



Access Apartments

238 Sierra Manor Road

Mammoth Lakes, CA

Value Engineering Conversation

October 4, 2021

Redevelopment Vision

BEFORE



AFTER





Kevin Daly Architects

Check out Access Apartments here:

<https://kevindalyarchitects.com/projects/details/mammoth-lakes-affordable-housing/>

Necessary Plan Revisions

1

Roof improvements
to prevent ice dams

2

Revise water meter
connections

3

Relocate 2 laundry
machines in the
garages

Optional Revisions

Item	Potential Cost Savings	Cost to Revise	Estimated Net Savings
1. Eliminte GrassPave	\$4,000	\$3,800	\$200
2. Utilize Existing Roof	\$350,000	\$29,500	\$320,500
3a. Change metal siding to hardie	\$100,000		
3.b Change cabinets	\$40,000		
3.c Change flooring	\$15,000		
	<i>Subtotal of items 3a-3c</i>	\$9,100	\$145,900
4.a Electrical savings	\$120,000		
4.b Plumbing savings	\$100,000		
	<i>Subtotal of items 4a-4b</i>	\$16,200	\$203,800
	TOTALS	\$58,600	\$670,400

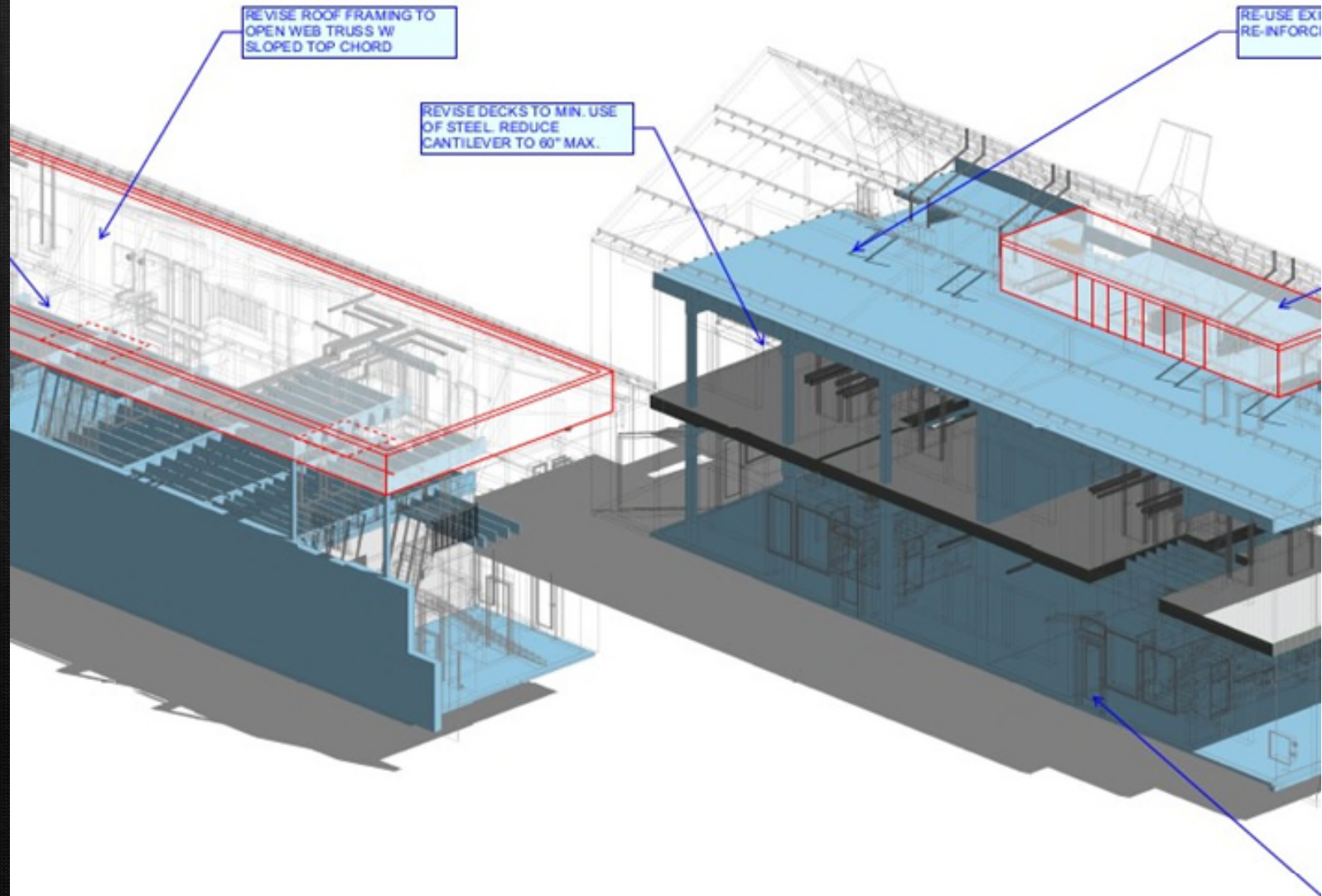
1. Eliminate GrassPave

- ◇ GrassPave = 632 square feet
- ◇ Potential of \$200 in savings
- ◇ Does not factor in what replacement material will be used for the parking spaces
- ◇ Part of a comprehensive, interactive landscape plan that includes
 - ◇ Steppingstones
 - ◇ Walking labyrinth
 - ◇ Community dining area



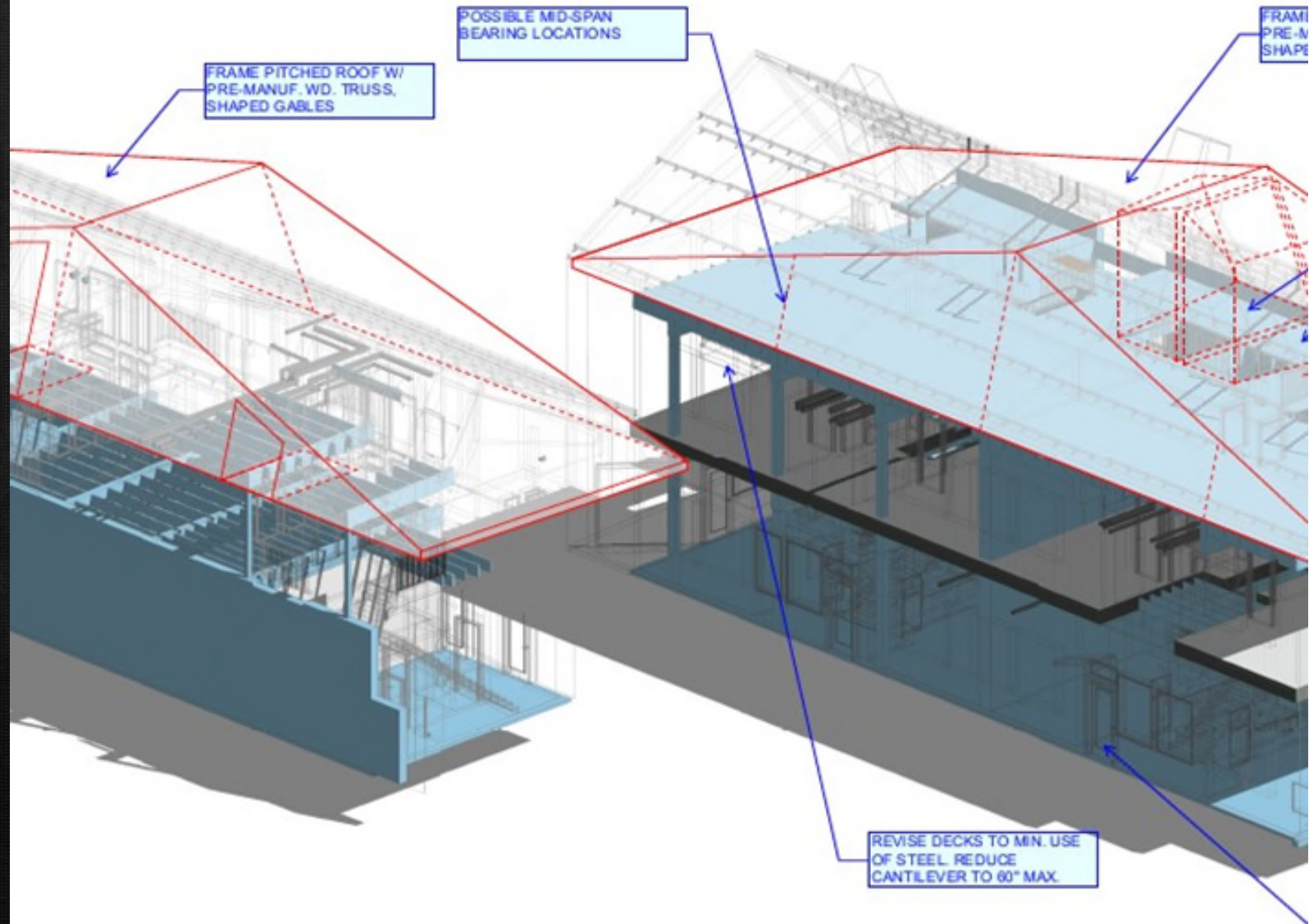
2. Utilize Existing Roof Framing

- ◇ Roof will need to be reinforced to meet building code
- ◇ Building A will need an insulated penthouse to enclose light well, mechanical, etc.
- ◇ New framing for flat roof on Building B.
- ◇ Lose total of 950 square feet of storage lofts in 7 units.
- ◇ MEP costs will be more expensive for the flat roof to find space to include mechanical, etc.



Alternate Roof Option

- ◇ Change the orientation of the roof gable
- ◇ Snow shed will fall East/West instead of North/South. Building A will need an insulated penthouse to enclose light well, mechanical, etc.
- ◇ New framing for flat roof on Building B.
- ◇ Lose total of 950 square feet of storage lofts in 7 units.
- ◇ MEP costs will be more expensive for the flat roof in order to find space to include mechanical, etc.



3. Exterior and Interior Finishes

Possible Revisions

Siding	Cabinets	Flooring
<p>Metal siding to hardie</p> <ul style="list-style-type: none">• Re-painting every 10-15 years = \$23,000 - \$25,000• Added \$ if multiple colors• Moisture penetration = Replace some pieces every year	<p>Birch cabinets to plastic laminate</p> <ul style="list-style-type: none">• Possible more frequent replacement costs	<p>LVT flooring to (VCT)</p> <ul style="list-style-type: none">• Solid vs porous• Wear layer on LVT• VCT requires routine wax/finish/polish• Possible more frequent replacement costs

NOTES

- ◇ Maintenance over time and in the long-term is a critical aspect of creating sustainable affordable housing
- ◇ Costs up front versus ongoing costs
- ◇ \$5,500 / year towards long-term replacement reserve committed
- ◇ Low-income rents do not generate the revenue for expensive unit turnover costs
- ◇ Project nets ~\$2,500 / year



CORRUGATED SIDING



STANDING SEAM ROOF

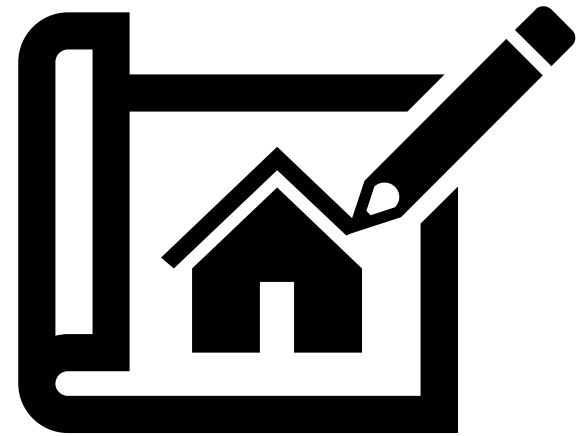


CORRUGATED SIDING WITH



4. Electrical & Plumbing Savings

- ◆ Architects and Cost-Estimators will continue to refine the costs associated with the electrical and plumbing work.
- ◆ We are waiting to get some bids from local subcontractors, for more accuracy.
- ◆ At this time, a more actual cost of these items has not been identified.





Access Apartments
Small-scale, rural infill
Commercial conversion project

Discussion