



February 2, 2012

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

Re: *Determination Whether Project is Subject to Prevailing Wage Rate Law*
Project: The Ridge
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 Ridge 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 The Ridge ("project"). The Ridge is an existing two and three story residential apartment complex built in 1994 located at 3340 SE Harbor Drive in Lincoln City, Oregon.
2. Guardian Real Estate is a privately held company. Guardian Real Estate will develop, own and operate the property. Lincoln County Development Corporation dba Community Development Corporation of Lincoln County will share ownership. Lincoln County Development Corporation is a private domestic non-profit.

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3. The Ridge consists of ten buildings totaling 80 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 Ridge includes 40 two-bedroom and 40 three-bedroom apartments. All but one unit will be designated affordable housing, with resident incomes at or below 60% 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 The Ridge, including siding and roof replacement, window replacement, rebuilding of stairs and decks and replacement of outdated and worn interior components.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 \$8,419,225. Funding for the project includes the following sources:
 - a. Funds of a public agency: \$440,000
 - i. Oregon Housing and Community Services
 1. Housing Trust Fund Grant - \$200,000
 2. Low Income Weatherization Loan - \$240,000
 - b. Other Funds: \$7,979,225
 - i. LIHTC (Low Income Housing Tax Credits) - \$3,447,561
 - ii. Commercial Bank Debt - \$4,106,664
 - iii. Deferred Developer Fee - \$325,000
 - iv. Net Income During Construction - \$100,000

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 Ridge 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

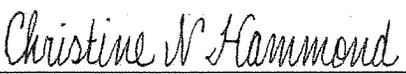
If a written request for hearing is not received within this 21-day period, your right to a hearing shall be considered waived.

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 2, 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 2, 2012, I mailed the Prevailing Wage Rate Determination for The Ridge project to the requestor, as follows:

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

Certified Mail – Return Receipt Requested
Article #: 7011 2000 0000 5450 9619

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 9602



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