



# THE WOODS

A RESIDENT-OWNED COMMUNITY

***LODGE BUILDING ADHOC COMMITTEE  
SUMMARY REPORT***

***APRIL 26, 2024***

43300 Little River Airport Rd. • Little River, CA 95456

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To The Board:

In accordance with the charter of the Ad-Hoc Committee (See Attached) the Committee has performed the following actions and hereby submits its recommendation to the Board of Directors of the WCA.

- It reviewed and learned the statutory, fiscal, time, community and operational parameters that determine workable options for re-use of the Lodge.
- It built on the research of the previous committee in the context of these updated requirements.
- It has attempted to be a resource to the Board in communication of same to residents and resident concerns back to the Board,
- Supported by professional consultants, it has represented the interests and concerns of WCA Residents and has contributed, as appropriate, to establish a clear action plan for reuse, design, marketing and management of the building as rental housing, as described in the Mendocino County Conditional Use Permit which approval states:

“Modification to convert the existing 24-bed Assisted Living Facility to Affordable Housing Units for Low-to Moderate- income Seniors, creating a minimum of 12 to a maximum of 24 efficiency long-term rental units ranging in size from approximately 240 to 550 sq ft, per Mendocino County Code Section 20.204.035(B).”

- The committee affirms that the action plan complies to the maximum extent possible with the schedule requirements of the ROC-USA mortgages
- The committee obtained Board approval in accordance with By-Laws required for all expenditures or contractual commitments.

## BACKGROUND

During negotiations to purchase The Woods, a group of residents started a committee to discuss the building then called The Lodge. Many varied uses were explored.

At close of escrow, the Mortgage Loan Agreement with ROC-USA, included the following Post-Occupancy Requirement: “Borrower shall receive approval from the local municipality to operate the “Lodge” building as rental housing; and 2) within eighteen (18) months these units shall be prepared for habitation and actively marketed. Prior to these units being marketed an operating plan and budget shall be submitted to Lender for approval, with Borrower's Property Manager taking all responsibility for the operations of these units and the common dining/living facilities or with a master lease to a third-party that will be operating these units. Any operating plan of this facility for the purposes of assisted living shall require a third-party licensed assisted living facility operator and master lease of the facility

under which all responsibility and liability shall be with the third-party operator.” The ROC Loan Agreement recognized the Lodge as an asset that could generate revenue to offset future operating costs. It is implicit in this recognition that revenue generated must be in excess of construction and operating costs.

The committee located, reviewed and secured original plans, drawings and documents. Upon inspection it was determined that the building is robustly built to overly high standards, with a truss roof, sophisticated fire safety system (fire walls and doors, double sprinkler systems) and an efficient in-floor radiant heating system. The exterior is in good condition, overall, with the exception of the decks. Interior inspection found that the west wing was in need of more than the east. The central area is overall in good condition with the exception of the kitchen, which needs repairs, upgrading and relicensing.

#### THE ADHOC COMMITTEE:

A formal Ad-Hoc Committee was chartered in January 2023. Its first task was to progress the Conditional Use Permit (CUP) Application (which was in danger of expiring) that had been suspended by Sequoia Living when they decided to sell. The Ad-Hoc Committee initiated the process to change the CUP. The revisions (quoted above) were approved by the Mendocino County Planning Commission in April 2023.

As review progressed the Committee determined there were two apparently economically viable choices that should be explored, conversion to either Studio Apartments or One Bedroom Apartments.

Concurrent with the CUP process the Committee searched for and identified a qualified local Architect. Board approval of a contract with Debra Lennox, Mendocino, came immediately after The CUP approval. With the architect, Debra Lennox, the committee reviewed design options consistent with lowest possible construction costs, focusing on the two wings and leaving the central area and kitchen for a possible second phase. The Architect teamed with two consultants: Craig Williams, CaSP (California Access Specialist) to confirm requirements for ADA retrofit and Marcene Taylor (Certified Cost Estimator) for a Conceptual Construction Cost Plan.

For its final report the committee presented detailed plans and evaluation of the two options, studio or one-bedroom apartments. Overall, from a constructability perspective, the conversion to One-Bedroom Apartments is the simplest and most straightforward. Review of local comparable rents suggests that one bedroom apartments will generate maximum revenue and have lowest operating and management costs. It should also be noted that at the current cost of borrowing, neither of these schemes is financially viable, i.e. they cannot be implemented at a cost that does not increase resident carrying charges.

## CONCLUSION:

The Committee recommends that The WCA BOD accept the Committee recommendation of the One Bedroom design option, subject to further evaluation of financial viability. The Board should also recognize that if cost-to-revenue can be balanced, further work will be needed. They are to complete the Architect's conceptual design drawings for bidding, bring them through the County building permit process and solicit bids from contractors. Contracts with one or more management firms will be needed. The Committee also recommends that the WCA BOD continue to refine the financial needs and identify and negotiate funding sources.

## OUR FINAL THOUGHTS:

“California is facing a housing crisis of epic proportions that will only be solved when every community is earnestly focused on addressing it.” (Rob Bonta, California Attorney General)

We are one of those communities, earnestly focused on addressing and solving the crisis by providing 12 new apartments. The urgency that drove us to form this cooperative community, in the first place, *was to protect the affordability and quality of our housing* and then to extend our protection to others just like us. Much difficult work remains to be done. The Woods is an important and vital cultural and economic powerhouse in our coastal community. We owe it both to the legacy of our founders, and to our neighbors, to step up. We do not want to be part of the problem but to be leaders in creating solutions.

WCA Ad-Hoc Lodge Reuse Committee:

Jo Bradley – Chair

Jim Kachik – Board Liaison

Esther Faber

Vince Flood

Bobbi Riley

The attached documents detail and support The Committee's findings.

ATTACHMENTS:

- Charter
- CUP
- Matrix
- Early potential uses
- FAQs
- Architects Designs
- Cost Estimate
- Esther's Words

The Woods Cooperative Association  
**COMMITTEE CHARTER - FINAL**

**LODGE REUSE AD HOC COMMITTEE**

December 1, 2022

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**COMMITTEE NAME:** The Lodge Reuse Ad Hoc Committee  
**CHAIR:** Jo Bradley, # 94  
**BOARD LIAISON (voting):** Jim Kachik, Board President #44  
**MEMBERS:** Flinda Behringer, #81  
Vince Flood, #32  
Esther Faber, #78  
Carolyn Lucento, #08  
Bobbi Riley, #48  
**ESTABLISHED:** November 2022 \* (note prior “Lodge Committee” was established in 2021, concluded work in March 2022)

**PURPOSE/DUTIES/RESPONSIBILITIES:**

- Know and understand the statutory, fiscal, time, community and operational parameters that determine workable options for re-use of the Lodge. Build on the research of the previous committee in the context of these updated requirements,
- Be a resource to the Board in communication of same to residents and resident concerns back to the Board,
- supported by professional consultants, represent WCA residents and contribute as appropriate to:
  - Establish a clear action plan for reuse, design, marketing and management of the Lodge as rental housing, as described in the Mendocino County Use Permit application:
    - Modification to a Minor Use permit to convert an existing 24-bed Assisted Living Facility to Affordable Housing Units for Low-to Moderate- income Seniors, creating a minimum of 12 to a maximum of 24 efficiency long-term rental units ranging in size from approximately 240 to 550 sq.ft., per Mendocino County Code Section 20.204.035(B)
  - Affirm that the action plan complies to the maximum extent possible with the schedule requirements of the ROC-USA mortgages.

**FUNDING:** TBD. Board approval in accordance with By-Laws required for all expenditures or contractual commitments

**REPORTING:** As needed, at least monthly to both the Board and ROC-USA.

**Resolution Number PC 2023-0006**

County of Mendocino  
Ukiah, California

APRIL 6, 2023

UM\_2019-0004 – WOODS COOPERATIVE ASSOCIATION, INC.

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING THE ADDENDUM TO THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION AND APPROVING A USE PERMIT MODIFICATION TO USE PERMIT (U 3-72) TO CONVERT AN EXISTING 24-BED ASSISTED LIVING FACILITY TO HOUSING UNITS FOR SENIORS NOT TO EXCEED 24 UNITS, PER MENDOCINO COUNTY CODE SECTION 20.204.035(B).

WHEREAS, the applicant, JAMES KACHIK, filed an application for a Use Permit Modification with the Mendocino County Department of Planning and Building Services for conversion of an existing 10,296 square foot building that was previously in use as an Assisted Living Facility, to a nonconforming multi-family residential development per Mendocino County Code §20.204.035(B), 2.3± miles southeast of Little River town center, 0.3± miles south on State Route 1 (SR 1), on the southeast side of Little River-Airport Road (CR 404), 1.8± miles east of its intersection with State Route 1, located at 43300 Little River-Airport Rd., Little River. (APN: 121-330-13); General Plan, Rural Residential (RR5); Zoning, Rural Residential (RR:5:AH); Supervisorial District 5; (the "Project"); and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (Public Resources Code section 21000 et seq.; "CEQA") and the CEQA Guidelines (Title 14 California Code of Regulations section 15000 et seq.), a Negative Declaration ("ND") was prepared and adopted for Use Permit #U 3-72 and Use Permit Modification #UM 3-72/92; and

WHEREAS, pursuant to Section 15164 of the CEQA Guidelines provides that an addendum to a previously adopted ND may be prepared if only minor technical changes or additions to the project are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent ND have occurred; and

WHEREAS, Mendocino County Department of Planning and Building Services has prepared an Addendum to the previously adopted ND related to the proposed Project ("Addendum"), and which determines that none of the conditions described in CEQA Guidelines section 15162 will occur; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, April 6, 2023, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Addendum and the Project. All interested persons were given an opportunity to hear and be heard regarding the Addendum and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Addendum and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends the following findings based on the evidence in the record before it;

1. **GENERAL PLAN & ZONING FINDINGS:** The subject site is zoned Rural Residential, 5 acre minimum parcel size with Airport Height Combining District (RR:5:AH) and has a General Plan designation of Rural Residential, 5 acre minimum parcel size (RR5). The proposed use of Multi-

family residential is not permissible within the zoning district, however, Mendocino County Code §20.204.035(B) allows for the conversion of a Legal Non-Conforming Use to another Non-Conforming Use at the same or more restricted level of intensity, provided that the required findings can be made. The following findings are made and discussed further in the associated staff report:

- A. *That it is not reasonably, economically or physically feasible to make the use of the property compatible with the applicable general plan land use designation;*

The former Group Care facility building has been vacant and underutilized since 2014. As enumerated in the staff report and supported by the analysis regarding the economics of allowable uses, it is not reasonable to make use of the existing building within the parameters of the current zoning or General Plan designation. The zoning code update in 1987 rendered the existing uses onsite non-conforming, necessitating approval for any expansion of use outside of those currently allowable. As well, the current proposal of a multi-family residential development for use exclusively as housing for Senior Citizens achieves many stated goals of the County General Plan, including Policy 3.1, Goal 4 and Policy 4.3.

- B. *That the use is, and will be compatible with adjacent land uses and that any increased adverse impacts on access or public facilities and services will be mitigated;*

The Project is within a private senior community that is well established and provides a nexus for the new residential use. No increased impacts to access, public facilities or services are anticipated. The proposed density of the Project will be less than what is currently permitted for the subject building.

- C. *That the site is physically separate from surrounding properties such that continued nonconforming use is appropriate in that location.*

The subject site is separate from surrounding properties that could potentially be impacted, although no increased level of impact is anticipated as a result of this proposal.

Per MCC§20.180.010(G) and MCC§20.180.015(H), residential parking requirements may be modified if the proposed housing is a project intended to serve Senior Citizens and strict adherence to parking standards results in an unnecessary hardship. The project, as proposed, meets these requirements. Therefore, findings for the reduction and relocation of proposed new parking to support the residential use are satisfied.

2. **USE PERMIT FINDINGS:** The use permit modification request to satisfies the Use Permit required findings per the Mendocino County Code §20.196.020 as follows:

- A. *That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;*

As described in 1.A. above, the existing development on the property was in conformance with both zoning and General Plan at the time of approval and construction. The adoption of the 1987 zoning code made the existing uses non-conforming with the allowable uses under the Rural Residential general plan classification and zoning district. As a result, the proposed replacement of the non-conforming use with a different non-conforming use requires findings to support the replacement of the non-conforming use with a use of similar or lesser intensity, as discussed in Finding 1. General Plan Policy DE-32 allows for the development of legal nonconforming uses that are consistent with other provisions of the General Plan, environmental and community objectives. Policy DE-32 further provides that non-conforming uses may continue when basic health and safety are provided. The proposed project can be found to provide basic health and safety and is consistent with other provisions of the General Plan, environmental and community



objectives, and required findings for non-conforming uses. In addition, the current proposal can be seen to be satisfying a number of important housing and development goals established in the County's General Plan. Specifically, Policy 3.1 that calls for an expansion of affordable housing options County-wide.

- B. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;*

The proposed residential conversion is for an existing building in an established community that was built in 1973. The parcel is developed with interior roadways, access, drainage and sanitary facilities onsite.

- C. That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect;*

The use being proposed can be seen as a logical extension of the residential uses already approved and established onsite. No part of the conversion of this existing nonconforming use can be reasonably stated to be detrimental to individuals or the general welfare in any way.

- D. That such use preserves the integrity of the zoning district.*

While the proposed use of multi-family residential is not be an allowable use within the existing zoning designation of Rural Residential (RR:5:AH), Mendocino County Code §20.204.035(B) allows for the change of one nonconforming use to another nonconforming use at a more restricted level of intensity, subject to the making of certain findings, which findings are described and made in Section 1 of this Resolution.

3. **ENVIRONMENTAL PROTECTION FINDINGS:** The proposed construction activities are limited to internal tenant improvements, exterior replacements and required accessibility upgrades. It does not involve expansion of an existing or former use, nor does it require any expansion of public services or facilities. Aa Negative Declaration ("ND") was prepared for Use Permit #U 3-72 and Use Permit Modification #UM 3-72/92. Section 15164 of the CEQA Guidelines provides that an addendum to a previously adopted ND may be prepared if only minor technical changes or additions to the project are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent ND have occurred. An Addendum to the previously adopted ND related to the proposed Project is attached (Exhibit "A"), which determines that none of the conditions described in CEQA Guidelines section 15162 will occur.
4. **AIRPORT COMPREHENSIVE LAND USE PLAN (ACLUP):** The subject site is located within Airport Planning Area D of Little River Airport, the proposed use of the site for multi-family residential is an allowable use in Zone D, with no restrictions for density or people per acre. Therefore, the proposal is deemed compatible and no further analysis or referral to the Airport Land Use Commission was necessary.

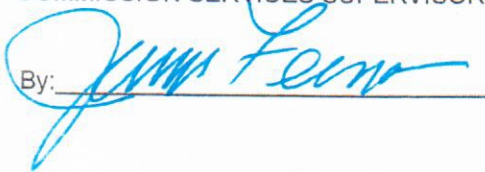
B BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Addendum, attached hereto as Exhibit "A" and incorporated herein by this reference. The Planning Commission certifies that the Addendum has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent ND have occurred, and finds that the Addendum reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the requested Use Permit Modification as described in the staff report and attachments subject to the Conditions of Approval in Exhibit "B", attached hereto.

BE IT FURTHER RESOLVED that the hereby designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

*I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.*

ATTEST: JAMES FEENAN  
COMMISSION SERVICES SUPERVISOR

By: 

BY: JULIA KROG  
DIRECTOR



DIANA WIEDEMAN  
CHAIR, PLANNING COMMISSION



**EXHIBIT A: ADDENDUM TO PREVIOUSLY ADOPTED NEGATIVE DECLARATION**

**EXHIBIT B: CONDITIONS OF APPROVAL FOR UM\_2019-0004**

**EXHIBIT A**

**ADDENDUM TO THE NEGATIVE DECLARATION**

**FOR**

**U 3-72/92**

**"THE WOODS"**

**USE PERMIT MODIFICATION UM\_2019-0004**

**43300 LITTLE RIVER-AIRPORT ROAD (CR 404), LITTLE RIVER, CALIFORNIA**

**APN: 121-330-13**

**Date: March 14, 2023**

## **Modified Project Description and Project History**

The Mendocino County Board of Supervisors (County) adopted a Negative Declaration on February 17, 1972 related to the use permit request (U 3-72) to construct senior housing mobile home community on vacant land. Since that time, the County approved a Negative Declaration as part of project UM 3-72/92, a use permit modification that allowed for the construction of a group care facility in place of twelve (12) of the previously approved mobile home park sites. From the staff report, dated December 3, 1992, "The allowable number of mobile homes in the park is proposed to be reduced from the 130 units approved in 1972, to 118 units to maintain a comparable overall density." The environmental document for the proposal examined potential impacts associated with the construction and maintenance of a residential care facility and potential added burdens introduced by the addition of care facility staff. The environmental analysis contained in the use permit modification staff report (UM 3-72/92) concluded no new environmental impacts would result from approval of the requested modification allowing for the construction of a group care facility. No mitigations were required.

The current request is a use permit modification of U 3-72 (UM\_2019-0004) which is limited to the conversion of the existing (former) group care facility that was the subject of the previous use permit modification in 1992, as well as the previously mentioned Negative Declaration. After approval of U 3-72/92, the site was developed in accordance with the specific requirements enumerated in the use permit conditions of approval, and the care facility functioned as such for many years. Economies of scale resulted in the eventual shuttering of the facility for its' intended use in 2014. The previous owner of the building and former operator of the site (Northern California Presbyterian Homes) applied for a use permit modification in 2019 to convert the shuttered facility into 17-unit affordable residential rental units for seniors, per covenant deed restrictions regarding age requirements for residents of the site. Prior to the entitlement hearing, however, the applicant formally requested of the Mendocino County Planning Commission that the use permit modification request be continued until a date uncertain. In October of 2022, the County received an updated application from the new cooperative owners of the site again seeking to convert the former care facility building (The Lodge at The Woods) to rental residential units for seniors. As well as being in confluence with the existing senior residential use that constitutes the community of The Woods, repurposing of the former group care facility provides an appropriate nexus for seniors who may choose to sell or relocated from their homesites but wish to remain in the community. The specific changes that would occur as a result of the project are as follows:

- Modification of Use Permit (U 3-72) to convert an existing 24-bed Assisted Living Facility (10,296 square feet) into residential rental units. The units will be dedicated as affordable housing for seniors, expanding on the current use of the existing single-family residential development, an adult community commonly known as 'The Woods' to include multi-family residential.
- Tenant improvements to the existing building that are limited to interior work to renovate the building from the former use as a group care facility that was ancillary to the existing mobile home park dedicated for senior housing. Additional upgrades and improvements to support the conversion to individual units will occur within the established footprint of the building, and as required by California Building Code.

These changes do not substantially change the project description, discussion of environmental impacts, or the previously adopted mitigation measures and could not reasonably have a significant impact on the environment. The previous use permit modification, U 3-72/92 included an environmental review that resulted in a Negative Declaration for potential impacts to the environment.

## **Purpose**

Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously adopted Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent ND have occurred. Section 15162 states that when an ND has been adopted for a project, no subsequent ND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

1. *Substantial changes are proposed in the project which require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous ND was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous ND; B) significant effect previously examined will be substantially more severe than shown in the previous ND; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the previous ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

No substantial changes are proposed which would require major revisions to the previously approved Negative Declaration. None of the proposed changes to the project will increase the severity of previously identified impacts. The proposed changes will not result in a new environmental effect.

No mitigation is required. The proposed changes do not affect the effectiveness of any mitigation measures as there were none required at the time of the original use permit and subsequent use permit modification and there will be no additional environmental impacts associated with the changes.

#### **Explanation of Decision to Not Prepare a Supplemental Negative Declaration**

See Purpose section above. In every impact category analyzed in this review, the projected consequences of the proposed use permit modification and the sum of the changes therein are either the same or less than significantly increased compared to the project for which the Negative Declaration was adopted. Based upon this review, the following findings are supported:

#### **Findings**

1. For the modified project there are no substantial changes proposed in the new project which require major revisions of the previous ND due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects. No new significant effects or increase of severity of effects are anticipated. Changing the use of an existing building designed as a group care facility to multi-family residential will not increase existing environmental impacts that were present at the time of project approval. There is no expansion of utility infrastructure or changes that will result in new or unanticipated impacts.

2. For the modified project, no substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions to the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Based on the discussion in Finding 1, above, no new significant environmental effects resulting from the proposed use permit modification are anticipated. Further, there are no changes in circumstances or new information that would otherwise warrant any subsequent environmental review under Public Resources Code Section 21166 or CEQA Guidelines Section 15162.

3. For the modified project, there has been no new information of substantial importance, which was not known and could not be known with the exercise of reasonable diligence at the time the previous ND was adopted as complete.

There has been no new information of substantial importance which was not known and could not be known at the time of the previous ND was complete. The baseline conditions describing the overall impacts of the existing residential nature of the site remains the same.

4. The proposed changes do not constitute a change in the level of significance previously discussed in the original ND. As such, it is concluded that the current project will not have one or more significant effects not discussed in the previous ND. Furthermore, impacts previously examined will not be substantially more severe than shown in the previous ND and remain less than significant. There are no mitigation measures or alternatives previously found not be feasible that would in fact be feasible and would substantially reduce one or more significant effects of the project.

As described above, the proposed changes do not involve changes to, or analysis of, any mitigation measures as a ND was previously adopted. No new potential impacts have been identified requiring that mitigation measures be developed.

5. Finally, there are no mitigation measures or alternatives identified in this analysis which are considerably different from those analyzed in the previous ND, and which would substantially reduce one or more significant impacts on the environment.

The proposed amendments do not involve changes to, or analysis of any mitigation measures, as a ND was previously adopted.

## **Conclusion**

Based on these findings, it is concluded that an Addendum to the previously adopted Negative Declaration is appropriate to address the requirements under CEQA for the proposed use permit modification.

**EXHIBIT B**

**CONDITIONS OF APPROVAL**

**UM\_2019-0004**

**APRIL 6, 2023**

**APPROVED PROJECT DESCRIPTION:** Use Permit Modification to allow for the conversion of an existing 24-bed Assisted Living Facility into affordable residential units for low- to moderate-income seniors, not to exceed 24 units located at 43300 Little River-Airport Road, Little River, California (APN: 121-330-13).

**CONDITIONS OF APPROVAL:**

Conditions denoted with an (\*) asterisk indicate they were carried over from UM #3-72/92

**STANDARD CONDITIONS**

1. The permit shall become effective on the 11<sup>th</sup> day after approval and shall expire and become null and void at the expiration of two years after the effective date except where use of the property in reliance on such permit has been initiated prior to its expiration.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division I of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Planning Commission.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required permits from the Building Inspection Division of the Department of Planning and Building Services for all construction, structural modifications, establishment of signs and compliance with handicapped accessibility for the facility if required.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited, or the operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

## **AESTHETICS**

8. \* All future construction shall be in substantial conformance with the site plan originally submitted for UM 3-72/92 or the revised site plan labelled Exhibit "A" submitted to the Planning Commission hearing of 12/3/92 except that parking spaces 9-15 shall be relocated out of the setback.
9. All new construction of parking shall remain in conformance with project plans submitted as part of the entitlement package and remain in adherence to approved modifications including parking in the setback. Any further modifications to parking must be approved by the Director of Planning and Building Services.
10. All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed. The facility shall avoid or minimize noise impacts on neighboring residential uses.

## **AIR QUALITY**

11. Obtain all permits and adhere to all recommendations and requirements from the Mendocino County Air Quality Management District.

## **CULTURAL RESOURCES**

12. In the event that archeological resources are encountered on the site, further disturbance and in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the discoveries have been satisfied.

## **TRANSPORTATION**

13. The westernmost driveway onto Little River-Airport Road (CR404) shall be upgraded to a standard Commercial Driveway Approach, in accordance with Mendocino County Road and Development Standards No A51B, or as modified by applicant and approved by the Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
14. Improvements shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the Mendocino County Department of Transportation. Current improvement plan check and inspection fees apply.
15. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.

## **PUBLIC SERVICES**

15. Addresses for the apartments shall be clearly identified on the exterior of the building for the benefit of emergency medical services and the general public.

## **AIRPORT LAND USE COMMISSION**

16. \* The applicant shall inform in writing to the future tenants of the apartment building, and submit to the Department of Planning and Building Services, a signed statement attesting that the applicant and residents acknowledge the presence of the Little River Airport within one quarter mile of the proposed residential development; that the applicant has read the Little River Airport Master Plan report and is aware of the future plans of the airport.



# WOODS “Lodge” CONVERSION

## PROGRAM REQUIREMENTS AND COMPARISION OF OPTIONS

<b>Woods Loan Program Requirement:</b>	c. Rental of "Lodge" Building Units; Within twelve (12) months of closing 1) Borrower shall receive approval from the local municipality to operate the “Lodge” building as rental housing; and 2) within eighteen (18) months these units shall be prepared for habitation and actively marketed. Prior to these units being marketed an operating plan and budget shall be submitted to Lender for approval, with Borrower’s Property Manager taking all responsibility for the operations of these units and the common dining/living facilities or with a master lease to a third-party that will be operating these units. Any operating plan of this facility for the purposes of assisted living shall require a third-party licensed assisted living facility operator and master lease of the facility under which all responsibility and liability shall be with the third-party operator.
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CONCEPT DESCRIPTION	BUDGETED* MAX COST	PROS	CONS	COMMENTS
General Comments:	<b>Common area budget and scope of work definition:</b> <ul style="list-style-type: none"> <li>Costs for Studio and One-Bedroom (1-BR) options below include related remodeling/refinishing of interior corridors , main entry rooms and building entry/access (ramps/stairs), AND exterior work (e.g. repairs to (e) roof, decks, siding, painting, doors and windows) to restore exterior to same appearance as present.</li> <li>Existing laundry room remains, included in amenities for residents in both schemes.</li> <li>NO remodeling work for meeting rooms, kitchen, office, hair salon.</li> </ul>			<ul style="list-style-type: none"> <li>Numbers are rounded slightly</li> <li>Budget Costs are based on Cost Estimate from Architect/Estimator</li> </ul>

CONCEPT DESCRIPTION	BUDGETED MAX COST	PROS	CONS	COMMENTS/ADDITIONAL CONCERNS
<b>Demolish building/develop MFD Home sites</b> (estimate 3 or 4 sites)	\$972,000	<ul style="list-style-type: none"> <li>Seems simple</li> </ul>	<ul style="list-style-type: none"> <li>Non-compliance with ROC loan condition to develop the “asset” for income</li> <li>Demolition -Requires revision of Conditional Use permit- estimate one year additional time</li> <li>Cost-prohibitive by inspection</li> <li>Single family lot income X 3/4 doesn’t amortize cost</li> <li>Produces no revenue beyond lot carrying charges</li> <li>Developer of homes would retain profit from “home sales”</li> </ul>	<ul style="list-style-type: none"> <li>Constraints are the same for “tiny homes” type development</li> </ul>

CONCEPT DESCRIPTION	BUDGETED MAX COST	PROS	CONS	COMMENTS/ADDITIONAL CONCERNS
<b>Solar “PV”</b> (Photo voltaic) array on roof	\$622,000	<ul style="list-style-type: none"> <li>Benefits Woods community</li> <li>Generates electricity to offset approx. 15-20% of total Woods use</li> <li>Short term payback</li> <li>reduction in Woods community electrical bills</li> <li>could provide emergency backup via batteries-</li> <li>Can be installed at any time rate structure is favorable</li> </ul>	<ul style="list-style-type: none"> <li>Economically infeasible as of March 2024 due PG&amp;E reduction in kWh rate credit</li> <li>Tax rebate and other energy credits volatile/unpredictable</li> <li>Project not currently cost-effective as designed.</li> </ul>	<ul style="list-style-type: none"> <li>It’s worth doing!</li> <li>Recommend WCA monitor the State programs for remedial legislation in 2024-5 that would make project cost-effective.</li> <li>Recommend obtain proposals and be ready to proceed as soon as the economics are favorable</li> <li>Cost includes approx. \$120K for new roof/offsets remodel costs in apartment scope.</li> </ul>

CONCEPT DESCRIPTION	BUDGETED MAX COST	PROS	CONS	COMMENTS/ADDITIONAL CONCERNS
<b>Studio Apartments</b> Conversion to approx. 250 SF apartments	\$2,700,000**	<ul style="list-style-type: none"> <li>Requires less interior construction/rearrange walls</li> <li>Produces approximately 22 studio apartment- seems like more “units” of rental</li> </ul>	<ul style="list-style-type: none"> <li><b>COST IS HIGHER</b> than 1-BR apartments due to need for additional electrical/utilities for the unit kitchen</li> <li>Small 60 inch long “unit kitchen” replaces closet- no clothing storage.</li> <li>Leaves unusable space in corridor. Cannot incorporate corridor “vestibule” space into livable area</li> <li>ambiance more like dorm room or O/N hotel room- will negatively impact rental rates</li> <li>Comparable market rents much lower than half of One-bedroom, implies overall revenue less than one-BR</li> <li>Addition of kitchens will increase use of water/sewer and increases load on Park utility systems</li> <li>Number of units triggers ADA upgrade -all</li> <li>Higher management + maintenance cost</li> <li>Zoning: Parking requirements would require more spaces than the entire front lot @ lodge and clubhouse</li> </ul>	<ul style="list-style-type: none"> <li>**Cost includes finishes and related work in “common areas” including corridors</li> <li>CA law requires live-in manager for more than 15 apartments- cost includes conversion/ combining two units for manager’s apartment</li> <li>CA law permits occupancy by two persons per bedroom + caregiver, possible significantly more than 22 residents at full occupancy.</li> <li>Smaller units may encourage/increase turnover/vacancy</li> </ul>

CONCEPT DESCRIPTION	BUDGETED MAX COST	PROS	CONS	COMMENTS/ADDITIONAL CONCERNS
<b>One Bedroom Apartments</b> Approx. 630 SF	\$2,200,000**	<ul style="list-style-type: none"> <li>12 units = no live-in manager</li> <li>12 units requires only two be upgraded for ADA accessibility.</li> <li>Geometry of plan enables capture of corridor space with skylight for each apartment</li> <li>replace (e) bathroom with kitchen enables use of existing utilities connections = lower cost</li> <li>Comparable area Market rents in range of \$2K + /month- see concept revenue projection.</li> <li>Existing parking adequate/ complies with zoning requirements with no modification.</li> <li>Lower density reduces load on Park utility systems.</li> </ul>	<ul style="list-style-type: none"> <li>More movement of interior walls</li> <li>Construction at corridors to enclose vestibule</li> </ul>	<ul style="list-style-type: none"> <li>** Cost includes finishes and related work in “common areas” including corridors</li> <li>CA law permits occupancy by two persons, + caregiver, per bedroom, but total at max still significantly less than studios</li> <li>Skylight/kitchen/ amenities support higher rent.</li> </ul>

## PARTIAL LIST OF USES CONSIDERED BY 1ST LODGE COMMITTEE

Live in care center  
Hospice Center  
Community center  
Restaurant  
Church/Religious center  
Alcohol/drug treatment center  
Halfway house for parolees  
Private School  
Day care center  
Deaf/Blind school  
First responders housing  
Visiting Medical staff housing  
Corporate retreat Center  
Psychiatric Hospital  
Yoga/fitness/Physical therapy center  
Catering  
Locked storage  
Office/Studio  
Air B&B  
Medical offices  
Birthing Center  
Cooking school  
SRO  
Apartments  
Triple net lease  
Overflow for Inns and hotels  
Computer data center hub  
Secure Wine/Art storage  
Radio station  
Cafe  
Antique collective  
Poker room  
RV Parking  
Solar EV charging kiosks  
Flea Market  
Art Gallery

Please remember that all these options were looked into and vetted before the sale went through.

After the sale was final and all contracts were signed it was apparent that housing was our only option.

1. Will the Lodge Committee produce a final report? Can I see it?

Yes. Copies will be distributed to residents as soon as possible after presentation to the WCA Board of Directors.

2. Why did the committee report take so long?

The combined process of obtaining Zoning approval and then working through the first phases of Architectural Design Work with the Architect was more complex and time consuming than anticipated. Development of a design in enough detail to inform a reasonably accurate construction cost estimate for the financial Pro Forma was equally so.

Though the committee members brought relevant and real-world experience to this task, there was a learning curve to evaluate the condition of the existing building, to become conversant in the codes, regulations and limitations imposed upon the options. Some necessary tasks took longer than imagined. For example, approval of the Conditional Use Permit took 8 months. Development of the design drawings required consultation with County Building Officials and over several months.

3. What is the "Lodge"?

The Lodge is an asset of the Woods Cooperative Association, Inc. Originally, The Lodge was built as an assisted living facility comprising 24 single occupancy units with professionally trained on-site staff serving the needs of the residents. For decades this facility was managed by Sequoia Living Property Management Company. In 2014, The Lodge was closed because it was losing money rather than generating income. In Dec. 2021, when WCA residents became the owners of The Woods, The Lodge Building was part of the property acquisition. As part of the loan agreement with our R.O.C. USA Lenders, WCA, agreed to convert The Lodge into revenue-producing residential housing.

4. What is the Lodge Conversion Project?

The conversion of the lodge is mandated by the agreement WCA made with our lender (ROC USA) to convert the building into residential housing. The Lodge Ad Hoc Committee is tasked to determine the statutory, fiscal, time, community and operational parameters that determine workable options for re-use of the Lodge.

5. What is the Lodge Ad Hoc Committee?

The WCA Lodge Ad Hoc Committee has been established by the WCA Board of Directors and tasked to establish a clear action plan for reuse, design, marketing and management of the Lodge as rental housing, as described in the Mendocino County Use Permit

Application as follows: Modification to a Minor Use Permit to convert an existing 24-bed Assisted Living Facility to Affordable Housing Units for Low-to Moderate- income Seniors, creating a minimum of 12 to a maximum of 24 efficiency long-term rental units ranging in size from approximately 240 to 550 sq.ft., per Mendocino County Code Section 20.204.035(B). The committee is composed of seven WCA Residents of varying backgrounds and one non voting member from CCCD and one non voting member from Evans Management.

6. When was the Lodge Ad Hoc Committee started and when will it conclude its work?

The Original Lodge Committee was started in 2021, concluded its work in Oct 2021 when the WCA became owners of The Woods. The Committee was re-established in Nov. 2022. The re-established Lodge Ad Hoc Committee was tasked by the WCA Board of Directors in order to affirm that The Lodge Conversion Action Plan complies to the maximum extent possible with the schedule requirements of the ROC-USA mortgages. The Lodge Ad Hoc Committee concludes its work with its Community Presentation and Report to the Board of Directors April 2024

7. Who are the members of the Lodge Reuse Ad Hoc Committee?

At this time,

LODGE REUSE AD HOC COMMITTEE April 24, 2024

COMMITTEE NAME: The Lodge Reuse Ad Hoc Committee

CHAIR: Jo Bradley

BOARD LIAISON (voting): Jim Kachik, Board President

MEMBERS:

Vince Flood

Esther Faber

Bobbi Riley

## CONSULTANTS:

Kim Koontz (CCCD)

Kim Ringer (Evans Management)

Carolyn Lucento Support

### 8. What is the priority of the Lodge Committee?

The priorities for the Lodge are to convert the current rooms to rental housing and to generate income from that housing.

### 9. What can I do as a WCA Member to help with the Lodge Conversion?

We did find out that our Insurance covers Volunteers. So if you are interested and you want to help, please contact the WCA Board of Directors.

### 10. Can the Woods Infrastructure support the Lodge? (ex: traffic, parking, sewer, etc.)?

Yes. At one time, the Lodge housed 24 people, support staff, medical staff and a beauty shop. As rental housing, there will be fewer people putting less of a load on our sewer, water and utilities, and it should be quieter. Driveways and parking requirements will be directed by Mendocino County. Having a bus stopping here will help alleviate some demand. Since the building will be used for rental housing and not as a medical facility, there will be less ambulance traffic. The organization that WCA contracts with, reports that our septic system and our water system are ample and can more than support the Apartments.

### 11. Do we have the proper Permits for the Lodge Conversion?

On April 6, 2023, we attended the Planning Commission hearing in Ukiah. The Mendocino County Planning Commission approved our Conditional Use Permit (CUP), for converting the Lodge from Assisted Living to Residential. This allows us to have 12 to 24 residential units in the building, and allows us to go forward. More building permits will follow.

### 12. Can members have a tour of the Lodge?

At this time we are not giving tours of the Lodge. Watch this video to see The Lodge at The Woods in Little River on our website.

### 13. Will we make the deadlines to ROC USA regarding the Lodge Conversion for our loan?

We, as a Committee, believe we will be able to meet the deadlines of our loan.

14. Will an apartment be available for residents of the Woods when a member is ready to down-size?

If there is an apartment available, when you are ready to downsize, you are welcome to apply for it.

15. Will the Lodge have Section 8 Housing?

The California Section 8 Housing Program is complicated and has multiple parts. When the project is complete the resulting apartments will be Section 8 compliant, for Seniors who have Section 8 Vouchers. However the Lodge apartments will not be a Section 8 Housing Development.

16. Can we lease out the building to one entity?

Yes, that could happen. We could have a tenant with a Master Lease but it would need to be approved by ROC. We know the lease has to be housing. To date, no responses have been received from potential third party master lease tenants who were contacted by the committee since 2021.

17. Will we be able to use the commercial kitchen located in the Lodge?

There has been a lot of interest in the kitchen. It needs extensive work to be brought up to code as a commercial kitchen. The current Lodge conversion project includes only the areas (24 rooms) that may be converted to apartments. It does not include the commercial kitchen as of April 18.

18. Who will be doing the construction work on the Lodge?

We have determined that any construction must be done by a state licensed and insured contractor. At this writing, Ad Hoc Lodge Committee 2023/24 has engaged a local licensed architect.

19. Why can't we sell the Lodge?

The building itself is on the same parcel as the rest of the community and cannot be subdivided. It is connected to the infrastructure of all the Woods' utilities.

20. Why can't we tear the Lodge building down and replace it with manufactured homes?

There are 2 major reasons:

The Lodge is listed as an asset by our lender, and they require that it be developed as residential housing. If three houses could fit in the space, they would not bring in the same revenue as a dozen rental apartments.

21. Why is it okay to rent apartments in the new lodge conversion but not okay to rent our houses?

There are a number of reasons: To start, both Loan Agreements with ROC state that we must use the Lodge, which is an asset, to produce income for our Co-op. We are a Co-op, so the rent we make from the Lodge will benefit us all. The intent is to prevent lot charges from going up as well as helping to pay our mortgage. An individual renting out their own home is prohibited by our operating Rules and By-laws, Article 4.1A. Our homes must be owner-occupied. We are a Resident-Owned Community; (ROC) owned by a cooperative of homeowners (us), who live here, as opposed to a landlord.

22. What if I have more questions about the Lodge Project?

Current protocol is: If you have questions for the Committee please send them to Jo: [rvt@mcn.org](mailto:rvt@mcn.org). She will not answer you. They will be answered in the Committee report following the date your question was submitted . That way all of the Community gets the same information.

23. Why did the second committee (2023/24) not replace the members who resigned?

The first member resigned about 6 months into the project. The second member left only after the bulk of the work had been completed and continues to assist the committee with communications. The remaining committee members were able to complete the work.

24. What about SRO (single room occupancy)?

Single-room apartments (studios) were reviewed. Information is in the committee report (April 2024). They cost more to build and require more modification of the surrounding property.

25. Can we count on the cost estimate?

Yes. The numbers stated by the Committee are based upon a comprehensive report from a professional cost consultant who is part of the Architect's team. These are not guesstimates or back of the envelope calculations. These numbers are used to determine what construction cost should be to have the project pay for itself. When the design and business cost estimate is complete, the Board will bring that to the community for approval.

26. When will construction start, when will it open?

Unknown at this time, duration once begun could be at least a year.

27. What will the rents be?

Preliminary evaluation suggests that rents in the range of \$2000/ month (including utilities) are competitive with others in our coast region. These apartments will be among the best quality listings. They are new to the market. Possible description: "Newly remodeled apartments in an historic Mendocino community with pool, laundry, equipped exercise room, clubhouse, library, pool table, and regular cultural events." We anticipate the WCA could use a Real Estate Company if marketing is needed.

28. Were the Committee meetings held in secret?

No. The Committee met every week, reported its activity at every BOD meeting, and published articles and other information in both the WFTW and The Woods website.

29. What about grants?

Any applicable grant without prohibitive conditions could be considered for funding. Public money would require more changes to the building, which could cost more and limit us in what we can charge for rent.

30. Why not sell or lease it to someone else?

Neither cost nor time-effective. Selling the building would require subdividing our "Woods" parcel so that the Lodge Building is its own "parcel." Doing so would require returning to the County for zoning permission/revision. The proposed use would need to be compatible with the Woods' existing restrictions of 55+ seniors, etc. Negotiations would be required to allocate the utility connections, IF zoning permits. Further to the point, there does not seem to be a commercial use for the building that would attract a buyer (other than rental housing.)

31. What about the kitchen?



The Health Department inspected the kitchen and gave us a laundry list of things that needed to be brought up to code before it can be relicensed for commercial use under the WCA. All appliances have deteriorated somewhat and need to be serviced to pass inspection. The kitchen and other central rooms could be utilized to enhance profit from the building, but not at this time (April 2024) That would be in a second phase.

32. Will tenants be allowed to use the public facilities at The Woods?

The Committee feels that they should be. It would add little or no cost to the community, allow us to seek a higher rental price, expand our cultural uniqueness, and give us a chance to make new friends.

33. What about pets?

To be determined. Pets generally pose management/maintenance challenges.

34. Is there enough parking?

Yes, as required by codes, there is parking for the 12-apartment concept (one-bedroom apartments) However, more spaces than are available would be required for studio apartments.

35. Will it add to my carrying charges?

No

36. Who will manage the apartments?

There are options. It also depends on the number of units

37. How much will it cost?

See the cost estimate provided by the Architect's cost consultant. There are different numbers for the options considered. This is contained in the Committee Report which each resident will receive after it is presented to the BOD in April 2024.

38. Who will maintain the building?

The WCA, including the maintenance department and management.

39. What about solar power?

The Committee has investigated the cost of installing a solar power system. It is not required as part of this proposal and is currently not cost effective due to recent utility company rate changes. We feel it could be implemented as part of Phase 2 if the rate structure changes.

40. Will there be apartments for differently abled people?

Yes. With 12 apartments, we must have one ADA compliant unit and the rest need to be "adaptive."

41. Who will be living there?

"People just like us." They will meet all the same age and income-related requirements and rules that everyone else here is subject to.

42. Will we vote on turning it into apartments?

Community agreement to convert the Lodge to "rental housing" is already contained in the loan agreement between WCA and ROC. A member vote would be required for the needed financing.

43. Will the apartments add to the value of The Woods?

Yes, The Woods is already worth more than what we paid and its value continues to increase. Income property is a plus for the cooperative.

44. Why not reopen the care facility?

It is reported that the previous owners closed the facility because as an assisted living facility it was too small to be profitable.

45. What about all the noise and disruption during construction?

It will be managed, but there will be some noise. 95% of the work will be on the interior which will reduce the impact of any noise. No heavy machinery will be required. Any work will be conducted during regular work hours.

46. Who will be doing the construction?

To be determined. The WCA will solicit bids from licensed contractors and choose one or more according to cost and reputation. As the project is neither complicated nor large, the Committee hopes that we will hire locally and choose a local business that has an owner/working builder.

47. Can I see the plans?

Yes. They will be displayed at the Committee Presentation and available for all to review in the Committee Report which will be distributed to each resident in The Woods. Preliminary plans were displayed at our "Mock Up Event" fall 2023.

48. What about all the furniture and other contents in the building?

The Board has approved a committee proposal to empty the building of remaining furniture, and odds & ends. Prior to the start of construction, the 24 rooms will be emptied. Some items will be moved for use in other parts of The Woods. Some items will be offered for sale to Woods residents. Some items will be donated to charitable causes. The remaining items will be properly recycled or sent to the dump.

49. Where will we get the money to pay for the remodel?

The funding will be borrowed in the form of a loan. The By-Laws require that we obtain multiple bids. ROC USA has expressed interest. The BOD will seek additional lenders

50. Why did we change the name?

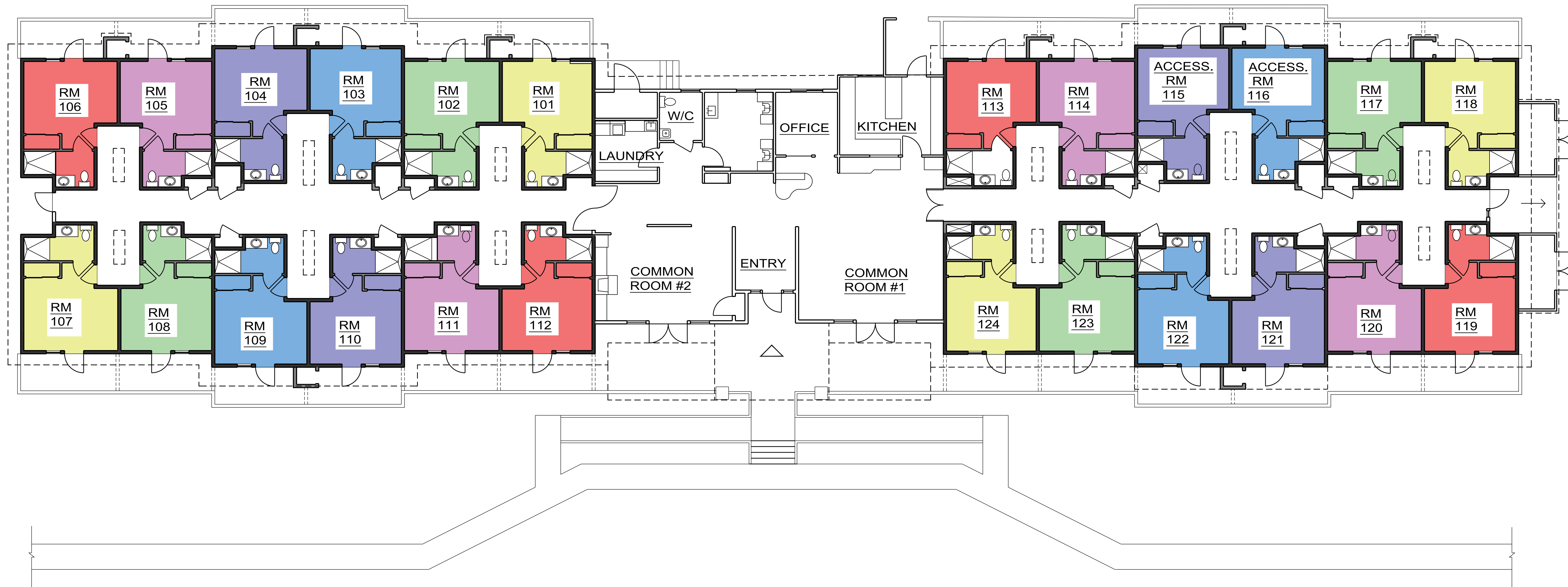
The "Lodge" name implies that it is an Inn or Hotel that accommodates guests on a short-term basis. This would also cause confusion in the marketing and advertising campaign if it is still thought of locally as a care facility.

51. ROC authorized an advance of \$150,000 from our Capital Reserves to fund concept development of the Lodge Conversion. How much has been spent and on what?

Total expenses to date (April 2024) are approximately \$23K for the Architect, her cost estimator/consultant, and miscellaneous fees to County Agencies for the Conditional Use Permit. All contracts were Board-authorized. All expenditures are authorized through the ongoing WCA fiscal controls.

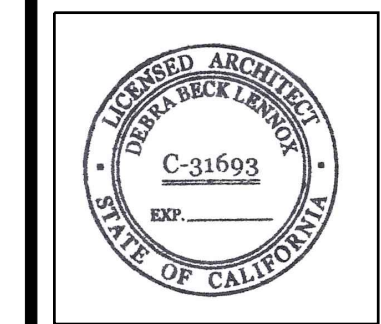
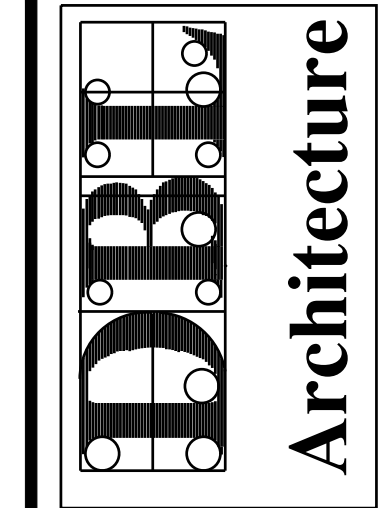
## 52. What happens next?

The Committee will be presenting its final report to the BOD in an open session and then answer any questions. Following that, the BOD will vote to receive or reject the report. It will then be up to the BOD to determine next steps to complete permit documents, obtain bids, etc.



# EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"



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REVISIONS	BY

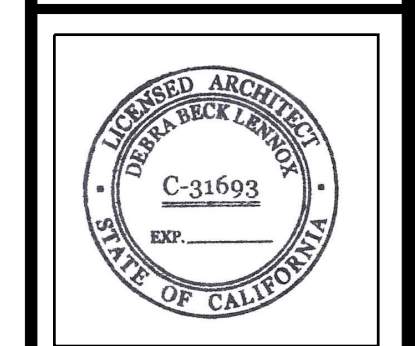
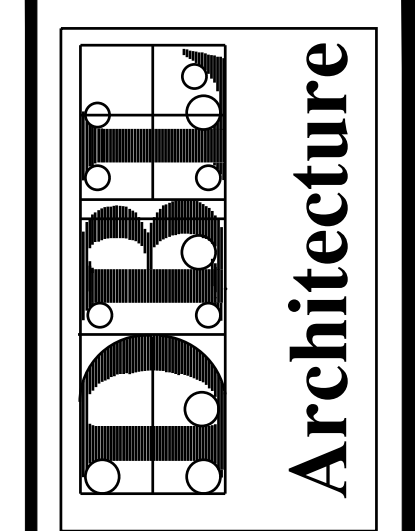
EXISTING FLOOR PLAN  
 LODGE @ THE WOODS APARTMENTS  
 for WOODS COOPERATIVE ASSOCIATION, INC  
 43300 LITTLE RIVER AIRPORT RD. LITTLE RIVER, CA 95456

SCALE: 1/8" = 1'-0"  
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# PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

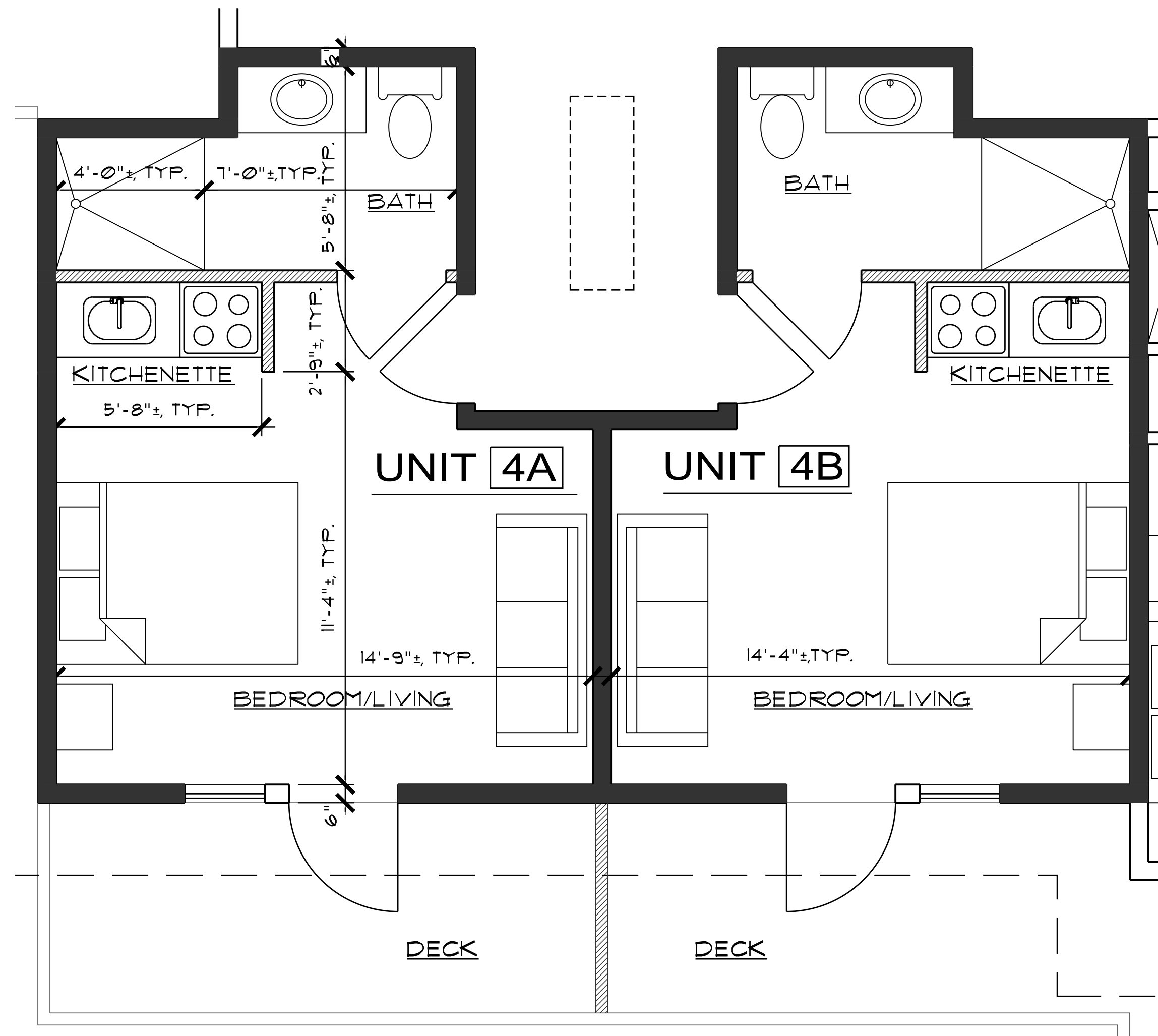


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REVISIONS	BY

**PROPOSED FLOOR PLAN**  
**LODGE @ THE WOODS APARTMENTS**  
 for WOODS COOPERATIVE ASSOCIATION, INC  
 43300 LITTLE RIVER AIRPORT RD. LITTLE RIVER, CA 95456

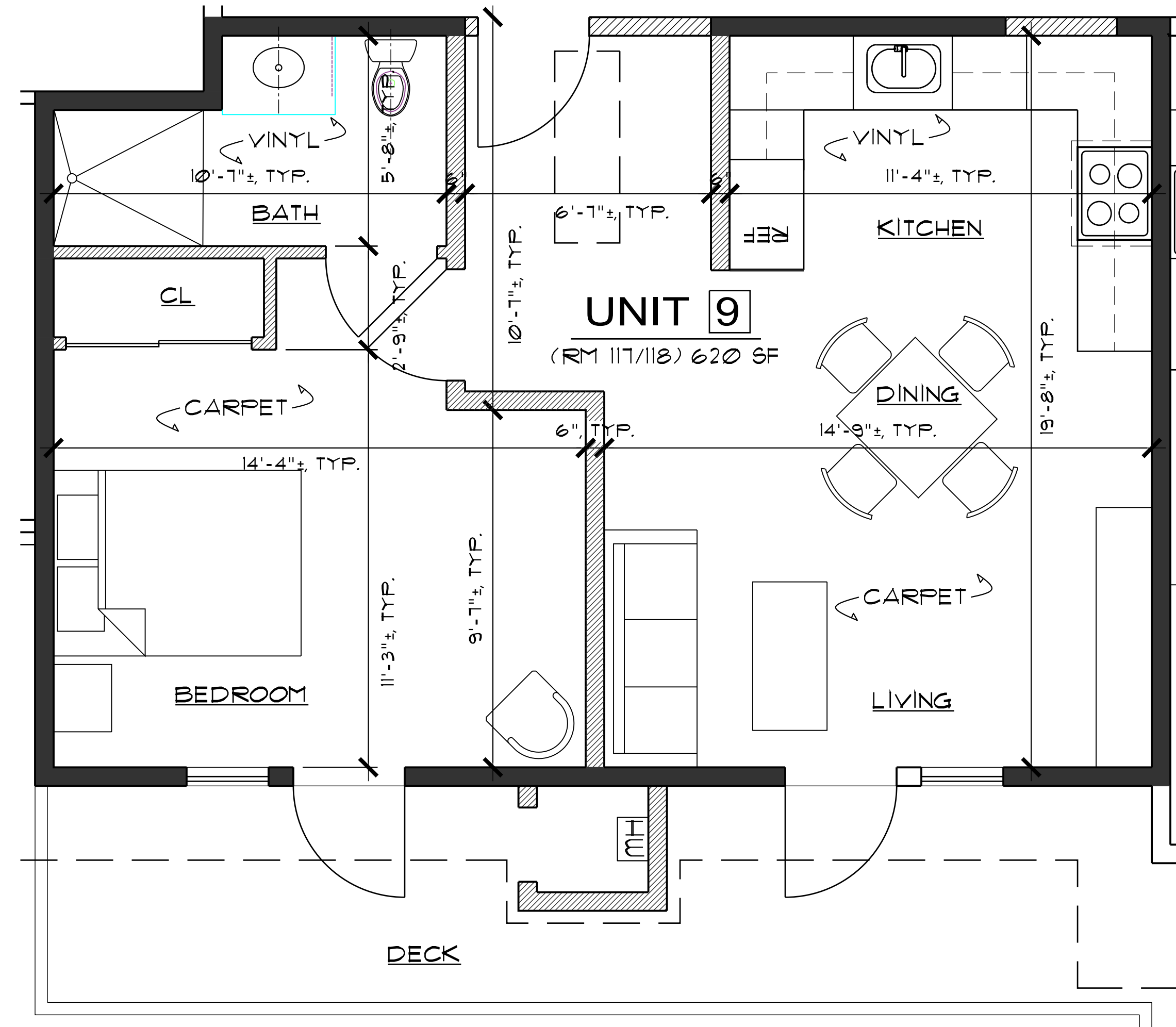
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**PROPOSED STUDIO FLOOR PLAN**  
 NORTH SCALE: 3/8" = 1'-0"



**PROPOSED STUDIO FLOOR PLAN-3D**  
 SCALE: NTS



**PROPOSED UNIT 9 FLOOR PLAN**  
 NORTH SCALE: 3/8" = 1'-0"



**PROPOSED UNIT 9 FLOOR PLAN-3D**  
 SCALE: NTS

REVISIONS	BY



**MARCENE TAYLOR INC.**

***Conceptual Cost Plan***

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

Marcene Taylor Inc.  
Boise, Idaho

(510) 735-6768  
[www.mticost.com](http://www.mticost.com)



**Conceptual Cost Plan****Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California****February 12, 2024  
MTI Job No. 23-0990***Contents**Page No.***Basis of Estimate**

Executive Summary

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**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

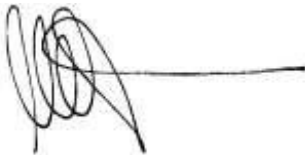
**February 12, 2024  
MTI Job No. 23-0990**

*Executive Summary*

The following estimate was prepared using preliminary information provided by Debra Lennox, AIA. The estimate is divided into three sections - a description of the basis of the estimate, overall summary, and building and sitework areas, summaries, project costs, and component budgets.

Please feel free to contact me should you require additional information.

Sincerely,



Marcene N. Taylor, CPE  
mtaylor@mticost.com  
(510) 735-6768





**MARCENE TAYLOR INC.**

**Basis of Estimate**

***Conceptual Cost Plan***

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

## **Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

### *Basis of Estimate*

#### **Project Description**

Project options for the existing assisted living building on the site of The Woods in Little River, California including demolishing the existing building and preparing pads for modular homes, creating one-bedroom apartments, common area and total building renovations and upgrades, PV panels, and an alternate cost for single-occupancy apartments.

#### **Conditions of Construction**

The construction start date is to be determined (escalation is excluded).

The total construction period is 10 months.

The general contract will be negotiated with a selected general contractor and qualified main subcontractors.

The contractor will not be required to pay prevailing wages.

There will not be small business set aside requirements.

The general contractor will have access to the site at all hours.

#### **Inclusions**

No work is anticipated for foundations or basement construction.

No work is anticipated for basement construction.

Superstructure includes new decking to existing framing and an allowance for upgrade to the existing roof framing as required for PV panel installation.

Exterior enclosure includes allowances for patch and paint of existing exterior finish, new deck railings, replacement of existing windows, and upgrade to existing exterior doors,.

Roofing includes allowances for replacement of existing shingles and underlayment with associated flashings and sheetmetal and caulking and sealants and replacement or repair of existing skylights.

Interior partitions include wood stud partition framing to match existing, acoustic insulation and sheathing, new interior doors, and fittings.

No work is anticipated for stairs.

Interior finishes include paint to walls and partitions, new carpet and vinyl flooring, and paint to existing ceilings.

No work is anticipated for conveying.

Plumbing includes new fixtures as required with associated rough-in and new hot water heaters.

## **Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

### *Basis of Estimate*

#### **Inclusions** (continued)

Heating, ventilation, and air conditioning is limited to modification of existing controls and testing and balancing. It is assumed that the existing radiant system will continue to be used.

Fire protection includes an allowance for minor rework of existing system as required.

Electrical includes modifications to existing power and distribution, PV panels, user convenience power, lighting and controls, telecommunications, and miscellaneous electrical.

Equipment includes residential appliances.

Furnishings include window coverings and fixed casework.

No work is anticipated for special construction.

Selective building demolition includes removal of existing building elements as required for new work.

Site preparation includes site clearing and earthwork.

Site improvements include vehicular paving, pedestrian paving, site development, and landscaping.

No work is anticipated for site mechanical utilities, site electrical utilities, or other site construction.

#### **Exclusions**

Cost escalation.

Land and easement acquisition costs including real estate fees, CEQA mitigation, and entitlement costs.

Project management and construction management fees.

Special consultants' fees.

Geotechnical fees.

Legal fees.

Utility surveys.

Costs associated with special foundation systems and unsuitable soils conditions.

Assessments, taxes, finance, legal, and development charges.

Environmental impact mitigation.

Fees associated with LEED certification.

Builder's risk, project wrap-up, and other owner provided insurance programs.

Hazardous material abatement.

Off-site work except as specifically identified.

Premium or overtime pay.

## **Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

### *Basis of Estimate*

#### **Risk Register**

This cost plan has been prepared using only preliminary ideas of what may be included in the project. Costs will change as the design is developed.

We are currently in an escalating construction market. Materials prices are increasing and are unstable with impacts of inflation and supply chain disruptions on materials unknown, and there are shortages in available skilled labor. This could negatively impact construction costs and schedules as the project goes out to bid and you may see increases beyond what is covered in the mark-up for reasonable cost escalation.

#### **Items Used in Preparing Cost Estimate**

Preliminary Plans received from Debra Lennox, AIA on December 11, 2023  
LODGE\_CHECKSET\_23.12.8.pdf

Discussions with the project architects and engineers.

## Conceptual Cost Plan

Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California

February 12, 2024  
MTI Job No. 23-0990

### *Basis of Estimate*

#### **Assumption of Market Conditions**

This estimate is an opinion of probable construction costs based on measurement and pricing of quantities available through provided information and reasonable assumptions for work not covered in the current drawings and specifications. Unit rates are based on historical data and/or discussions with contractors. The unit rates in this estimate reflect current bid costs in the area and include subcontractors' overhead and profit. MTI has no control over material or labor pricing and market conditions at the time of bid. Hence, MTI cannot guarantee that the bids or construction cost will not vary from this opinion of probable construction cost.

This estimate is based on the assumption that there will be competitive bidding for every portion of the work - a minimum of four bidders for all subcontract items and general contractor bids if applicable. If fewer bids are received, prices may be higher, while more bids received may result in more competitive pricing.

Current Construction Costs 2023 (copyright 2023 Sierra West Publishing) references engineering estimates are based on an average of 4-5 bids for a project. Deviation from engineering estimates produced from complete drawings is as follows:

1 bid	+38%
2 - 3 bids	+16%
4 - 5 bids	+0%
6 - 7 bids	-5%
8 or more bids	-10%

"It is not unusual for subcontract bids to vary as much as 100% for an individual trade. Accordingly, it is extremely important that the owner maintain continuous contact with the bidders during the bid period to assure a minimum of 4 - 5 Bids."

MTI's methodology is to establish unit rates based on experience for reasonable costing informed by labor and material rates, conversations with local subcontractors, published costs, and bid results. When MTI discusses pricing it does not provide specific project drawings, specifications, or data to avoid any conflict that would preclude a subcontractor from bidding on the job.



**MARCENE TAYLOR INC.**

**Overall Summary**

***Conceptual Cost Plan***

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**



**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

<i>Overall Project Cost Summary</i>	<i>Construction</i>	<i>Project Soft</i>	<i>Total</i>
	\$	\$	\$

<b>Scenario 1 - One-Bedroom Apartments and Common Areas</b>			
One-Bedroom Apartments	1,012,800	305,338	1,318,138
Common Areas	716,999	254,090	971,089
<b>TOTAL</b>			<b>2,289,227</b>

<b>Scenario 2 - Studio Apartments and Common Areas</b>			
Studio Apartments	1,319,541	397,814	1,717,354
Common Areas	716,999	254,090	971,089
<b>TOTAL</b>			<b>2,688,443</b>

<b>Solar (PV) Array and Batteries</b>			
<b>TOTAL</b>	495,988	125,769	<b>621,757</b>

<b>Demolition and Homesite Preparation</b>			
<b>TOTAL</b>	716,999	254,090	<b>971,089</b>

Note:

Cost escalation is excluded. MTI recommends carrying 5% of the project costs through midpoint of construction.



MARCENE TAYLOR INC.

# **Demolition and Homesite Preparation**

**Building Areas, Summary, and Detail**

***Conceptual Cost Plan***

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024**

**MTI Job No. 23-0990**

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**Demolition and Homesite Preparation***Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross<sup>1</sup></b>	
First Floor	10,880	1,900	11,830	SF
<b>Total Building Area</b>	<b>10,880</b>	<b>1,900</b>	<b>11,830</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	11,830	SF	1.000
Enclosed Area	10,880	SF	0.920
Covered Area	1,900	SF	0.161
Gross Exterior Wall Area	8,328	SF	0.704
Finished Wall Area	7,267	SF	0.614
Glazing Area	405	SF	0.034
Total Roof Area	13,150	SF	1.112
Sloped Roof Area	13,150	SF	1.112
Flat Roof Area	0	SF	0.000
Total Length of Interior Partitions	1,289	LF	0.109
Total Number of Elevators (x 1,000)	0	EA	0.000
Total Plumbing Fixtures (x 100)	48	EA	0.406
Total Site Area	81,250	SF	6.868
Finished Site Area	81,250	SF	6.868

<sup>1</sup> Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

**Conceptual Cost Plan****Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California****February 12, 2024  
MTI Job No. 23-0990****Demolition and Homesite Preparation**

<i>Project Capital Cost Summary</i>	<i>\$/SF</i>	<i>Total \$</i>
01 Site and Building Acquisition	0.00	0
02 Financing Costs	0.00	0
03 Architecture and Engineering	1.31	15,454
04 Permit and Plan Check Fees	1.48	17,500
05 Specialty Consultants	1.27	15,000
06 Construction Services/Demolition	37.32	441,538
07 Testing and Inspection	0.19	2,208
08 Project Management	0.04	500
09 Furnishings, Fixtures and Equipment	0.00	0
10 Relocation and Temporary Facilities	0.00	0
11 Program Expenses	0.00	0
<b>Subtotal - Project Capital Costs</b>	<b>41.61</b>	<b>492,200</b>
12 Program Risk Costs	3.73	44,154
<b>Total Project Capital Costs</b>	<b>45.34</b>	<b>536,354</b>

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**Demolition and Homesite Preparation***Project Capital Cost Detail**Subtotal \$**Total \$***01 Site and Building Acquisition****0**

Purchase price						0
None anticipated	1	LS	0.00	0		0
Realtor and legal fees						0
None anticipated	1	LS	0.00	0		0

**02 Financing Costs****0**

Financing costs						0
No work anticipated	1	LS	0.00	0		0

**03 Architecture and Engineering****15,454**

Design services						15,454
Full design services including civil, landscape, architectural, structural, mechanical, electrical, and cost estimating	3.50%	LS	441,538	15,454		
Soils investigation	1	LS	0.00	0		

**04 Permit and Plan Check Fees****17,500**

Utility fees						15,000
Sewer connection fee	1	LS	0.00	0		
Water connection fee	1	LS	0.00	0		
Electrical permit fee (PG&E)	1	LS	15,000.00	15,000		
Mechanical permit fee	1	LS	0.00	0		
Highway impact fee	1	LS	0.00	0		
Plan check						2,500
Plan check fees (Mendocino County) - none anticipated	0.00%	LS	441,538	0		
Permit fees for demolition and grading (Mendocino County) - allow	1	LS	2,500.00	2,500		
Development fees						0
None anticipated	1	LS	0.00	0		0

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Demolition and Homesite Preparation**

*Project Capital Cost Detail*

*Subtotal \$*

*Total \$*

**05 Specialty Consultants**

**15,000**

Surveys Allow	1	LS	15,000.00	15,000	15,000
Geotechnical report None anticipated	1	LS	0.00	0	0
Hazardous materials survey None anticipated	1	LS	0.00	0	0
Storm water management consultant None anticipated	1	LS	0.00	0	0
Waterproofing None anticipated	1	LS	0.00	0	0
Telecom None anticipated	1	LS	0.00	0	0
Scope and budget development None anticipated	1	LS	0.00	0	0

**06 Construction Services/Demolition**

**441,538**

Building construction/demolition Allow per MTI estimate	1	LS	441,538	441,538	441,538
Extended maintenance contract Not required	1	LS	0.00	0	0
Extended property management contract Not required	1	LS	0.00	0	0

**07 Testing and Inspection**

**2,208**

Inspector of record Not required	0	MO	0.00	0	0
Testing and special inspections Allow	0.50%	LS	441,538	2,208	2,208

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**Demolition and Homesite Preparation***Project Capital Cost Detail**Subtotal \$**Total \$***08 Project Management****500**

Owner program support Not required	1	LS	0.00	0	0
Consultant services Not required	0.00%	LS	441,538	0	0
Document reproduction and reimbursables Allow	1	LS	500.00	500	500

**09 Furnishings, Fixtures, and Equipment****0**

Furniture and equipment Not required	11,830	SF	0.00	0	0
Telecom, security, and audiovisual equipment Not required	11,830	SF	0.00	0	0
Initial Fitup Allowance for office accessories, small trash cans, etc.	1	LS	0.00	0	0

**10 Relocation and Temporary Facilities****0**

Move manager Not required	1	LS	0.00	0	0
Interim housing None anticipated	1	LS	0.00	0	0
Moving and storage Movers - not required	11,830	SF	0.00	0	0
Storage - not required	1	LS	0.00	0	0

**11 Program Expenses****0**

Building commissioning None required	1	LS	0	0	0
Legal services Allow	1	LS	0.00	0	0

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Demolition and Homesite Preparation**

<i>Project Capital Cost Detail</i>				<i>Subtotal \$</i>	<i>Total \$</i>
Outreach, communications, and public relations					0
Allow	1	LS	0.00	0	

**12 Program Risk Costs **44,154****

Construction contingency					22,077
Owner managed contingency for changes in construction scope and unforeseen conditions - allow	5.00%	LS	441,538	22,077	
Scope contingency					22,077
Owner managed contingency for changes in program needs prior to occupancy - allow	5.00%	LS	441,538	22,077	



**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**Demolition and Homesite Preparation**

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		0.00	0
C20 Stairs		0.00	0
C30 Interior Finishes		0.00	0
D10 Conveying		0.00	0
D20 Plumbing		0.00	0
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		0.00	0
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		18.88	223,301
G20 Site Improvement		2.11	25,000
G30 Site Mechanical Utilities		2.54	30,000
G40 Site Electrical Utilities		3.80	45,000
G90 Other Site Construction		0.00	0
<b>Current Direct Construction Cost</b>		<b>27.33</b>	<b>323,301</b>
Design Contingency	10.0%	2.73	32,330
<b>Current Direct Construction Cost with Design Contingency</b>		<b>30.06</b>	<b>355,631</b>
Bonds and Insurance	3.0%	0.90	10,669
General Conditions	12.0%	3.72	43,956
General Requirements	2.5%	0.87	10,256
GC Overhead and Profit	5.0%	1.78	21,026
Cost Escalation to Midpoint of Construction <sup>1</sup>	0.0%	0.00	0
<b>Total Construction Cost</b>		<b>37.32</b>	<b>441,538</b>

<sup>1</sup> Cost escalation to midpoint of construction is excluded.

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Demolition and Homesite Preparation**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>A10 Foundations</u></b>					<b><u>0</u></b>
<b><u>A20 Basement Construction</u></b>					<b><u>0</u></b>
<b><u>B10 Superstructure</u></b>					<b><u>0</u></b>
<b><u>B20 Enclosure</u></b>					<b><u>0</u></b>
<b><u>B30 Roofing</u></b>					<b><u>0</u></b>
<b><u>C10 Interior Construction</u></b>					<b><u>0</u></b>
<b><u>C20 Stairs</u></b>					<b><u>0</u></b>
<b><u>C30 Interior Finishes</u></b>					<b><u>0</u></b>
<b><u>D10 Conveying</u></b>					<b><u>0</u></b>
<b><u>D20 Plumbing</u></b>					<b><u>0</u></b>
<b><u>D30 HVAC</u></b>					<b><u>0</u></b>

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Demolition and Homesite Preparation**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>D40 Fire Protection</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>D50 Electrical</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>E10 Equipment</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>E20 Furnishings</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>F10 Special Construction</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>F20 Selective Building Demolition</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>G10 Site Preparation</u></b>					<b><u>223,301</u></b>
Site clearing					69,063
Remove existing paving and vegetation as required - allow	81,250	SF	0.85	69,063	
Site demolition and relocations					118,300
Demolish and remove existing building; haul off-site	11,830	GSF	10.00	118,300	
Site earthwork					35,938
Rough grade site - allow	81,250	SF	0.35	28,438	
Erosion control - allow	1	LS	7,500.00	7,500	

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Demolition and Homesite Preparation**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>G20 Site Improvement</u></b>					<b><u>25,000</u></b>
Vehicular paving					25,000
Curb cut and driveways - allow	3	LOT	5,000.00	15,000	
Patch and repair existing road as required for utility modifications - allow	1	LS	10,000.00	10,000	
<b><u>G30 Site Mechanical Utilities</u></b>					<b><u>30,000</u></b>
Site mechanical utilities					30,000
Modify existing as required - allow	3	LOT	10,000.00	30,000	
<b><u>G40 Site Electrical Utilities</u></b>					<b><u>45,000</u></b>
Site electrical utilities					45,000
Modify existing as required - allow	3	LOT	15,000.00	45,000	
<b><u>G90 Other Site Construction</u></b>					<b><u>0</u></b>



MARCENE TAYLOR INC.

# One-Bedroom Apartments

**Building Areas, Summary, and Detail**

***Conceptual Cost Plan***

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**One-Bedroom Apartments***Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross<sup>1</sup></b>	
First Floor	10,880	1,900	11,830	SF
<b>Total Building Area</b>	<b>10,880</b>	<b>1,900</b>	<b>11,830</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	11,830	SF	1.000
Enclosed Area	10,880	SF	0.920
Covered Area	1,900	SF	0.161
Gross Exterior Wall Area	8,328	SF	0.704
Finished Wall Area	7,267	SF	0.614
Glazing Area	405	SF	0.034
Total Roof Area	13,150	SF	1.112
Sloped Roof Area	13,150	SF	1.112
Flat Roof Area	0	SF	0.000
Total Length of Interior Partitions	1,289	LF	0.109
Total Number of Elevators (x 1,000)	0	EA	0.000
Total Plumbing Fixtures (x 100)	48	EA	0.406
Total Site Area	81,250	SF	6.868
Finished Site Area	70,370	SF	5.948

<sup>1</sup> Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

**Conceptual Cost Plan****Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California****February 12, 2024  
MTI Job No. 23-0990****One-Bedroom Apartments**

<i>Project Capital Cost Summary</i>	<i>\$/SF</i>	<i>Total \$</i>
01 Site and Building Acquisition	0.00	0
02 Financing Costs	0.00	0
03 Architecture and Engineering	10.27	121,536
04 Permit and Plan Check Fees	2.18	25,818
05 Specialty Consultants	0.00	0
06 Construction Services	85.61	1,012,800
07 Testing and Inspection	0.43	5,064
08 Project Management	0.08	1,000
09 Furnishings, Fixtures and Equipment	0.00	0
10 Relocation and Temporary Facilities	0.00	0
11 Program Expenses	0.00	0
<b>Subtotal - Project Capital Costs</b>	<b>98.58</b>	<b>1,166,218</b>
12 Program Risk Costs	12.84	151,920
<b>Total Project Capital Costs</b>	<b>111.42</b>	<b>1,318,138</b>

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**One-Bedroom Apartments**

*Project Capital Cost Detail*

*Subtotal \$*

*Total \$*

**01 Site and Building Acquisition**

**0**

Purchase price						0
None anticipated	1	LS	0.00	0		0
Realtor and legal fees						0
None anticipated	1	LS	0.00	0		0

**02 Financing Costs**

**0**

Financing costs						0
No work anticipated	1	LS	0.00	0		0

**03 Architecture and Engineering**

**121,536**

Design services						121,536
Full design services including civil, landscape, architectural, structural, mechanical, electrical, and cost estimating	12.00%	LS	1,012,800	121,536		
Soils investigation	1	LS	0.00	0		

**04 Permit and Plan Check Fees**

**25,818**

Utility fees						15,000
Sewer connection fee	1	LS	0.00	0		
Water connection fee	1	LS	0.00	0		
Electrical permit fee (PG&E)	1	LS	15,000.00	15,000		
Mechanical permit fee	1	LS	0.00	0		
Highway impact fee	1	LS	0.00	0		
Plan check						10,818
Plan check fees (Mendocino County) - allow	1	LS	5,408.89	5,409		
Permit fees (Mendocino County) - allow	1	LS	5,408.89	5,409		
Development fees						0
None anticipated	1	LS	0.00	0		0



**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**One-Bedroom Apartments**

*Project Capital Cost Detail*

*Subtotal \$*

*Total \$*

**05 Specialty Consultants**

**0**

Surveys						0
None anticipated	1	LS	0.00	0		0
Geotechnical report						0
None anticipated	1	LS	0.00	0		0
Hazardous materials survey						0
None anticipated	1	LS	0.00	0		0
Storm water management consultant						0
None anticipated	1	LS	0.00	0		0
Waterproofing						0
None anticipated	1	LS	0.00	0		0
Telecom						0
None anticipated	1	LS	0.00	0		0
Scope and budget development						0
None anticipated	1	LS	0.00	0		0

**06 Construction Services**

**1,012,800**

Building construction						1,012,800
Allow per MTI estimate	1	LS	1,012,800	1,012,800		1,012,800
Extended maintenance contract						0
Not required	1	LS	0.00	0		0
Extended property management contract						0
Not required	1	LS	0.00	0		0

**07 Testing and Inspection**

**5,064**

Inspector of record						0
Not required	0	MO	0.00	0		0
Testing and special inspections						5,064
Allow	0.50%	LS	1,012,800	5,064		5,064

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**One-Bedroom Apartments***Project Capital Cost Detail**Subtotal \$**Total \$***08 Project Management****1,000**

Owner program support None anticipated	1	LS	0.00	0	0
Consultant services None anticipated	0.00%	LS	1,012,800	0	0
Document reproduction and reimbursables Allow	1	LS	1,000.00	1,000	1,000

**09 Furnishings, Fixtures, and Equipment****0**

Furniture and equipment None anticipated	11,830	SF	0.00	0	0
Telecom, security, and audiovisual equipment None anticipated	11,830	SF	0.00	0	0
Initial Fitup Allowance for office accessories, small trash cans, etc.	1	LS	0.00	0	0

**10 Relocation and Temporary Facilities****0**

Move manager None anticipated	1	LS	0.00	0	0
Interim housing None anticipated	1	LS	0.00	0	0
Moving and storage Movers - not required	11,830	SF	0.00	0	0
Storage - not required	1	LS	0.00	0	0

**11 Program Expenses****0**

Building commissioning None required	1	LS	0	0	0
Legal services Allow	1	LS	0.00	0	0

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**One-Bedroom Apartments**

*Project Capital Cost Detail*

*Subtotal \$*

*Total \$*

Outreach, communications, and public relations						0
Allow	1	LS	0.00	0		

**12 Program Risk Costs**

**151,920**

Construction contingency						101,280
Owner managed contingency for changes in construction scope and unforeseen conditions - allow	10.00%	LS	1,012,800	101,280		
Scope contingency						50,640
Owner managed contingency for changes in program needs prior to occupancy - allow	5.00%	LS	1,012,800	50,640		

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**One-Bedroom Apartments**

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		9.67	114,408
C20 Stairs		0.00	0
C30 Interior Finishes		13.52	159,972
D10 Conveying		0.00	0
D20 Plumbing		7.24	85,600
D30 HVAC		2.42	28,660
D40 Fire Protection		0.42	5,000
D50 Electrical		11.94	141,258
E10 Equipment		2.89	34,200
E20 Furnishings		10.00	118,350
F10 Special Construction		0.00	0
F20 Selective Building Demolition		4.58	54,140
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
<b>Current Direct Construction Cost</b>		<b>62.69</b>	<b>741,588</b>
Design Contingency	10.0%	6.27	74,159
<b>Current Direct Construction Cost with Design Contingency</b>		<b>68.96</b>	<b>815,747</b>
Bonds and Insurance	3.0%	2.07	24,472
General Conditions	12.0%	8.52	100,826
General Requirements	2.5%	1.99	23,526
GC Overhead and Profit	5.0%	4.08	48,229
Cost Escalation to Midpoint of Construction <sup>1</sup>	0.0%	0.00	0
<b>Total Construction Cost</b>		<b>85.61</b>	<b>1,012,800</b>

<sup>1</sup> Cost escalation to midpoint of construction is excluded.

**Conceptual Cost Plan**

Lodge at the Woods Apartments  
 Woods Cooperative Association, Inc.  
 Little River, California

February 12, 2024  
 MTI Job No. 23-0990

**One-Bedroom Apartments**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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<b><u>A10 Foundations</u></b>					<b><u>0</u></b>
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<b><u>A20 Basement Construction</u></b>					<b><u>0</u></b>
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<b><u>B10 Superstructure</u></b>					<b><u>0</u></b>
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<b><u>B20 Enclosure</u></b>					<b><u>0</u></b>
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<b><u>B30 Roofing</u></b>					<b><u>0</u></b>
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<b><u>C10 Interior Construction</u></b>					<b><u>114,408</u></b>
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Interior partitions					73,608
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Wood stud partition framing to match existing, 2x6 and 2x4	1,853	SF	12.50	23,163	
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Labor premium for coordination with radiant heating system	218	LF	25.00	5,450	
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Acoustic batt insulation in partitions	1,853	SF	2.00	3,706	
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Gypsum board partition sheathing to match existing, taped and sanded	3,706	SF	5.00	18,530	
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Patch and repair existing gypsum board sheathing as required - allow	18,207	SF	1.25	22,759	
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Interior doors					19,800
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Solid core wood door in wood frame with hardware - allow	12	EA	1,650.00	19,800	
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**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**One-Bedroom Apartments**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Fittings					21,000
Interior signage - allow	12	UN	250.00	3,000	
Shower enclosure - repair or replace existing	12	EA	1,500.00	18,000	
Toilet and bath accessories - existing to remain	12	UN	0.00	0	
Closet shelving - existing to remain	12	UN	0.00	0	

**C20 Stairs****0****C30 Interior Finishes****159,972**

Wall finishes					55,138
Paint to walls, partitions, trim, and doors - allow	27,569	SF	2.00	55,138	
Floor finishes					75,227
Carpet	6,942	SF	7.00	48,594	
Vinyl	1,896	SF	6.25	11,850	
Wood baseboard, painted	3,285	LF	4.50	14,783	
Ceiling finishes					29,607
Patch and paint existing gypsum board ceiling - allow	8,838	SF	3.35	29,607	

**D10 Conveying****0****D20 Plumbing****85,600**

Plumbing systems within building					85,600
New kitchen sink and faucet	12	EA	1,200.00	14,400	
Toilet and lavatory fixtures - repair or replace existing	24	EA	750.00	18,000	
Sanitary waste, vent and service piping - connect to existing	12	EA	1,750.00	21,000	
Hot water heater, instantaneous, electric	12	EA	1,850.00	22,200	
Natural gas systems - none anticipated	11,830	GSF	0.00	0	

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**One-Bedroom Apartments**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Rain water drainage - existing to remain	11,830	GSF	0.00	0	
Miscellaneous plumbing	1	LS	10,000.00	10,000	
<b><u>D30 HVAC</u></b>					<b><u>28,660</u></b>
HVAC systems within building					28,660
Piping, valves and insulation - existing to remain	11,830	GSF	0.00	0	
Air handling equipment - existing to remain	11,830	GSF	0.00	0	
Air distribution and return - existing to remain	11,830	GSF	0.00	0	
Diffusers, registers, and grilles - existing to remain	11,830	GSF	0.00	0	
Controls and instrumentation - modify existing	11,830	GSF	1.50	17,745	
Systems testing and balancing	11,830	GSF	0.50	5,915	
Unit ventilation - existing to remain	11,830	GSF	0.00	0	
Other HVAC systems and equipment	1	LS	5,000.00	5,000	
<b><u>D40 Fire Protection</u></b>					<b><u>5,000</u></b>
Sprinklers					5,000
Automatic wet sprinkler system - minor modifications	1	LS	5,000.00	5,000	
<b><u>D50 Electrical</u></b>					<b><u>141,258</u></b>
Electrical systems within building					141,258
Electrical service and distribution - modify existing	11,830	GSF	4.00	47,320	
Machine and equipment connections - existing to remain	11,830	GSF	0.00	0	
User convenience power - modify existing	11,830	GSF	2.50	29,575	
Lighting and branch wiring, LED fixtures including controls - modify existing	11,830	GSF	3.50	41,405	
Telecommunications	11,830	GSF	0.25	2,958	
Fire alarm system - existing to remain	11,830	GSF	0.00	0	

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**One-Bedroom Apartments**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Security intrusion system - existing to remain	11,830	GSF	0.00	0	
Other electrical systems	1	LS	20,000.00	20,000	

**E10 Equipment****34,200**

Residential equipment					34,200
Refrigerator - allow	12	EA	1,500.00	18,000	
Range, electric - allow	12	EA	850.00	10,200	
Range hood - allow	12	EA	500.00	6,000	

**E20 Furnishings****118,350**

Fixed furnishings					118,350
Window shades - allow	405	SF	10.00	4,050	
Vanity casework	42	LF	250.00	10,500	
Kitchen base cabinet with solid surface countertop	200	LF	300.00	60,000	
Kitchen wall cabinet	216	LF	200.00	43,200	
Kitchen pantry shelving	4	LF	150.00	600	

**F10 Special Construction****0****F20 Selective Building Demolition****54,140**

Building elements demolition					54,140
Remove existing partition framing and sheathing	472	LF	15.00	7,080	
Remove existing door and frame	32	EA	100.00	3,200	
Remove sliding closet door	12	EA	75.00	900	
Remove floor finishes; protect existing concrete topping in place	8,838	SF	1.50	13,257	
Remove plumbing fixture and cap piping	36	EA	250.00	9,000	
Electrical trade demolition	11,830	GSF	0.75	8,873	
Miscellaneous demolition - allow	11,830	GSF	1.00	11,830	

**G10 Site Preparation****0**



**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
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Little River, California**

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**One-Bedroom Apartments**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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<b><u>G20 Site Improvement</u></b>					<b><u>0</u></b>
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<b><u>G30 Site Mechanical Utilities</u></b>					<b><u>0</u></b>
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<b><u>G40 Site Electrical Utilities</u></b>					<b><u>0</u></b>
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<b><u>G90 Other Site Construction</u></b>					<b><u>0</u></b>
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MARCENE TAYLOR INC.

# Common Areas

**Building Areas, Summary, and Detail**

*Conceptual Cost Plan*

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024**

**MTI Job No. 23-0990**

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**Common Areas***Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross<sup>1</sup></b>	
First Floor	10,880	1,900	11,830	SF
<b>Total Building Area</b>	<b>10,880</b>	<b>1,900</b>	<b>11,830</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	11,830	SF	1.000
Enclosed Area	10,880	SF	0.920
Covered Area	1,900	SF	0.161
Gross Exterior Wall Area	8,328	SF	0.704
Finished Wall Area	7,267	SF	0.614
Glazing Area	405	SF	0.034
Total Roof Area	13,150	SF	1.112
Sloped Roof Area	13,150	SF	1.112
Flat Roof Area	0	SF	0.000
Total Length of Interior Partitions	1,289	LF	0.109
Total Number of Elevators (x 1,000)	0	EA	0.000
Total Plumbing Fixtures (x 100)	48	EA	0.406
Total Site Area	81,250	SF	6.868
Finished Site Area	70,370	SF	5.948

<sup>1</sup> Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

**Conceptual Cost Plan****Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California****February 12, 2024  
MTI Job No. 23-0990****Common Areas**

<i>Project Capital Cost Summary</i>	<i>\$/SF</i>	<i>Total \$</i>
01 Site and Building Acquisition	0.00	0
02 Financing Costs	0.00	0
03 Architecture and Engineering	7.27	86,040
04 Permit and Plan Check Fees	1.96	23,164
05 Specialty Consultants	0.00	0
06 Construction Services	60.61	716,999
07 Testing and Inspection	0.30	3,585
08 Project Management	0.08	1,000
09 Furnishings, Fixtures and Equipment	2.77	32,751
10 Relocation and Temporary Facilities	0.00	0
11 Program Expenses	0.00	0
<b>Subtotal - Project Capital Costs</b>	<b>73.00</b>	<b>863,539</b>
12 Program Risk Costs	9.09	107,550
<b>Total Project Capital Costs</b>	<b>82.09</b>	<b>971,089</b>

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Common Areas***Project Capital Cost Detail**Subtotal \$**Total \$***01 Site and Building Acquisition****0**

Purchase price						0
None anticipated	1	LS	0.00	0		0
Realtor and legal fees						0
None anticipated	1	LS	0.00	0		0

**02 Financing Costs****0**

Financing costs						0
No work anticipated	1	LS	0.00	0		0

**03 Architecture and Engineering****86,040**

Design services						86,040
Full design services including civil, landscape, architectural, structural, mechanical, electrical, and cost estimating	12.00%	LS	716,999	86,040		
Soils investigation	1	LS	0.00	0		

**04 Permit and Plan Check Fees****23,164**

Utility fees						15,000
Sewer connection fee	1	LS	0.00	0		
Water connection fee	1	LS	0.00	0		
Electrical permit fee (PG&E)	1	LS	15,000.00	15,000		
Mechanical permit fee	1	LS	0.00	0		
Highway impact fee	1	LS	0.00	0		
Plan check						8,164
Plan check fees (Mendocino County) - allow	1	LS	4,081.66	4,082		
Permit fees (Mendocino County) - allow	1	LS	4,081.66	4,082		
Development fees						0
None anticipated	1	LS	0.00	0		0

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
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Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Common Areas***Project Capital Cost Detail**Subtotal \$**Total \$***05 Specialty Consultants****0**

Surveys						0
None anticipated	1	LS	0.00	0		0
Geotechnical report						0
None anticipated	1	LS	0.00	0		0
Hazardous materials survey						0
None anticipated	1	LS	0.00	0		0
Storm water management consultant						0
None anticipated	1	LS	0.00	0		0
Waterproofing						0
None anticipated	1	LS	0.00	0		0
Telecom						0
None anticipated	1	LS	0.00	0		0
Scope and budget development						0
Included with A/E fees	1	LS	0.00	0		0

**06 Construction Services****716,999**

Building construction						716,999
Allow per MTI estimate	1	LS	716,999	716,999		716,999
Extended maintenance contract						0
Not required	1	LS	0.00	0		0
Extended property management contract						0
Not required	1	LS	0.00	0		0

**07 Testing and Inspection****3,585**

Inspector of record						0
Not required	0	MO	0.00	0		0
Testing and special inspections						3,585
Allow .5% of construction cost	0.50%	LS	716,999	3,585		3,585

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
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**February 12, 2024**  
**MTI Job No. 23-0990**

**Common Areas***Project Capital Cost Detail**Subtotal \$**Total \$***08 Project Management****1,000**

Owner program support					0
None anticipated	1	LS	0.00	0	
Consultant services					0
None anticipated	0.00%	LS	716,999	0	
Document reproduction and reimbursables					1,000
Allow	1	LS	1,000.00	1,000	

**09 Furnishings, Fixtures, and Equipment****32,751**

Furniture and equipment					20,420
Allow	2,042	SF	10.00	20,420	
Telecom, security, and audiovisual equipment					11,831
Telephones - allow	11,830	SF	0.25	2,958	
Audiovisual - allow	11,830	SF	0.25	2,958	
Security - allow	11,830	GSF	0.50	5,915	
Initial Fitup					500
Allowance for office accessories, small trash cans, etc.	1	LS	500.00	500	

**10 Relocation and Temporary Facilities****0**

Move manager					0
None anticipated	1	LS	0.00	0	
Interim housing					0
None anticipated	1	LS	0.00	0	
Moving and storage					0
Movers - not required	11,830	SF	0.00	0	
Storage - not required	1	LS	0.00	0	

**11 Program Expenses****0**

Building commissioning					0
None required	1	LS	0	0	

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Common Areas**

<i>Project Capital Cost Detail</i>				<i>Subtotal \$</i>	<i>Total \$</i>
Legal services					0
Allow	1	LS	0.00	0	
Outreach, communications, and public relations					0
Allow	1	LS	0.00	0	

**12 Program Risk Costs**

**107,550**

Construction contingency					71,700
Owner managed contingency for changes in construction scope and unforeseen conditions - allow	10.00%	LS	716,999	71,700	
Scope contingency					35,850
Owner managed contingency for changes in program needs prior to occupancy - allow	5.00%	LS	716,999	35,850	



**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
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**Little River, California**

**February 12, 2024**  
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**Common Areas**

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		6.10	72,158
B20 Enclosure		12.93	153,015
B30 Roofing		9.80	115,923
C10 Interior Construction		0.86	10,193
C20 Stairs		0.00	0
C30 Interior Finishes		2.36	27,911
D10 Conveying		0.00	0
D20 Plumbing		0.16	1,850
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		0.00	0
E10 Equipment		0.00	0
E20 Furnishings		0.49	5,800
F10 Special Construction		0.00	0
F20 Selective Building Demolition		3.35	39,629
G10 Site Preparation		0.00	0
G20 Site Improvement		8.33	98,519
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
<b>Current Direct Construction Cost</b>		<b>44.38</b>	<b>524,998</b>
Design Contingency	10.0%	4.44	52,500
<b>Current Direct Construction Cost with Design Contingency</b>		<b>48.82</b>	<b>577,498</b>
Bonds and Insurance	3.0%	1.46	17,325
General Conditions	12.0%	6.03	71,379
General Requirements	2.5%	1.41	16,655
GC Overhead and Profit	5.0%	2.89	34,143
Cost Escalation to Midpoint of Construction <sup>1</sup>	0.0%	0.00	0
<b>Total Construction Cost</b>		<b>60.61</b>	<b>716,999</b>

<sup>1</sup> Cost escalation to midpoint of construction is excluded.

**Conceptual Cost Plan**

Lodge at the Woods Apartments  
 Woods Cooperative Association, Inc.  
 Little River, California

February 12, 2024  
 MTI Job No. 23-0990

**Common Areas**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**A10 Foundations** **0**

**A20 Basement Construction** **0**

**B10 Superstructure** **72,158**

Floor construction					72,158
Supplement structure as required and provide new composite board to outdoor decks - allow	3,207	SF	22.50	72,158	

**B20 Enclosure** **153,015**

Exterior walls					96,040
Applied exterior finish - patch and paint existing	8,328	SF	5.00	41,640	
Modify water heater enclosure as required - allow	8	EA	1,000.00	8,000	
Deck railings - allow	464	LF	100.00	46,400	
Exterior windows					38,475
Remove and replace existing windows in same openings - allow	405	SF	95.00	38,475	
Exterior doors					18,500
Modify existing as required	37	LVS	500.00	18,500	

**B30 Roofing** **115,923**

Roof coverings					100,923
New underlayment and shingles over existing wood roof deck	13,150	SF	6.00	78,900	
Flashings and sheetmetal as required - allow	13,150	SF	1.00	13,150	
Caulking and sealants - allow	11,830	GSF	0.75	8,873	

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
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Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Common Areas**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Roof openings					15,000
Roof access hatch - existing to remain	1	EA	0.00	0	
Skylights - modify or replace existing	120	SF	125.00	15,000	
<b><u>C10 Interior Construction</u></b>					<b><u>10,193</u></b>
Interior partitions					4,235
Modify door openings as required for ADA compliance - allow	3	EA	250.00	750	
Patch and repair existing gypsum board sheathing as required - allow	2,788	SF	1.25	3,485	
Interior doors					3,000
Solid core wood door in wood frame with hardware - allow	2	EA	1,500.00	3,000	
Fittings					2,958
Miscellaneous fittings including fire extinguisher cabinets - allow	11,830	GSF	0.25	2,958	
<b><u>C20 Stairs</u></b>					<b><u>0</u></b>
<b><u>C30 Interior Finishes</u></b>					<b><u>27,911</u></b>
Wall finishes					5,576
Paint to walls, partitions, trim, and doors - allow	2,788	SF	2.00	5,576	
Floor finishes					15,494
Carpet	1,674	SF	7.00	11,718	
Vinyl	368	SF	6.25	2,300	
Wood baseboard, painted	328	LF	4.50	1,476	
Ceiling finishes					6,841
Patch and paint existing gypsum board ceiling - allow	2,042	SF	3.35	6,841	

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
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Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Common Areas**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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<b><u>D10 Conveying</u></b>					<b><u>0</u></b>
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<b><u>D20 Plumbing</u></b>					<b><u>1,850</u></b>
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Plumbing systems within building					1,850
Hot water heater, instantaneous, electric	1	EA	1,850.00	1,850	

<b><u>D30 HVAC</u></b>					<b><u>0</u></b>
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<b><u>D40 Fire Protection</u></b>					<b><u>0</u></b>
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<b><u>D50 Electrical</u></b>					<b><u>0</u></b>
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<b><u>E10 Equipment</u></b>					<b><u>0</u></b>
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<b><u>E20 Furnishings</u></b>					<b><u>5,800</u></b>
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Fixed furnishings					5,800
Modify laundry casework as required	6	LF	100.00	600	
Modify kitchen casework as required	52	LF	100.00	5,200	

<b><u>F10 Special Construction</u></b>					<b><u>0</u></b>
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**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Common Areas**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**F20 Selective Building Demolition **39,629****

Building elements demolition					39,629
Remove existing decking from structure	3,207	SF	1.50	4,811	
Remove existing shingles and underlayment	13,150	SF	1.50	19,725	
Remove existing door and frame	2	EA	100.00	200	
Remove floor finishes; protect existing concrete topping in place	2,042	SF	1.50	3,063	
Miscellaneous demolition - allow	11,830	GSF	1.00	11,830	

**G10 Site Preparation **0****

**G20 Site Improvement **98,519****

Vehicular paving					58,055
Modify existing as required	38,704	SF	1.50	58,055	
Pedestrian paving					17,593
Modify existing as required	7,037	SF	2.50	17,593	
Site development					10,556
Site signage and accessories - allow	70,370	SF	0.15	10,556	
Landscaping					12,315
Existing to remain	24,630	SF	0.50	12,315	

**G30 Site Mechanical Utilities **0****

Site mechanical utilities					0
Existing to remain	1	LS	0.00	0	

**G40 Site Electrical Utilities **0****

Site electrical utilities					0
Existing to remain	1	LS	0.00	0	

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Common Areas**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**G90 Other Site Construction** **0**





MARCENE TAYLOR INC.

# **Solar (PV) Array and Batteries**

**Building Areas, Summary, and Detail**

***Conceptual Cost Plan***

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**Solar (PV) Array and Batteries***Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross<sup>1</sup></b>	
First Floor	10,880	1,900	11,830	SF
<b>Total Building Area</b>	<b>10,880</b>	<b>1,900</b>	<b>11,830</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	11,830	SF	1.000
Enclosed Area	10,880	SF	0.920
Covered Area	1,900	SF	0.161
Gross Exterior Wall Area	8,328	SF	0.704
Finished Wall Area	7,267	SF	0.614
Glazing Area	405	SF	0.034
Total Roof Area	13,150	SF	1.112
Sloped Roof Area	13,150	SF	1.112
Flat Roof Area	0	SF	0.000
Total Length of Interior Partitions	1,289	LF	0.109
Total Number of Elevators (x 1,000)	0	EA	0.000
Total Plumbing Fixtures (x 100)	48	EA	0.406
Total Site Area	81,250	SF	6.868
Finished Site Area	70,370	SF	5.948

<sup>1</sup> Gross floor area is calculated as the full enclosed area plus one-half of the covered area.



**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Solar (PV) Array and Batteries**

<i>Project Capital Cost Summary</i>	<i>\$/SF</i>	<i>Total \$</i>
01 Site and Building Acquisition	0.00	0
02 Financing Costs	0.00	0
03 Architecture and Engineering	2.73	32,239
04 Permit and Plan Check Fees	1.37	16,152
05 Specialty Consultants	0.00	0
06 Construction Services	41.93	495,988
07 Testing and Inspection	0.21	2,480
08 Project Management	0.04	500
09 Furnishings, Fixtures and Equipment	0.00	0
10 Relocation and Temporary Facilities	0.00	0
11 Program Expenses	0.00	0
<b>Subtotal - Project Capital Costs</b>	<b>46.27</b>	<b>547,359</b>
12 Program Risk Costs	6.29	74,398
<b>Total Project Capital Costs</b>	<b>52.56</b>	<b>621,757</b>

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Solar (PV) Array and Batteries***Project Capital Cost Detail**Subtotal \$**Total \$***01 Site and Building Acquisition****0**

Purchase price					0
None anticipated	1	LS	0.00	0	
Realtor and legal fees					0
None anticipated	1	LS	0.00	0	

**02 Financing Costs****0**

Financing costs					0
No work anticipated	1	LS	0.00	0	

**03 Architecture and Engineering****32,239**

Design services					32,239
Full design services including civil, landscape, architectural, structural, mechanical, electrical, and cost estimating	6.50%	LS	495,988	32,239	
Soils investigation	1	LS	0.00	0	

**04 Permit and Plan Check Fees****16,152**

Utility fees					10,000
Sewer connection fee	1	LS	0.00	0	
Water connection fee	1	LS	0.00	0	
Electrical permit fee (PG&E)	1	LS	10,000.00	10,000	
Mechanical permit fee	1	LS	0.00	0	
Highway impact fee	1	LS	0.00	0	
Plan check					6,152
Plan check fees (Mendocino County) - allow	1	LS	3,076.05	3,076	
Permit fees (Mendocino County) - allow	1	LS	3,076.05	3,076	
Development fees					0
None anticipated	1	LS	0.00	0	

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
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**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**Solar (PV) Array and Batteries***Project Capital Cost Detail**Subtotal \$**Total \$***05 Specialty Consultants****0**

Surveys						0
None anticipated	1	LS	0.00	0		0
Geotechnical report						0
None anticipated	1	LS	0.00	0		0
Hazardous materials survey						0
None anticipated	1	LS	0.00	0		0
Storm water management consultant						0
None anticipated	1	LS	0.00	0		0
Waterproofing						0
None anticipated	1	LS	0.00	0		0
Telecom						0
None anticipated	1	LS	0.00	0		0
Scope and budget development						0
None anticipated	1	LS	0.00	0		0

**06 Construction Services****495,988**

Building construction						495,988
Allow per MTI estimate	1	LS	495,988	495,988		495,988
Extended maintenance contract						0
Not required	1	LS	0.00	0		0
Extended property management contract						0
Not required	1	LS	0.00	0		0

**07 Testing and Inspection****2,480**

Inspector of record						0
Not required	0	MO	0.00	0		0
Testing and special inspections						2,480
Allow .5% of construction cost	0.50%	LS	495,988	2,480		2,480

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
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**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**Solar (PV) Array and Batteries***Project Capital Cost Detail**Subtotal \$**Total \$***08 Project Management****500**

Owner program support None anticipated	1	LS	0.00	0	0
Consultant services None anticipated	0.00%	LS	495,988	0	0
Document reproduction and reimbursables Allow	1	LS	500.00	500	500

**09 Furnishings, Fixtures, and Equipment****0**

Furniture and equipment None anticipated	11,830	SF	0.00	0	0
Telecom, security, and audiovisual equipment None anticipated	11,830	SF	0.00	0	0
Initial Fitup Allowance for office accessories, small trash cans, etc.	1	LS	0.00	0	0

**10 Relocation and Temporary Facilities****0**

Move manager None anticipated	1	LS	0.00	0	0
Interim housing None anticipated	1	LS	0.00	0	0
Moving and storage Movers - not required	11,830	SF	0.00	0	0
Storage - not required	1	LS	0.00	0	0

**11 Program Expenses****0**

Building commissioning None required	1	LS	0.00	0	0
Legal services Allow	1	LS	0.00	0	0

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
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Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Solar (PV) Array and Batteries**

<i>Project Capital Cost Detail</i>				<i>Subtotal \$</i>	<i>Total \$</i>
Outreach, communications, and public relations					0
Allow	1	LS	0.00	0	

**12 Program Risk Costs**

**74,398**

Construction contingency					49,599
Owner managed contingency for changes in construction scope and unforeseen conditions - allow	10.00%	LS	495,988	49,599	
Scope contingency					24,799
Owner managed contingency for changes in program needs prior to occupancy - allow	5.00%	LS	495,988	24,799	

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
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**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**Solar (PV) Array and Batteries**

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.56	6,575
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		0.00	0
C20 Stairs		0.00	0
C30 Interior Finishes		0.00	0
D10 Conveying		0.00	0
D20 Plumbing		0.00	0
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		30.14	356,595
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
<b>Current Direct Construction Cost</b>		<b>30.70</b>	<b>363,170</b>
Design Contingency	10.0%	3.07	36,317
<b>Current Direct Construction Cost with Design Contingency</b>		<b>33.77</b>	<b>399,487</b>
Bonds and Insurance	3.0%	1.01	11,985
General Conditions	12.0%	4.17	49,377
General Requirements	2.5%	0.97	11,521
GC Overhead and Profit	5.0%	2.00	23,618
Cost Escalation to Midpoint of Construction <sup>1</sup>	0.0%	0.00	0
<b>Total Construction Cost</b>		<b>41.93</b>	<b>495,988</b>

<sup>1</sup> Cost escalation to midpoint of construction is excluded.

**Conceptual Cost Plan**

**Lodge at the Woods Apartments  
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Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Solar (PV) Array and Batteries**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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<b><u>A10 Foundations</u></b>					<b><u>0</u></b>
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<b><u>A20 Basement Construction</u></b>					<b><u>0</u></b>
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<b><u>B10 Superstructure</u></b>					<b><u>6,575</u></b>
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Roof construction					6,575
Modify roof construction as required to support PV array	13,150	SF	0.50	6,575	

<b><u>B20 Enclosure</u></b>					<b><u>0</u></b>
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<b><u>B30 Roofing</u></b>					<b><u>0</u></b>
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<b><u>C10 Interior Construction</u></b>					<b><u>0</u></b>
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<b><u>C20 Stairs</u></b>					<b><u>0</u></b>
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<b><u>C30 Interior Finishes</u></b>					<b><u>0</u></b>
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<b><u>D10 Conveying</u></b>					<b><u>0</u></b>
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<b><u>D20 Plumbing</u></b>					<b><u>0</u></b>
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**Conceptual Cost Plan**

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Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Solar (PV) Array and Batteries**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>D30 HVAC</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>D40 Fire Protection</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>D50 Electrical</u></b>					<b><u>356,595</u></b>
Electrical systems					356,595
PV panels including supports	2,810	SF	85.00	238,850	
Panelboards, switches, and					
transformers - allow	11,830	GSF	1.50	17,745	
Batteries as required - allow	1	LS	100,000.00	100,000	
<hr/>					
<b><u>E10 Equipment</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>E20 Furnishings</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>F10 Special Construction</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>F20 Selective Building Demolition</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>G10 Site Preparation</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>G20 Site Improvement</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>G30 Site Mechanical Utilities</u></b>					<b><u>0</u></b>
<hr/>					



**Conceptual Cost Plan**

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**Solar (PV) Array and Batteries**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**G40 Site Electrical Utilities** **0**

**G90 Other Site Construction** **0**



MARCENE TAYLOR INC.

# Studio Apartments Option

*Conceptual Cost Plan*

**Lodge at the Woods Apartments  
Woods Cooperative Association, Inc.  
Little River, California**

**February 12, 2024  
MTI Job No. 23-0990**

**Conceptual Cost Plan**

**Lodge at the Woods Apartments**  
**Woods Cooperative Association, Inc.**  
**Little River, California**

**February 12, 2024**  
**MTI Job No. 23-0990**

**Studio Apartments**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**Studio Apartments****1,717,354**

Direct Construction Costs					966,188
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Single room occupancy direct  
 construction cost - allow

Interior construction	11,830	GSF	12.50	147,875	
Interior finishes	11,830	GSF	14.00	165,620	
Plumbing including sizing upgrades as required	11,830	GSF	18.00	212,940	
HVAC	11,830	GSF	3.00	35,490	
Fire protection	1	LS	5,000.00	5,000	
Electrical including service upgrade	11,830	GSF	18.00	212,940	
Equipment	11,830	GSF	11.25	133,088	
Furnishings	11,830	GSF	0.50	5,915	
Selective building demolition	11,830	GSF	4.00	47,320	

## Mark-Ups

353,353

Design Contingency	10.0%			96,619	
Bonds and Insurance	3.0%			31,884	
General Conditions	12.0%			131,363	
General Requirements	2.5%			30,651	
GC Overhead and Profit	5.0%			62,835	
Cost Escalation - Excluded	0.0%			0	

## Project Soft Costs

397,814

Allow	30.1%			397,814	
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Base Estimate - One-Bedroom Apartments

1,318,138

Alternate - Studio Apartments

1,717,354

**Delta****399,216**

Hello Woods members. Glad you are here.

I joined this committee after we bought The Woods because I wanted to help the committee to fulfill its mission. And that mission was to explore and investigate what we needed to do in order to fulfill our mortgage requirement of converting the Lodge to residential units.. and then to take the necessary actions toward accomplishing that goal.

I viewed my role in this process as:

supporting committee members to respect each other  
and appreciate each other's unique contributions  
toward accomplishing our mission goal.

If this did happen,

I felt we would be unimpeded ( or at least less impeded)  
and so be able to succeed in accomplishing our goal.

During our first months together, our chairperson sent weekly reports to the community.  
And members sent their responses.

We found ourselves taking up much of our meeting time responding to community concerns during a time when so much was in flux.. changing frequently from one week to to the next and sometimes from one day to the next.

Finally we decided to focus our efforts entirely on the work before us  
and when we had the relevant information about the three options before us..  
we would then present our findings to our community.  
And that is what we are doing today.

It took us several months to clarify what we actually needed to do and many more months (8 to be exact) to get a Conditional Use Permit from the County. During these 8 months, we reviewed and evaluated the many Lodge options put forward by the original Lodge committee. And we focused on 3 of those options, which we will be presenting to you today. After we finally obtained this permit, we could then legally act to hire an architect, a cost estimator and a CASP expert (who advised on handicapped accessibility requirements). We hired these experts soon after getting that permit.

During our beginning months, as we tried to identify what we needed to do, our meetings were, at times, intense and sometimes we disagreed about how to proceed. However.. as the months went by, we gradually learned how to really listen to each other and our respect for each other grew as well as our appreciation for the contributions each of us made. And because of this, we were more able to focus, to discuss and to take actions together as a cohesive working group.

And in time, we accomplished our mission goal:  
We identified, in detail, the pros and cons of each of the three residential options based on facts we received from the reputable experts we had hired.

We have no power to decide anything.

Our next steps include:

- \*this presentation to you today
- \*our report to our Board of Directors on Tuesday
- \*and delivering to each of you, a compilation of all relevant information in paper form.

Thank you for your attendance today and for your attention to our presentation.

Esther Faber

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