

ANNUAL OPERATING - BOTH SITES				
PLANNING LEVEL COST ESTIMATE				
Staff	hours	# staff	hourly rate	Per Month
Site Manager - day shift, 7 days/week - works both sites	8	1	\$26.00	\$ 6,448
Village Organizer - day shift/staggered, 7 days a week - one organizer per site	8	2	\$21.00	\$ 10,416
Navigation Services/Case Management - day shift/staggered, 7 days a week - works both sites	8	5	22.00	\$ 27,280
Security - swing shift/graveyard shift - works both sites	8	2	\$21.50	\$ 10,664
Staffing Subtotal				\$ 54,808
Nursery Set-up	number			
Port-a Potties	4 2 x week		One is ADA	\$ 910
Water				\$ 35
Sewer				\$ 22
LOTT				\$ 38
Power				\$ 1,500
Garbage service (10 yard drop box)	1 2x month			\$ 1,000
WiFi				\$ 120
Office Supplies				\$ 150
Maintenance Supplies				\$ 200
Daily Meal				\$ 4,000
Miscellaneous costs				\$ 2,000
Nursery Set Up Subtotal				\$ 9,975
Martin Way Set-up	number			
Port-a Potties	4 2 x week		One is ADA	\$ 910
Water				\$ 35
Sewer				\$ 22
LOTT				\$ 38
Power				\$ 1,500
Garbage service (10 yard drop box)	1 2x month			\$ 1,000
WiFi				\$ 120
Office Supplies				\$ 150
Maintenance Supplies				\$ 200
Daily Meal				\$ 4,000
Miscellaneous costs				\$ 2,000
Subtotal				\$ 9,975
TOTAL MONTHLY OPERATING COSTS				\$ 74,758
ANNUAL OPERATING - BOTH SITES				\$ 897,096

Nursery Site				
ONE-TIME CONSTRUCTION AND SET UP COSTS				
PLANNING LEVEL COST ESTIMATE				
Construction	Quantity	Cost		Total
Power Installation/lighting/power distribution to units	Lump Sum (LS)	\$75,000	\$	75,000
Sewer Connection and Plumbing to Wash Station	LS	\$20,000	\$	20,000
Water plumbed to wash station, new wash station, hot water tank	LS		\$	30,000
Permit & hook-up fees	LS		\$	10,000
Slab for dumpster with guide rails	LS		\$	12,000
Property Restoration	LS		\$	20,000
CPTED Upgrades including security cameras, fencing and signage	LS	\$30,000	\$	30,000
SUBTOTAL:			\$	197,000
Tax @ 8.9%			\$	17,533
Contingency @ 40%			\$	85,813
Project Management (Engineering Design, Inspection, Contract Administration)			\$	100,000
TOTAL CONSTRUCTION:			\$	400,346
Nursery Set-up				
4- person tents/community tents	40	\$ 100	\$	4,000
Carbon monoxide/smoke detectors	40	\$ 20	\$	800
Fire extinguisher	40	\$ 25	\$	1,000
Food storage containers	40	\$ 25	\$	1,000
First aid kits	3	\$ 30	\$	90
Subtotal			\$	6,890
TOTAL CONSTRUCTION + SET UP COSTS			\$	407,236
Tiny houses (materials, set-up, labor, taxes)	40	\$ 4,000	\$	160,000

Martin Way Site				
ONE-TIME CONSTRUCTION AND SET UP COSTS				
PLANNING LEVEL ESTIMATE				
Property Acquisition				\$ 1,350,000
Construction	number	cost		
Site Prep & Improvements (CPTED, power delivery, building rehab, permits and fees, relocate existing tenant)				\$ 687,000
Set-up	number	cost		
Carbon monoxide/smoke detectors	40	22.75		\$ 910
Fire extinguisher	40	25.00		\$ 1,000
Food storage containers	40	25.00		\$ 1,000
First aid kits	3	30.00		\$ 90
TOTAL				\$ 2,040,000
Tiny houses (materials, set-up, labor, taxes)	40	\$ 4,000		\$ 160,000

Martin Way	\$ 2,040,000
(Acquisition, Prep, Improvements)	
Nursery Site Improvements	\$ 410,000
Total for Capital Costs	\$ 2,450,000
Interfund Loan Amount	\$ 2,450,000