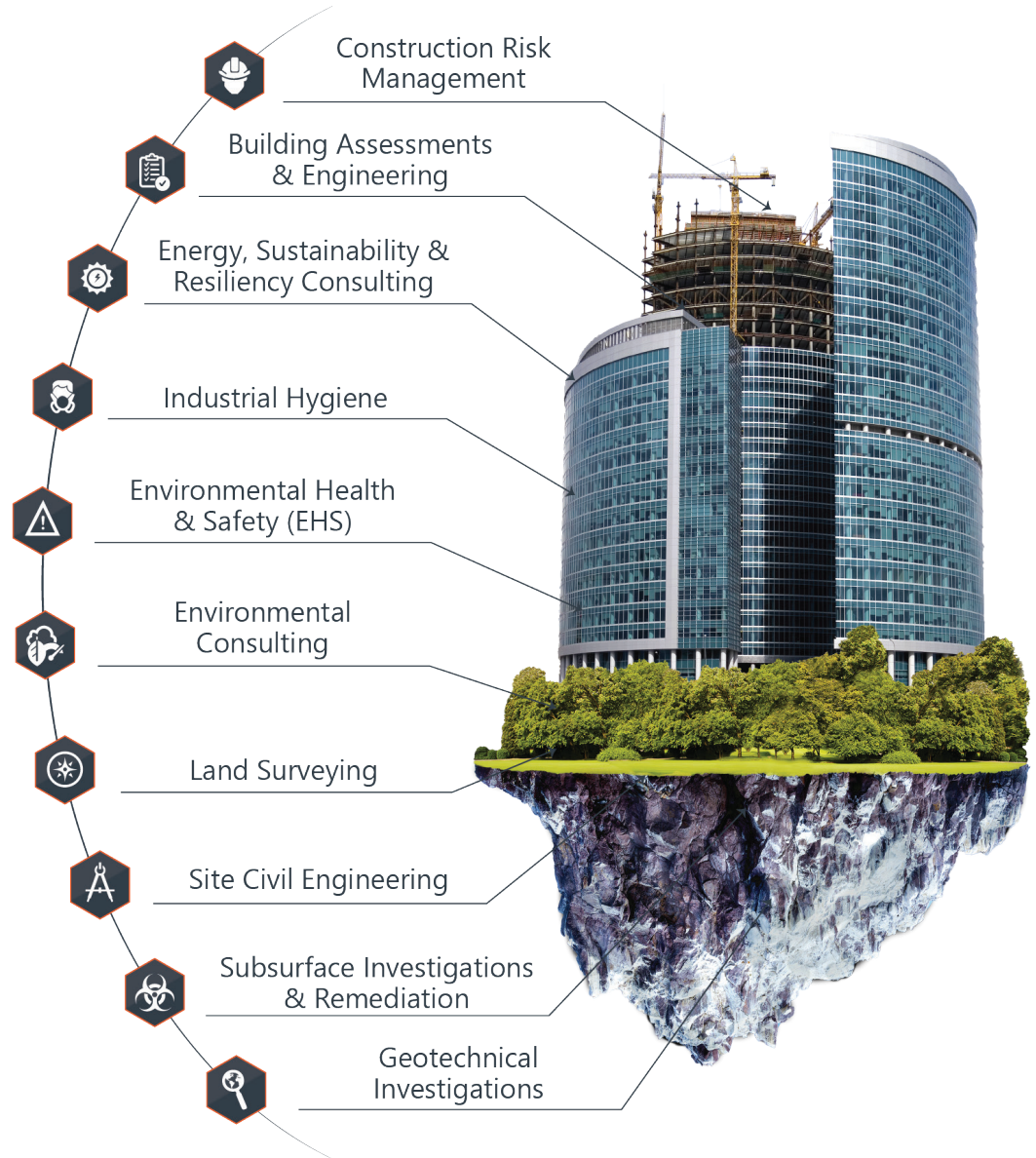


www.PARTNEResi.com | (800) 419-4923



More Than Just
Assessments.
Solutions.

Real estate is complex. To understand and address complex technical challenges, you need a team that does *more*. Partner's truly multidisciplinary team provides deep expertise on every aspect of a property, from top to bottom. And, if needed, we provide a full suite of solutions because we know our job isn't over when we find a problem; it's when we solve it.

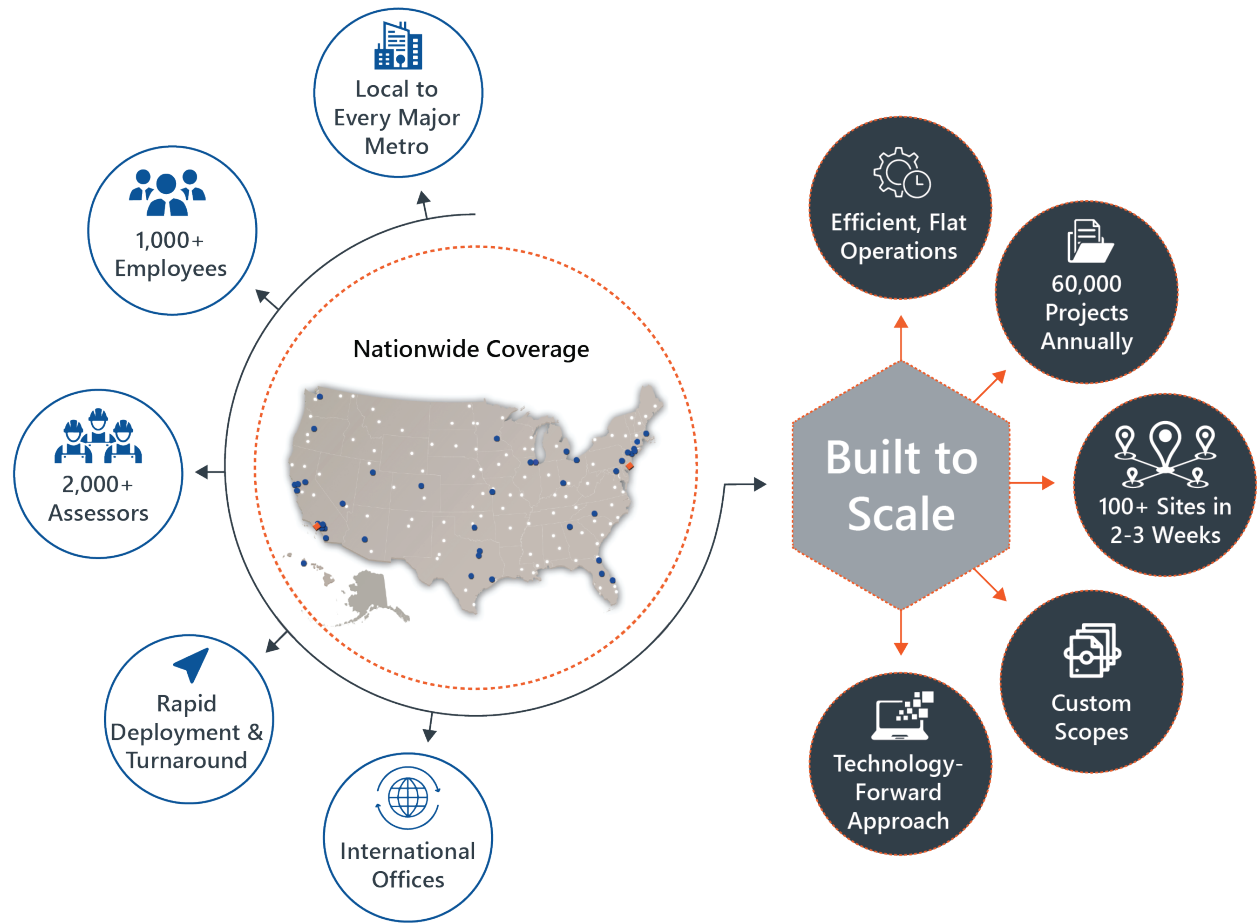




At every stage of the real estate lifecycle, Partner offers solutions to help you manage risk, make smart investments, and optimize asset performance and ROI.



We've built strong infrastructure so we can be where you need us, when you need us, and deliver local expertise with a large-scale reach. Our "don't be bureaucratic" commitment allows us to be nimble and responsive, assembling the right experts for your specific needs. And with each investment we make in our team, training, and technology, we are driven to deliver a superior client experience.



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BUILDING ENGINEERING & ASSESSMENTS

- Property Condition Assessments
- Facility Condition / Capital Needs Assessments
- MEP Consulting
- Roof & Building Envelope Consulting
- Forensic Engineering
- Accessibility Consulting
- Building Technology Consulting
- Seismic Risk Assessments
- Structural Consulting & Design
- Zoning Reports

CONSTRUCTION RISK MANAGEMENT

- Document & Cost Reviews
- Contractor Evaluations
- Construction Progress Monitoring
- Funds Control / Disbursement
- Completion Commitment
- SureBuildSM Project Completion Insurance*
- Owner's Representative
- Surety Consulting

ENERGY, SUSTAINABILITY & RESILIENCY CONSULTING

- Renewable / Solar Energy Consulting
- Independent Engineering / Development Services
- Energy / Water Audits & Benchmarking
- Solar & Building Commissioning Services
- Sustainable Design & Green Certifications
- ESG Consulting & Portfolio Management
- Climate Change / Resiliency Assessments
- Multifamily Green Financing Services
- Affordable Housing / LIHTC Services

ENVIRONMENTAL CONSULTING & REMEDIATION

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Vapor Intrusion Assessments
- Site Characterization
- Remedial Cost Estimates
- Cleanup & Mitigation
- NEPA / CEQA Consulting
- Wetlands Services

INDUSTRIAL HYGIENE

- Asbestos Surveys, Abatement, O&M
- Lead Paint / Lead in Water Assessments
- Radon Testing & Mitigation
- Moisture / Mold Management
- Legionella Management
- IAQ / Building Hygiene Services
- Hazardous / Universal Waste Management

ENVIRONMENTAL HEALTH & SAFETY, REGULATORY COMPLIANCE

- EHS Consulting
- Environmental Permitting
- Occupational Health & Safety Consulting
- Communicable Disease Risk Mitigation

LAND SURVEYING

- ALTA Surveys
- Topographic Surveys
- Boundary Surveys
- Flood Elevation Certificates

GEOTECHNICAL SERVICES

- Expert Witness & Forensics
- Site Selection & Feasibility
- Construction Inspections & Quality Testing
- Geologic Hazards Consulting

SITE CIVIL ENGINEERING

- Feasibility Study / Due Diligence
- Land Use Planning
- Stormwater Management
- Land Use Regulatory Permitting
- Utility Investigations and Permits
- Zoning Analysis
- Development Proforma Review
- Conceptual Plan Development
- Construction Phase Services



**ENGINEERS WHO
UNDERSTAND
YOUR BUSINESS**



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AFFORDABLE HOUSING SERVICES

TRUSTED MARKET LEADERS

Partner's affordable housing team is the trusted market leader with a deep understanding of the nuanced requirements for affordable housing projects and unparalleled customer service. Through our experience working with housing authorities, developers, and financiers on intricate multi-scope projects and navigating different program and state requirements, we have gained a clear understanding of the process and goals of each stakeholder.

Partner provide an exceptional level of care, patience, flexibility/adaptability, and customization to fit your unique project requirements.

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Education

M.S., Real Estate & Infrastructure, Johns Hopkins University – Carey Business School, Baltimore, MD.

B.A., Communication, University of Maryland, College Park, MD.

Dale Carnegie “Skills for Success” Course

Registrations

LEED Green Associate

Level I Infrared Thermographer

Highlights

19 years of experience in the environmental/engineering due diligence and construction industries

15 years of experience with FHA-insured, multi-family and healthcare related due diligence services

HUD MAP/LEAN, ASTM, Fannie Mae, Freddie Mac, and industrial hygienic property condition assessments

Experience Summary

Mr. Lephew’s experience spans 19 years in the environmental, engineering, and construction industries. He has significant experience in due diligence assessments for a variety of property types and the needs and requirements for a variety of reporting standards, including not only HUD standards, but also ASTM standards, Fannie Mae & Freddie Mac standards, and customized client formats. Specifically, Mr. Lephew has performed Facility Condition Assessments (FCAs), Project Capital Needs Assessments (PCNAs), Small Loan PCAs, Construction Progress Monitoring, Probable Maximum Loss assessments, Asbestos Surveys, Radon Studies, Mold Assessments, Cost Segregation Studies, and New Construction and/or Substantial Rehabilitation Architectural-Engineering/Cost Reviews.

As the Director of Affordable Housing, Mr. Lephew is the primary knowledge resource to clients, as well as internal staff, for all affordable housing, LIHTC and HUD-related due diligence services, including both environmental and physical needs assessments. The affordable housing related due diligence programs that Mr. Lephew specializes in include: state Low-Income Housing Tax Credits (LIHTC) applications, HAP-TPA-Mark-Up-To-Market (MUTM/M2M), Multifamily Accelerated Processing (MAP), LEAN-Office of Residential Care (ORCF), Architectural & Engineering/Cost Reviews (AEC), Rental Assistance Demonstration (RAD), and Permits & Approvals (P&A).

Mr. Lephew has extensive knowledge in, and has facilitated compliance with, local and state accessibility standards and laws, as well as Federal standards such as the American with Disabilities Act (ADA), the Fair Housing Act (FHA), and Section 504-Uniform Federal Accessibility Standards (UFAS) requirements, as they pertain to commercial and multi-family residential building standards and practices.

These concentric experiences have led to Mr. Lephew’s expanded knowledge of many forms of real estate due diligence, beyond just FHA-insured loans. Finally, Mr. Lephew’s diversity across residential, industrial, municipal, and commercial environments is a major contribution to Partner Engineering and Science’s national team.

Project Experience

Thetford Portfolio (7 Sites), North Carolina. HUD MAP 221(d)(4) Substantial Rehabilitation/refinance of seven existing affordable, multi-family residential apartment complexes. Included Intrusive Capital Needs Assessments (CNA), Accessibility Standards Reviews, Architectural and Engineering/Cost Reviews (w/ e-Tools), Industrial Hygiene sampling (radon, ACM, LBP), and Phase I Environmental Site Assessments (ESA)

Charles Towers, West Virginia. LIHTC/HUD MAP 223(f) Heavy refinance of an existing senior/multi-family residential property. Included an Intrusive Capital Needs Assessment (CNA w/ e-Tool), Accessibility Standards and Document and Cost Review, Industrial Hygiene sampling (radon, ACM), and a Phase I Environmental Site Assessment (ESA)

Torrington Portfolio (6 Sites), Connecticut. RAD Physical Condition Assessments (RPCA) for six unique affordable, multi-family apartment complexes, which were converted to Long-Term Section 8 via the RAD program.

Speaking & Publication

Mr. Lephew has sat on numerous panels at local HUD hub offices, and for industry leading lenders at Annual/Regional Conferences. Discussions focused on HUD Multifamily (MAP) programs, and changes in guidance, and lending/underwriting trends and practices, such as accessibility standards and the HUD MAP Guide/CNA e-Tool.

For the past several years, Mr. Lephew has been an instructor for the Mortgage Bankers Associations (MBA) annual Underwriter training course, which takes place January-June of each year. Mr. Lephew also serves as the Co-Captain on the Mortgage Bankers Association (MBA) Technical Committee, as a liaison to HUD for third party vendors. This role requires Mr. Lephew to consult and participate in changes/updates to guidance and protocols directly related to HUD underwriting standards and third party practices as it pertains to FHA-insured mortgages.

Lastly, Mr. Lephew has also contributed to blogs and digital media posts, specifically for Globe Street, and related to discussing, analyzing and reviewing topics related to Low-Income Housing Tax Credits (LIHTC), HUD Multifamily (MAP), LEAN-Office of Residential Care (ORCF), and Rental Assistance Demonstration (RAD) lending processes and trends.

Contact

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