



February 3, 2012

Ross Cornelius  
Vice President, Development  
Guardian Real Estate Services LLC  
710 NW 14<sup>th</sup> Avenue, 2<sup>nd</sup> Floor  
Portland, OR 97209

Re: *Determination Whether Project is Subject to Prevailing Wage Rate Law*  
Project: Farmington Meadows  
Requested by: Guardian Real Estate Services LLC

Dear Mr. Cornelius:

On January 27, 2012, you submitted a request on behalf of Guardian Real Estate Services LLC asking if the Prevailing Wage Rate law would apply to the Farmington Meadows project ("project"). Sufficient information to make a determination was received on February 1, 2012, and therefore, the commissioner issues the following determination:

## FINDINGS OF FACT:

1. Guardian Real Estate Services LLC ("Guardian Real Estate") is planning a major renovation of Farmington Meadows ("project"). Farmington Meadows is an existing two and three story residential apartment complex built in 1983 and located at 4566 SW 160<sup>th</sup> Avenue in Beaverton, Oregon.
2. Guardian Real Estate is a privately held company. Guardian Real Estate will develop, own and operate the property.

### PORTLAND

800 NE Oregon St. Suite 1045  
Portland, OR 97232-2180  
(971) 673-0761  
Fax (971) 673-0762

### EUGENE

1400 Executive Parkway, Suite 200  
Eugene, OR 97401-7103  
(541) 686-7623  
FAX (541) 686-7980

### BEND

Apprenticeship and Training  
Worksource Bend  
1645 NE Forbes Rd, Ste 106  
Bend, OR 97701-4990  
(541) 322-2435  
FAX (541) 389-8265

### MEDFORD

Apprenticeship and Training  
119 N Oakdale Ave.  
Medford, OR 97501-2629  
(541) 776-6201  
FAX (541) 776-6284

### SALEM

3865 Wolverine St. NE; E-1  
Salem, OR 97305-1268  
(503) 378-3292  
FAX (503) 373-7636

Oregon Relay TTY:711

### PENDLETON

Civil Rights  
1327 SE 3<sup>rd</sup> St.  
Pendleton, OR 97801-4101  
(541) 276-7884  
FAX (541) 276-5767



3. Farmington Meadows consists of seven buildings totaling 69 apartment units. It also has a property management office and a resident community room. There is no commercial space leased or operated within the property. The project includes 8 one-bedroom, 45 two-bedroom and 16 three-bedroom apartments. All but one unit will be designated affordable housing, with resident incomes at or below 30% of the area median family income. The one unit that is not designated affordable housing will be the manager's unit.
4. The project will involve a major renovation of Farmington Meadows, including siding and roof replacement, window replacement, rebuilding of stairs and decks and replacement of outdated and worn interior components. The proposed work will also include some improvements to the landscaping and grounds.
5. The total project is estimated to cost \$13,389,967. Funding for the project includes the following sources:
  - a. Funds of a public agency: \$300,000
    - i. Oregon Housing and Community Services
      1. Housing Trust Fund Grant - \$200,000
      2. Low Income Weatherization Loan - \$100,000
  - b. Other Funds: \$13,089,967
    - i. LIHTC (Low Income Housing Tax Credits) - \$7,342,622
    - ii. Commercial Bank Debt - \$5,300,000
    - iii. Deferred Developer Fee - \$304,925
    - iv. Net Income During Construction - \$142,420

#### **CONCLUSIONS OF LAW:**

1. The proposed project does not meet the definition of "public works" under ORS 279C.800(6)(a)(A) because the project will be carried on and contracted for by Guardian Real Estate. Guardian Real Estate is not a public agency.
2. The proposed project does not meet the definition of "public works" under ORS 279C.800(6)(a)(B) because although the project will be privately owned, it will not use \$750,000 or more in funds of a public agency.

#### **DETERMINATION:**

The Prevailing Wage Rate laws, ORS 279C.800 to ORS 279C.870, and OAR Chapter 839, Division 025, will not apply to the proposed construction, reconstruction, major renovation and/or painting of the Farmington Meadows project.

This determination is based on the agency's file as of the date of this determination. The commissioner may make a different determination if any of the project information is incorrect, or if the project or project documents are modified or supplemented after the date of this determination.

### **REQUEST FOR RECONSIDERATION:**

After the commissioner issues a determination, the requestor or any public agency served with a copy of the determination may request that the commissioner reconsider the determination. A request for reconsideration must be submitted in writing to the Prevailing Wage Rate Unit, must include the reason or reasons for the request and any documents in support of the request, and must be received within 15 calendar days of the date the determination was mailed. A request for reconsideration does not toll the time period for requesting a contested case hearing on the determination.

### **RIGHT TO A HEARING:**

The requestor and any person adversely affected or aggrieved by this determination are entitled to a hearing as provided by the Administrative Procedures Act (ORS 183.413 to 183.470) and ORS 279C.817. If you want a hearing, the Bureau of Labor and Industries, Wage and Hour Division, must receive your written request for hearing within 21 days from the date this notice was mailed. Hearing requests should be addressed and delivered to:

Administrator  
Wage and Hour Division  
Bureau of Labor and Industries  
800 NE Oregon St., Suite 1045  
Portland, OR 97232

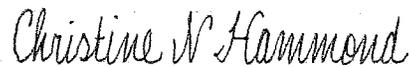
If a written request for hearing is not received within this 21-day period, your right to a hearing shall be considered waived.

If you request a hearing, you will be notified of the date, time and place of the hearing. You have the right to be represented by legal counsel at a hearing. However, if you are a government agency, corporation, partnership, or unincorporated association, you must be represented by either legal counsel or an authorized representative. If you request a hearing, you will receive information on Contested Case Rights and Procedures before the hearing. After the hearing, an order confirming, modifying or reversing this determination will be issued. This determination shall remain in effect until the final order is issued.

If you request a hearing, but fail to appear at any scheduled hearing, you will have waived your right to hearing, and the commissioner may issue a final order by default. If the commissioner issues a final order by default, the agency file on this matter shall serve as the record for purposes of proving a prima facie case. You are not entitled to judicial review of this determination order unless you have made a timely request for a hearing.

Date: February 3, 2012

BRAD AVAKIAN, Commissioner  
Bureau of Labor and Industries



CHRISTINE N. HAMMOND,  
Administrator  
Wage and Hour Division  
Bureau of Labor and Industries

**Certificate of Service**

On February 3, 2012, I mailed the Prevailing Wage Rate Determination for the Farmington Meadows project to the requestor, as follows:

Ross Cornelius  
Vice President, Development  
Guardian Real Estate Services LLC  
710 NW 14<sup>th</sup> Avenue, 2<sup>nd</sup> Floor  
Portland, OR 97209

Certified Mail – Return Receipt Requested  
Article #: 7011 2000 0000 5450 9640

Dave Summers  
Oregon Housing & Community Services  
725 Summer Street NE, Suite B  
Salem OR 97301-1266

Certified Mail – Return Receipt Requested  
Article #: 7011 2000 0000 5450 9633



Cristin Casey  
Compliance Specialist  
Wage and Hour Division  
Bureau of Labor and Industries