

SUBMISSION GUIDE FOR ARCHITECTS

CONTENTS

SECTION 6 – LOAN CLOSING REQUIREMENTS

	Page
CONTENTS	148
6.01 Requirements for Pre-Loan Closing	149
6.02 Loan Closing Documents Required for ALL Developments	150
6.03 Architect’s Certification	152
6.04 Architect’s Certification of Compliance with Design Requirements for Accessible Housing	153
6.05 Requirements for Final Closing after Construction	154

6.01 REQUIREMENTS FOR PRE-LOAN CLOSING

1. **Pre-Closing:** After a loan commitment has been received from PHFA, a closing date shall be scheduled with PHFA's legal division.

Pre-Closing Documents must be submitted to PHFA a minimum of **eight (8)** business days prior to the scheduled closing date. The documents will be compared to the Final Submission for consistency.

NOTE:

- PHFA will no longer request the supporting closing documentation in hard copy. However, drawings and specification manual(s) are required to be submitted in hard copy *to the applicable PHFA Field Office. A Construction Document Plan Reviewer will notify the Development Team as to when and where the hard copies should be delivered. Please submit all Closing documents, including drawings and specifications, via the TS Secure Portal at the following website www.phfa.org/mhp/technicalservices.com*
- PHFA will not be responsible for the insertion of any drawing sheets, pages to the specification manual or pages to other documents as required for the hard copies required for closing. The professional who is preparing the documents must see that all information is properly included and submitted to PHFA.
- PHFA will not be responsible for the loss or misplacement of the hard copy closing documents *(drawings and specifications)* submitted in advance of the 8-business day for closing.
- ***All documents, plans and specification manuals must contain all PHFA Development numbers.***
- **All drawing sets and specifications must be bound.**

2. **Documents Required for Pre-Closing**

Complete and submit Section 6.02 Loan Closing Documents checklist.

6.02 LOAN CLOSING DOCUMENTS

Development Name: _____ PHFA No.: _____

The undersigned certifies that all items have been submitted with the loan closing submission. Please make sure all items below have been checked.

Design Architect (Print or type): _____

Design Architect (Signature): _____

Date: _____

For all developments:

- 1 Copy of the Loan Closing Construction Cost Breakdown (Section 2.13 found under Construction Cost Estimates.ZIP at www.phfa.org/mhp/technicalservices)-signed by General Contractor and Owner.
- 1 Copy of the fully executed Construction Contract (AIA A101, 2017 Edition) with PHFA Addendum (Section 5.04) and PHFA Supplemental General Conditions (Section 5.05) and any exhibits or attachments. (PHFA Addendum and PHFA General Conditions are not required for developments receiving Tax Credit financing only).

The following letters must be provided from the General Contractor on their letterhead regarding drawing/specification lists and exclusion/clarification lists that are attached to the Owner/Contractor agreement as Exhibits. The letter must include the exhibit name and letter designation along with the exact language provided in parenthesis below.

Drawings/Specifications List

“We acknowledge that the closing drawings supersede any drawing list included in other contract documents, and we understand all items shown on those closing drawings are included in the scope of work and final budget. Change orders for any items shown on the closing drawings or included in the specification manual will not be entertained or paid from the project contingency”.

Exclusions/Clarifications List

“We acknowledge all items shown on the closing contract documents are included in the scope of work and final budget. Change orders for any item shown on the closing contract documents (drawings, specifications, cost breakdown, etc.) but excluded by reference to the exhibit, will not be entertained or paid from the project contingency”.

- 1 Copy of the Payment Bond and Performance Bond with PHFA Identified as Dual-Obligee (PHFA Forms) or Unconditional and Irrevocable Letter of Credit. (PHFA forms are available at www.phfa.org/mhp/technicalservices)
- 1 Copy of the Construction Schedule.
- 1 Copy of the Waiver of Liens-Contractor (PHFA form) (Refer to PHFA Addendum Article VIII) (Not applicable to developments receiving Tax Credit financing only). (PHFA form is available at www.phfa.org/mhp/technicalservices)
- 1 Copy fully executed Architect(s) Contract (AIA B101 or B108, 2017 Edition) with PHFA Addendum (Section 5.01, 5.02 or 5.03). (PHFA Addendum is not required for developments receiving Tax Credit financing only).
- 1 Copy of the signed Architect's Certification of Compliance with Design Requirements for Accessible Housing (Section 6.04).
- 1 Copy of the signed Architect's Certification (Section 6.03).

- 1 Copy of Building Permit and any Permits or Approvals required by any Local, State, or Federal Agencies which are required for construction to begin.
- 1 Copy Stormwater Plan Approval (City of Philadelphia projects only)
- Letter from the Owner stating the number of Units which will be HOME assisted

For developments receiving LIHTC, PHARE and Tax-Exempt Bonds:

1 complete set of Final Plans (Half size-11" x 17" minimum) & Specifications:

- Each drawing sheet and front cover of the specification manual(s) must be sealed by the design professional responsible for its preparation.
- If any addenda were issued, each sheet must be initialed by the Owner, Contractor and Architect and attached to each specification manual.
- The wage rate determination must be bound into the specification manual.

For developments receiving or assuming PennHOMEs or Agency First Mortgage:

2 complete sets of Final Plans & Specifications:

- Each drawing sheet and front cover of the specification manual(s) must be sealed by the design professional responsible for its preparation.
- The front cover sheet of each set of drawings and specs must be signed and dated by the Owner, Contractor and Architect
- Each sheet of the **two (2) sets** of drawings must be initialed by the Owner, Contractor and Architect (One set will be forwarded to the Contractor to be kept at the job site and the other set will be retained by PHFA Field Representative). (Electronic signatures permitted).
- If any addenda were issued, each sheet must be initialed by the Owner, Contractor and Architect and attached to each specification manual.
- The wage rate determination must be bound into the specification manual.

6.03 ARCHITECT'S CERTIFICATION

Development Name: _____ **PHFA No.:** _____

Check Appropriate Type:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Single Family Homes | <input type="checkbox"/> Low-rise (1 – 3 Stories) |
| <input type="checkbox"/> Moderate Rehabilitation | <input type="checkbox"/> Duplexes | <input type="checkbox"/> Mid-Rise (4 – 6 Stories) |
| <input type="checkbox"/> Substantial Rehabilitation | <input type="checkbox"/> Townhouses | <input type="checkbox"/> High-Rise (Over 6 Stories) |
| <input type="checkbox"/> Preservation | <input type="checkbox"/> Walk-up Apartments | <input type="checkbox"/> Elevator Building |
| | | <input type="checkbox"/> Non-Elevator Building |

I, _____, to the best of my knowledge and professional judgment, do
 (Architect's Name printed)
 hereby certify that _____ have (has) no interest in a proprietary
 (Name of Architectural Firm printed)
 system of construction, patented building design or business that manufactures materials specified for
 the _____ ; and the working drawings
 (Development Name)
 and specification are for the above mentioned development.

A list of all drawings and specifications has been attached to this certification and include the drawing number of each sheet, original drawing date, the latest revision date for each sheet; the identification number, date and number of pages of each addendum issued; and the table of contents of the specification's manual.

The proposed construction and/or rehabilitation describe by these drawings and specifications are, to the best of my knowledge, in accordance with all applicable zoning, building, housing and other Federal, State and Local laws, codes, ordinances and regulations, including, but not limited to all applicable accessibility standards, all HOME Program requirements, the PHFA Submission Guide for Architects or Local standards, where more restrictive, as modified by waivers obtained from the appropriate officials.

The following waiver(s) of code, etc. were obtained*:

By: _____

License No.: _____

Firm: _____

Title: _____

Date: _____

***Attach a list of the drawings and the specification sections as well as any waivers obtained that do not fit above**

**6.04 ARCHITECT'S CERTIFICATION OF COMPLIANCE
WITH DESIGN REQUIREMENTS FOR ACCESSIBLE HOUSING**

Development: _____ **PHFA No.:** _____

Check Appropriate Type:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Single Family Homes | <input type="checkbox"/> Low-rise (1 – 3 Stories) |
| <input type="checkbox"/> Moderate Rehabilitation | <input type="checkbox"/> Duplexes | <input type="checkbox"/> Mid-Rise (4 – 6 Stories) |
| <input type="checkbox"/> Substantial Rehabilitation | <input type="checkbox"/> Townhouses | <input type="checkbox"/> High-Rise (Over 6 Stories) |
| <input type="checkbox"/> Preservation | <input type="checkbox"/> Walk-up Apartments | <input type="checkbox"/> Elevator Building |
| | | <input type="checkbox"/> Non-Elevator Building |

To the best of my knowledge and belief, I certify that I have designed the referenced development in conformance with the following rules and regulations as they apply to this development and as amended by Federal, State, and Local Authorities.

Check all that apply

- The Fair Housing Act of 1988 & Fair Housing Design Manual
- ANSI A117.1-2009 (or edition currently adopted by the PA UCC)
- Pennsylvania Uniform Construction Code
- Uniform Federal Accessibility Standards (UFAS)
- Section 504 of the Rehabilitation Act of 1973
- 2010 ADA Standards for Accessible Design
- Any other State or Local code or regulation pertaining to design or inclusion of rental housing accessibility features (include name of locality and citation for applicable requirements)

In reference to the above, I hereby further certify as follows:

The development contains a total of _____ rental dwelling units.

Of this total, _____ units are accessible as defined in the applicable regulations cited on this page.

Of this total, _____ units have been designated to be adaptable as defined in The Fair Housing Act.

Of this total, _____ units have been designated to include features for individuals with hearing or vision impairment as defined in the applicable regulations cited on this page.

ARCHITECT:

Name (printed): _____

Signature: _____

Firm: _____

Date: _____

ACKNOWLEDGED and accepted by Owner:

Name (printed): _____

Signature: _____

Date: _____

6.05 REQUIREMENTS FOR FINAL CLOSING AFTER CONSTRUCTION

REQUIREMENTS FOR “RECORD” (AS-BUILT) DRAWINGS - (applicable to all developments)

During construction, the Contractor must maintain a field set of drawings that graphically indicates all revisions from the original drawings that were made due to field conditions and/or change orders. Upon completion of construction, the Contractor must submit a set of Record Drawings including but not limited to, site, architectural, structural, plumbing, mechanical and electrical plans to the Architect for review and approval.

The Record Drawings site plan must indicate the location of all structures and other physical improvements (driveways, sidewalks, inlets, parking lots, easements, drainage fields, etc.), in the area of the property and building lot lines. The Record Drawings for architectural, structural, plumbing, mechanical and electrical work must indicate any changes to the original planned work. For HOME, Agency First Mortgage, CCRP and PHARE funded developments, refer to Section 5.04, PHFA Addendum to the AIA Documents A101 and A201, 2017 Editions, Standard Form of Agreement Between Owner and Contractor.

Upon completion of the development, the Design Architect must prepare a complete set of Record Drawings including a site plan. One (1) hard copy of the complete set must be submitted to the PHFA Technical Services Division for review. Upon completion of the review, the Architect must make revisions to the drawings as necessary and submit one final set *via the PHFA secure portal* and one complete (hard copy) set to the owner. For HOME funded developments, refer to Section 5.01, PHFA Addendum to the Owner/Architect Agreement for Design Services and Construction Contract Administration.

WARRANTIES, GUARANTEES AND MATERIAL TAKE-OFFS BY GENERAL CONTRACTOR AND OPERATING AND MAINTENANCE MANUAL REQUIREMENTS

Prior to the issuance of PHFA’s final Certificate of Occupancy, the General Contractor shall submit copies of all specified warranties and guarantees as well as requested material take-off quantities to PHFA. In addition, copies of all bonds and operating and maintenance manuals for all material, equipment, fixtures and appliances shall be furnished to the Owner. Also see Section 1.26, Warranty, Guarantee and Manual Requirements and PHFA’s website www.phfa.org/mhp/technicalservices (PHFA Requirements During Construction – Warranties/Guarantee & Material Take-Offs).