



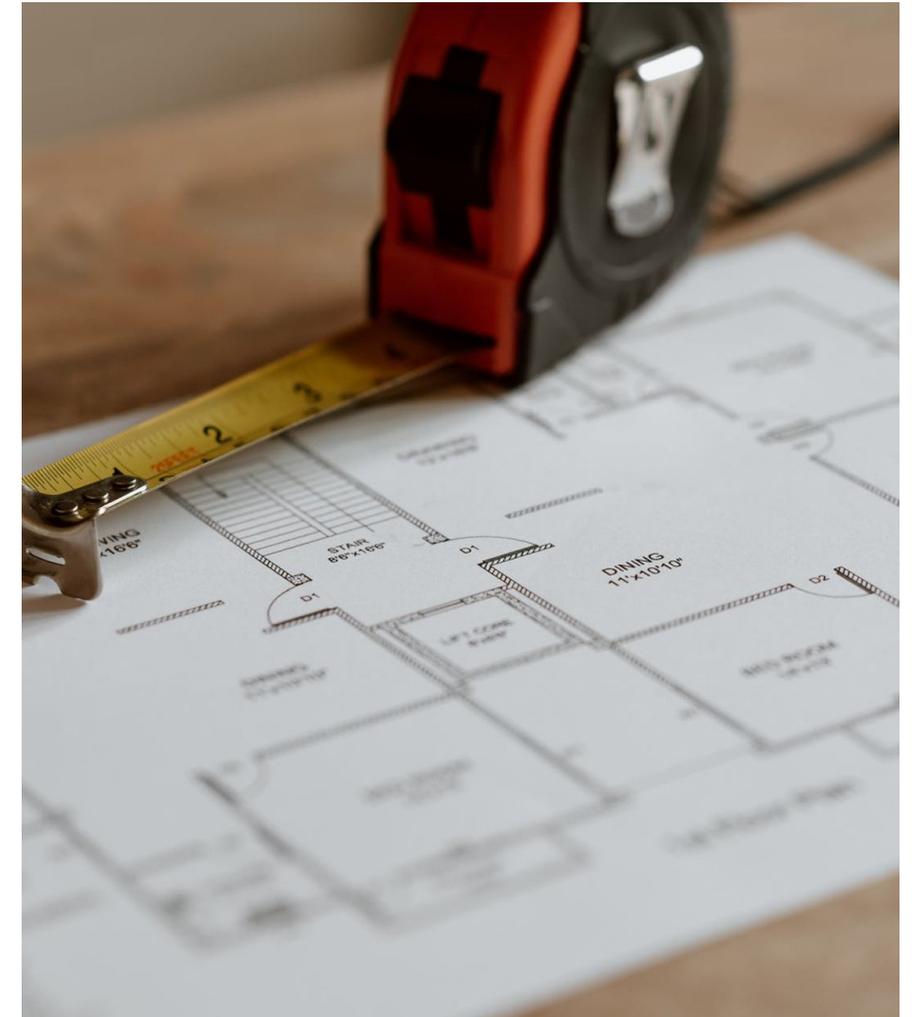
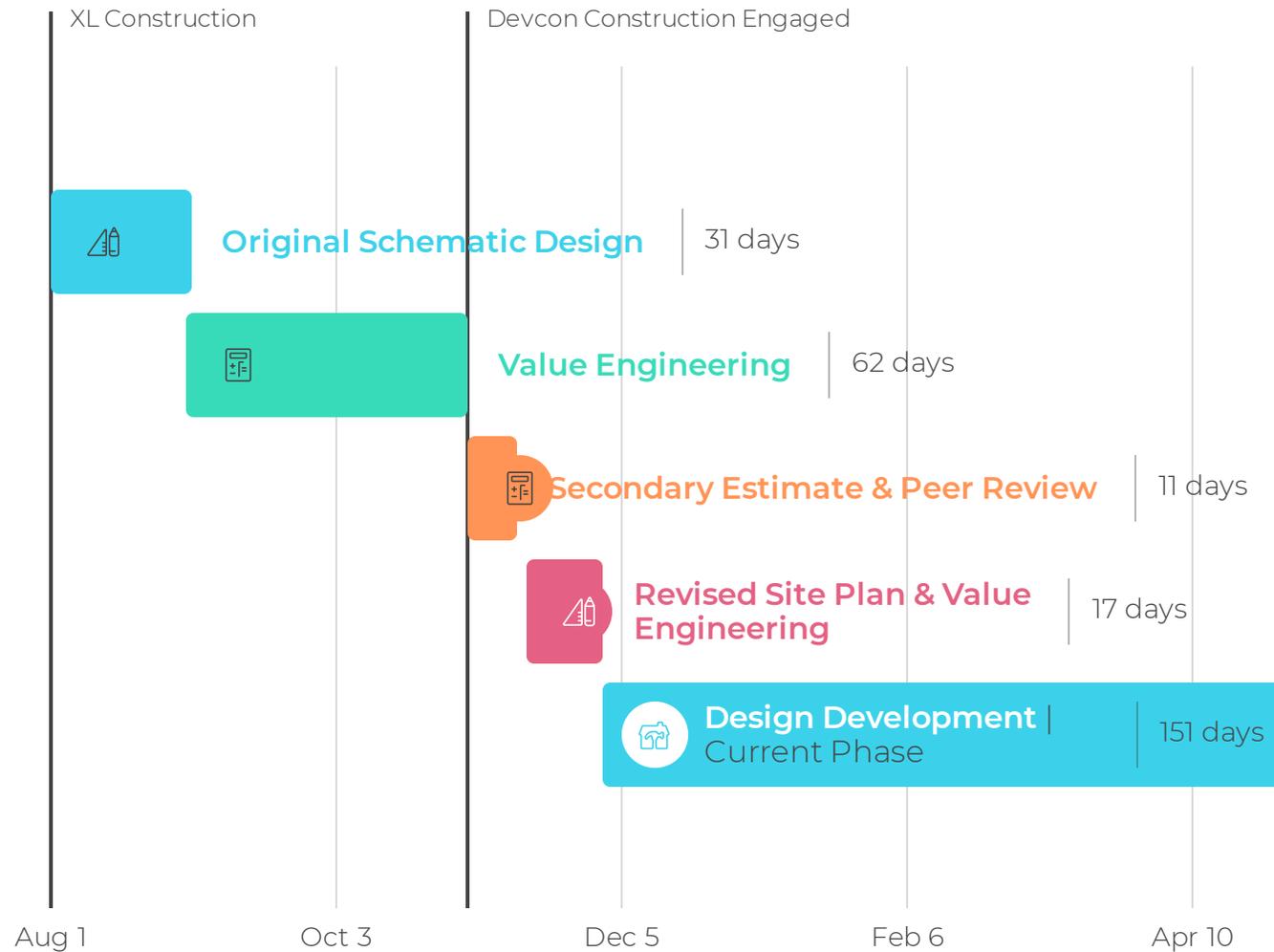
PALO ALTO | HOMEKEY

# Revised Site Plan & Construction Cost Estimates

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1237 N. San Antonio Rd.

# Project Progress To Date



# Original Site Plan vs Revised Site Plan

2D



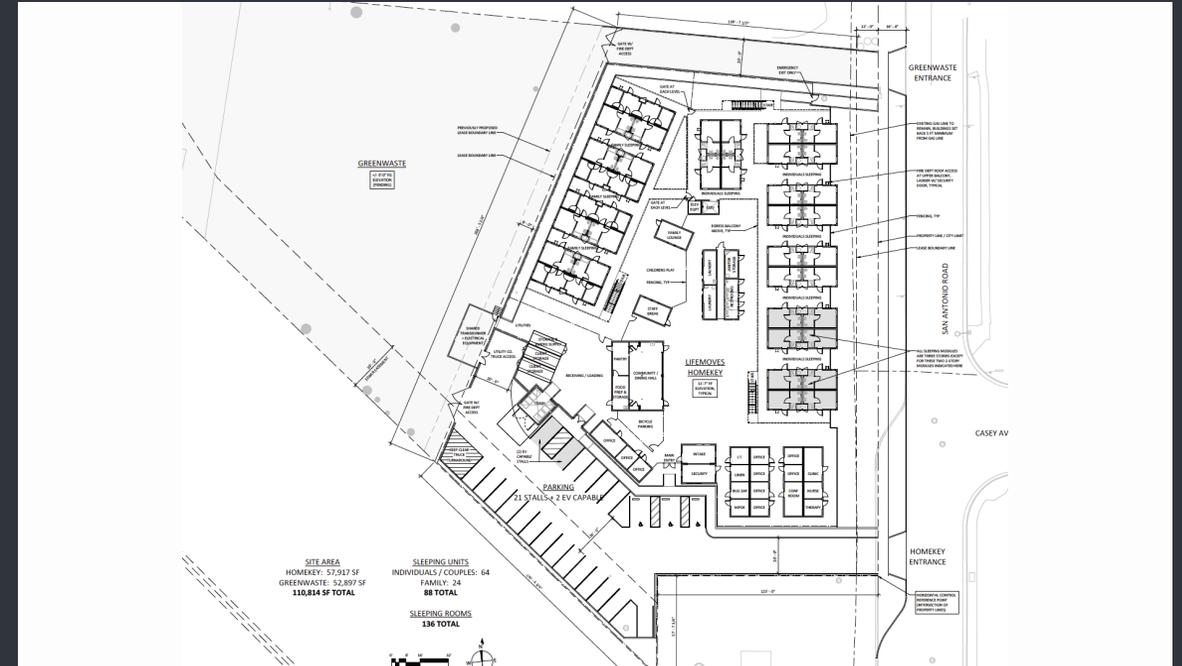
## Original 3 Story Design

Fire Loop Road

Separate Family & Single Support Service space

Resident units in close proximity to street

13.1' finished floor elevation



## Revised 3 Story Site Plan

Removed the Fire Loop Road; Created 1 entrance (SE Corner of Site)

Reduced the site fill to the minimum required height (11.7')

Pushed the buildings back off San Antonio to avoid the gas line

Reduction/consolidation in duplicative support service space

# Previous Site Plan vs Revised Site Plan

## Previous Site Plan

**Site Area:** 1.37 Acres

**Family Modules:** 24 Sleeping Units; 44 Doors; ~210 SF per Unit

**Single Modules:** 64 Sleeping Units; 64 Doors; ~200 SF per Unit

**Sleeper Square Footage:** 22,880 SF Total

**Community/Dining Area:** 2,000 SF Total

**Support Services Area:** 6,340 SF

## Revised Site Plan

**Site Area:** 1.37 Acres

**Family Modules:** 24 Sleeping Units; 44 Doors; ~210 SF per Unit

**Single Modules:** 64 Sleeping Units; 64 Doors; ~200 SF per Unit

**Sleeper Square Footage:** ~22,880 SF Total

**Community/Dining Area:** ~1,200 SF Total

**Support Services Area:** ~4,940 SF

## Previous Site Plan

**Common Bathrooms:** 5

**Laundry Facilities:** 2

**Support Service Offices:** 16

**Elevators:** 2

**Community Building & Dining Hall**

**On-Site Parking Spaces:** 24

## Revised Site Plan

**Common Bathrooms:** 4

**Laundry Facilities:** 2

**Support Service Offices:** 9

**Elevators:** 1

**Community Building & Dining Hall**

**On-Site Parking Spaces:** 21

## Main Cost Saving Drivers

# Duplicative Support Space



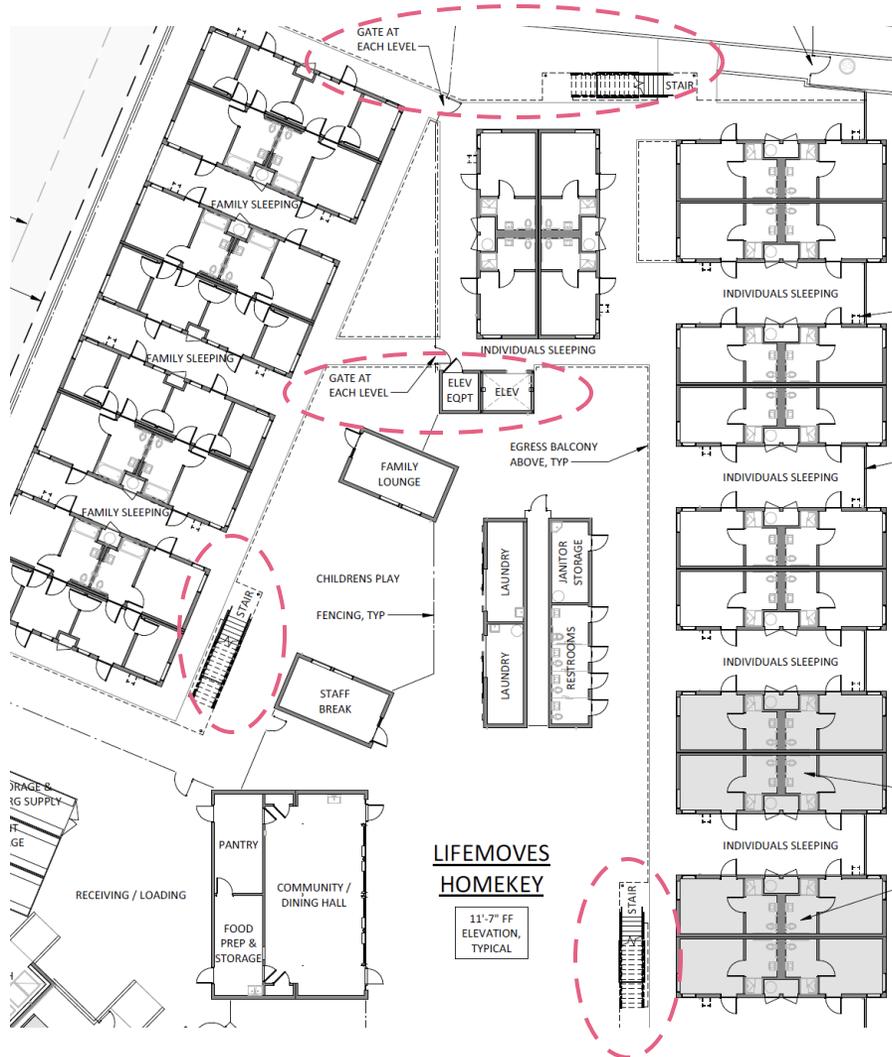
**\$1.36**  
Million

**Challenge:** Increased Costs of Separating Support Service Space (Family & Singles)

**Proposed Solution:** 11% reduction of total usable modular space for Support Service Office Space; Removed duplicative support space

## Main Cost Saving Drivers

# Eliminate Stair (1) & Elevator (1)



# \$444

## Thousand

**Challenge:** Increased costs of having separate stairs and elevators for Families & Singles

**Proposed Solution:** Modify design to contain 3 stairways and 1 elevator, while still providing safe access to family & single units

## Main Cost Saving Drivers

# Retaining Wall



# \$313

## Thousand

**Challenge:** 13.1' grade elevation requirement and related costs

**Proposed Solution:** Reduce the amount of retaining walls by approximately 30% - based on the city's approval of FFL of 11.7' feet (11 feet + 8.4 inches)



Main Cost Saving Drivers

# PV Systems and EV Chargers



# \$1.3

Million

**Challenge:** increased costs of PV systems w/battery backups & supply chain time delays

**Proposed Solution:** Eliminate PV Infrastructure & System (including conduits & conductors, panels, batteries, etc); Eliminate EV Chargers; Can add in the future when additional funding is available

Main Cost Saving Drivers

# Shade Sails



\$394

Thousand

**Challenge:** Significant cost increase associated with shade sail cost & install

**Proposed Solution:** Eliminate shade sails and instead explore cost efficient solutions (i.e. shade umbrellas, trees, etc.)

## Main Cost Saving Drivers

# Fencing



# \$122

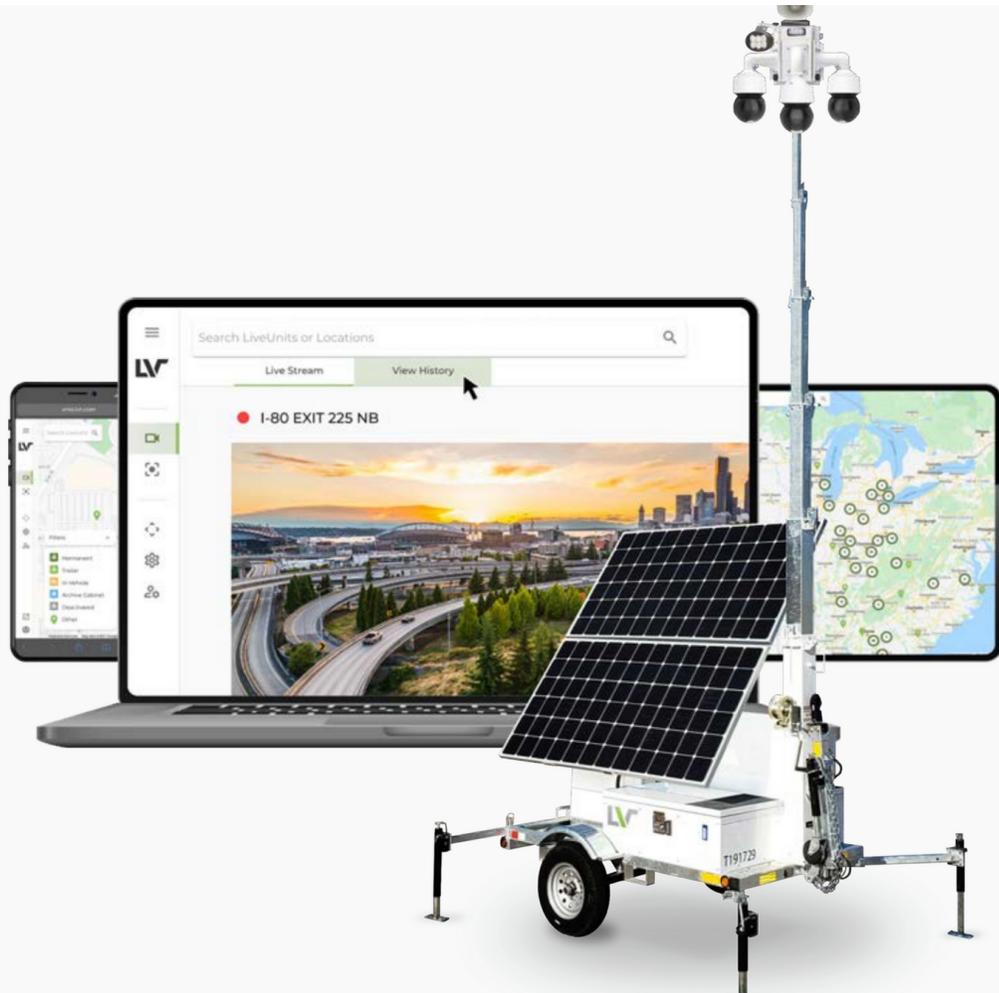
## Thousand

**Challenge:** Significant cost associated with various fence materials

**Proposed Solution:** Plan to use Omega fencing along San Antonio RD. We will continue to search for cost efficient fencing that has better curb appeal

Main Cost Saving Drivers

# On-Site Security 24/7



# \$195

Thousand

**Challenge:** Increased labor costs for 24/7 onsite security guards during construction

**Proposed Solution:** Utilize video surveillance and other methods to secure site; Mtn. View Leghorn site did not utilize 24/7 on-site security

Main Cost Saving Drivers

# Traffic Control



# \$192

Thousand

**Challenge:** Traditional traffic control costs (i.e. electrified message boards, full time flag man, etc)

**Proposed Solution:** Basic traffic control for several months; provide electrified boards and flag man part time as needed

## Main Cost Saving Drivers

# Offsite Parking- Construction Workers



# \$380

## Thousand

**Challenge:** Costs associated with renting a lot and shuttling on site workers to-and-from construction site

**Proposed Solution:** +/- 50 workers be allowed to park either on surface streets adjacent to the site or a lot within walking distance to the site

Main Cost Saving Drivers

# Exclude Fire Pump



# \$752

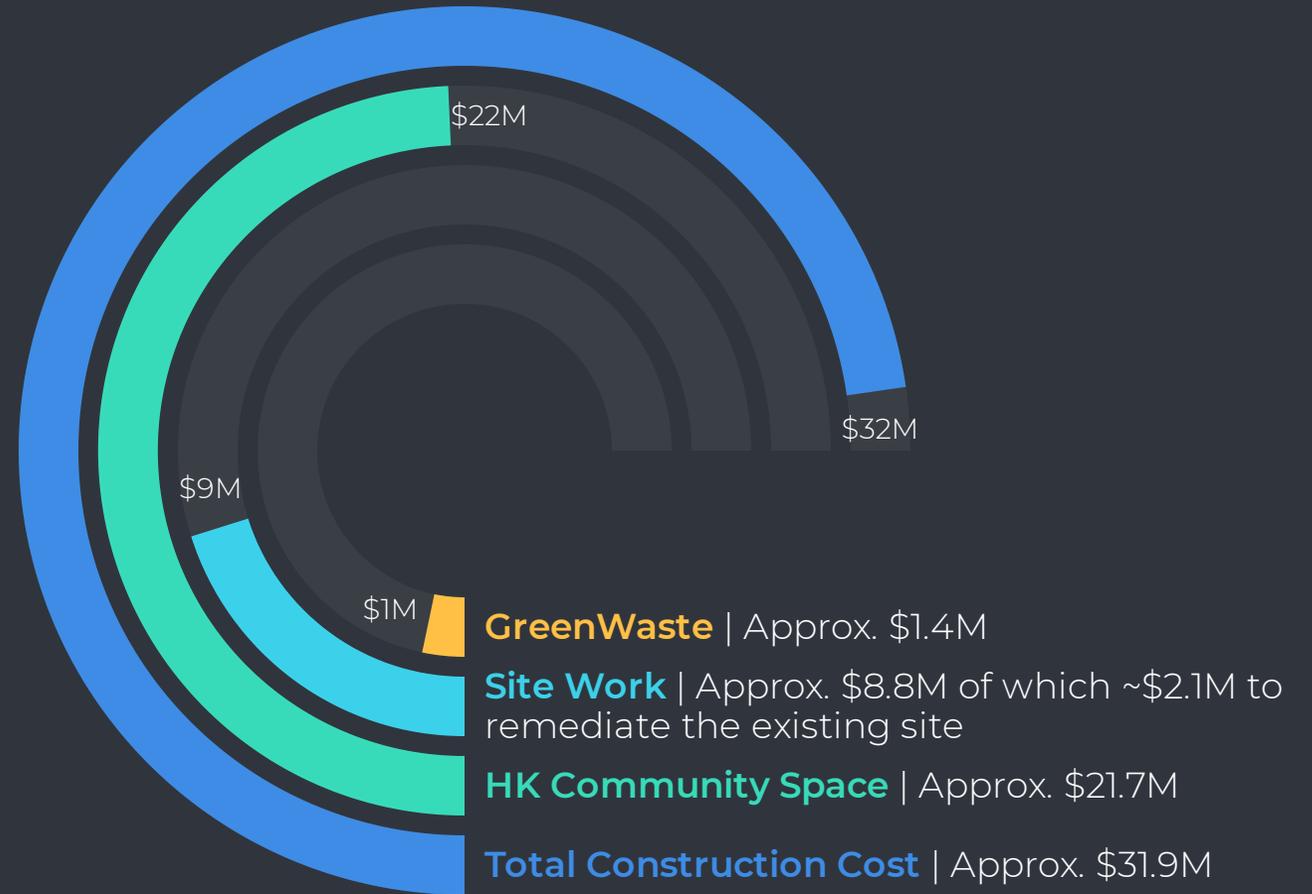
Thousand

**Challenge:** N/A - Water Flow Test was completed

**Proposed Solution:** Confirmed Fire Pump is not needed



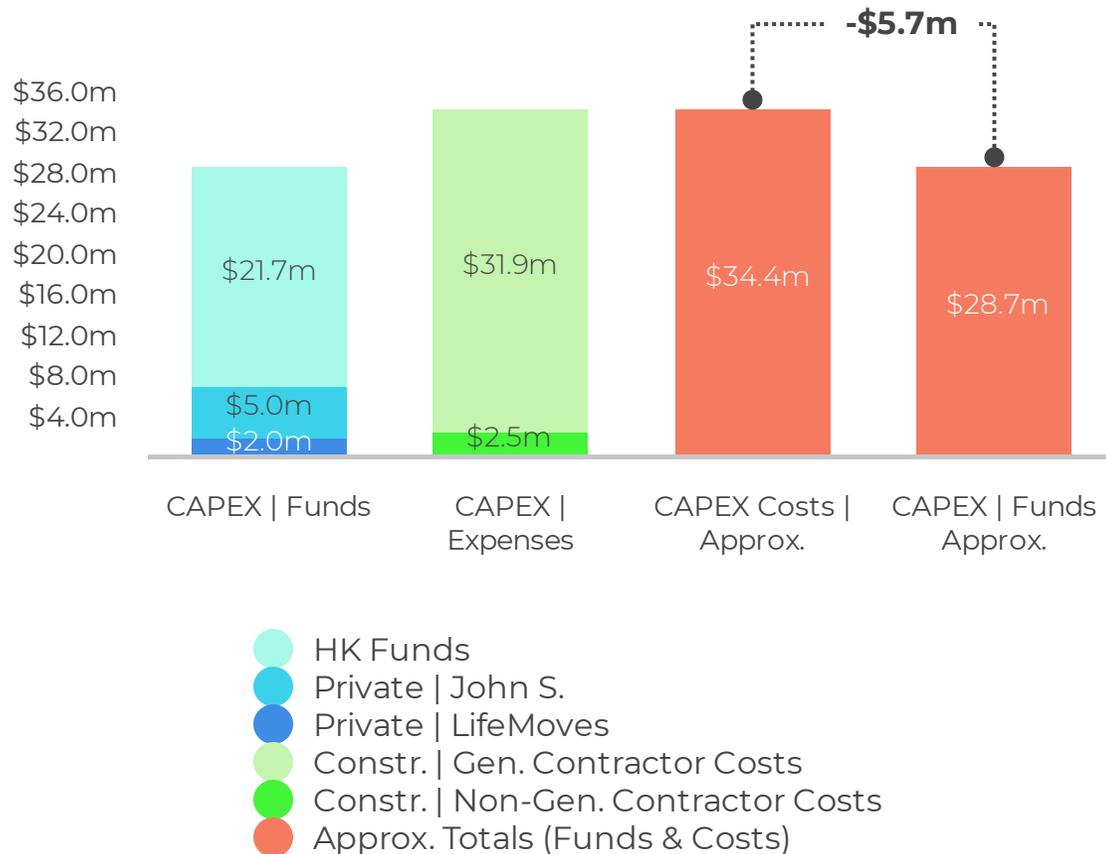
# Estimated Project Construction Cost Breakdown



# Current Project Proforma Breakdown

Approximate Totals

## Current Projections



## Breakdown of CAPEX Project Funding (Approx.) ~\$35M

