

February 2023 Monthly Update

During the month of February, the project team continued to meet internally to discuss options for expediting the construction schedule, site plan development, and future groundbreaking date. Both modular bids came on budget, with the City selecting California Modulares. The modular contract has been executed with a first kickoff meeting held, and recurring meetings scheduled. In regard to construction updates, the project team discussed long lead times for modular units, kitchen equipment, Edison electrical services/equipment, and HVAC. The Plan Check has been resubmitted, with parking plan, kitchen, facilities/maintenance, constructability reviews in progress.

Additionally, the project team reviewed the project budget, including options for value engineering and additional funding sources. Regarding the budget, Inland Empire Health Plan (IEHP) has applied Housing and Homelessness Incentive Program (HHIP) funds to construction costs, while the project team also discussed the future funding options, like utilizing New Market Tax Credits for the future development of Building C.

The project team presented updates to the new City Council on February 9, 2023 showing interior floor plans for Buildings 8 and 24, programming, and construction schedule. The City Council also approved \$3M in additional funding to meet a gap identified in the budget. Additionally, the project team planned for a Resident Advisory Working Group to take place on March 21, 2023, where JFAK plan to show modular units, and design updates.

Finally, the HCD Standard Agreement has been executed and the project team has continued ongoing coordination with HCD and/or the project team on the timely submission bonus, fund expenditure deadline, and construction deadline.