

May 2023 Monthly Update

During the month of May, the project team met in-person for a value engineering, de-scoping, and cost containment meeting. This led to adjustments being made to Building 8 and Building 24, as well as site reductions through the redesign and repurposing of Building 24 and Building 8 on the Navigation Center campus, utilizing existing office space in Building C. Building 8 was discussed to be redesigned as large open shell space for early entry. Building 24 was discussed to omit the loading dock/trash compactor, walk-in coolers and add intake, case management, and meeting room spaces. Building C would utilize existing office space. Across the site, reductions in landscape, fencing, and permeable pavers, along with the switch to physical keys/locks, was discussed. This value engineering/de-scoping led to significant reductions in costs while keeping the core services and operations outlined in the Homekey 2 application and described to the community. However, even with the reductions, the project was still overbudget due to a variety of factors, including increased construction costs, requiring a request for additional funds to be presented to City Council in June.

The project team continued to move forward with the bid and construction schedule, discussing options to expedite. The construction is set to commence in July/August, with a turnover of Building 8 as a referral-based Early Entry Facility. The final completion and full project delivery (Buildings 8, 24, and Modular Units) is expected in July 2024 due to long lead times for electrical switchgear. The project team has prepared the Modular Plan Check Review process with HCD.

The project team has coordinated with HCD to request extensions on the fund expenditure deadline (approved) and transferred the timely submission bonus (approved). The project team has also planned to provide a project update and request additional funds during the June 29th City Council meeting. Additionally, the project team will provide updates to the Resident Advisory Working Group meeting in early July.