

Pomona Family Resource Center Permanent Supportive Housing



Pomona Family Resource Center Permanent Supportive Housing

Proposal

2040 N. Garey Ave.
Pomona CA

Submitted to: **Mr. George Montano**
505 S Garey Ave,
Pomona, CA 90013
March 23, 2026



Pomona Family Resource Center Permanent Supportive Housing

Mr. George Montano
505 S Garey Ave,
Pomona, CA 90013

REF: Pomona Family Resource Center Permanent Supportive Housing

Dear Mr. Montano,

The development and proposed tenant improvement and related site work of the Pomona Family Resource Center Permanent Supportive Housing in Los Angeles, CA, is an exciting and highly anticipated project. Angeles Contractor, Inc. is honored to have been asked to participate and looks forward to further discussions with regards to the design and construction of the project.

Angeles Contractor, Inc. ("ACI") is ready to assemble a team to help you transition smoothly from design into construction on this important project. With this bid, ACI proposes to bring to your Team vast experience and detailed knowledge along with a past history of developing, implementing, coordinating and completing large scale projects with complex budgets and detailed scopes, such as this project.

ACI's highly experienced team of Managers and Supervisors has been selected based on each individual's specialty and vast knowledge in select or all fields of: Cost Analyses, Value Engineering, Scheduling, Site Logistics, Public Safety, Coordination and Building methods. ACI's core and fundamental belief is paring individuals with many years of construction knowledge and ability to collaborate as 'key' team players, each contributing their experience and adding balance to you and your Design Team.

ACI will provide coordination and assistance to the whole team to aid in understanding & simplifying the many complexities that are inherent with projects of this size and complexity. ACI understands the Project is a very high-profile project and will require a special core of ACI experts. This will require ACI's Team to combine with yours to coordinate and manage various private groups as well as numerous public & governmental entities. ACI has many qualified employees from which to draw from to form a core team of professionals, all of whom will be carefully chosen for their experience, knowledge, understanding and ability to negotiate and mediate all facets of your construction project. ACI's teams all understand the complex personalities and intricacies of such important and high-profile projects.

ACI looks forward to combining 'our' Team with yours; resulting in the completion of this much anticipated and highly desired project. Please feel free to contact me at (626) 923-3800 or walters@angelescontractor.com with any questions about this proposal.

Best Regards,

Walter Shirley
Senior Vice President
Angeles Contractor, Inc.



Table of Contents

Section 1: Cover Letter

Section 2: Table of Contents

Section 3: Construction Proposal

Section 4: Preliminary Construction Schedule

Section 5: Services/Qualifications

Section 6: Personnel

Section 7: Relevant Experience List

Section 8: Letter of Bondability



SECTION #3

Construction Proposal

BUDGET BREAKDOWN



POMONA FAMILY RESOURCE CENTER PERMANENT SUPPORTIVE HOUSING

2040 N. GAREY AVE. POMONA CA.
ANGELES CONTRACTOR INC.

LOT AREA
LIFEARK MODULAR AREA
OF MODULES
OF BEDS

8,188 sf
3,485 sf
53
16

March 23, 2026

DIV	DESCRIPTION	MODULAR SITE COST	REMARK
1	General Conditions and General Requirements	\$322,714.00	
1	SWPPP & Erosion Control	\$18,500.00	
1	Surveying and Scheduling	\$45,800.00	
1	Final Clean-up	\$18,596.00	
31	Site Demolition	\$20,275.00	
31	Grading & Earthwork	\$87,400.00	
31	Site Clearing & Haul-Off Existing Debris	Included	
32	Site Concrete, Curbs, Pads	\$78,550.00	
32	Landscaping & Irrigation	\$41,560.00	
32	Metal Railings	\$1,840.00	
33	Site Utilities	\$116,160.00	
33	Offsite Improvements	\$30,000.00	Allowance
3	Concrete - Building Pads	\$129,960.00	
7	Pedestrian Raised Deck System	\$95,420.00	
10	Signage - Code Required Only	\$8,300.00	
13	Modular Installation on Site	\$145,200.00	
13	Prefabricated Ramp & Stairs	\$38,900.00	
21	Fire Sprinkler	\$61,980.00	
22	Plumbing	\$136,430.00	
23	HVAC	\$46,500.00	
26	Electrical & Fire Alarm	\$258,450.00	
SUBTOTAL I - HARD COSTS		\$1,702,535.00	
II-1	Deputy Inspection Cost	\$20,000.00	
II-2	Contractor's Contingency	\$77,713.00	
II-3	Soft Costs - Design & Engineering	\$135,000.00	
II-4	Parking lot Allowance	\$90,000.00	Allowance
SUBTOTAL II		\$322,713.00	

BUDGET BREAKDOWN



POMONA FAMILY RESOURCE CENTER PERMANENT SUPPORTIVE HOUSING

2040 N. GAREY AVE. POMONA CA.
ANGELES CONTRACTOR INC.

LOT AREA
LIFEARK MODULAR AREA
OF MODULES
OF BEDS

8,188 sf
3,485 sf
53
16

March 23, 2026

DIV	DESCRIPTION	MODULAR SITE COST	REMARK
	Insurance - General Liability	\$26,761.00	
	Builder's Risk Insurance	\$30,330.00	
	Payment & Performance Bonds	\$20,517.00	
	Overhead	\$62,171.00	
	Contractor's Fee	\$69,943.00	
TOAL BUDGET AMOUNT		\$2,234,970.00	

POMONA FAMILY RESOURCE CENTER PERMANENT SUPPORTIVE HOUSING

2040 N. GAREY AVE. POMONA CA.

CONTRACTOR: ANGELES CONTRACTOR INC.



CLARIFICATIONS AND EXCLUSIONS:

March 23, 2026

CLARIFICATIONS:

- 1 This proposal is based on conceptual site layout "SITEPLAN 3 260212- 16U" provided to ACI for pricing by Lifeark (Attached to this proposal).
- 2 This proposal includes all of the site work and installation of 16 units (53 modules) within the main Garey site, as well as parking lot scope.
- 3 Construction costs for onsite parking lot is included in this proposal as an allowance pending final design.
- 4 This proposal includes Sourcewell fees.
- 5 ACI supervision includes a full time superintendent, as well as project engineer and project manager as required.
- 6 LifeArk modules are delivered to site by others for ACI installation. ACI's scope is limited to setting, anchoring the modules and utility connections.
- 7 Walkway between modules is priced based on "Worksafe Access System".
- 8 Water and Power are provided to the contractor for duration of construction by the owner.
- 9 This proposal includes an allowance of \$30,000 for all offsite improvement including utility connections offsite demo.
- 10 Site grading assumes a maximum of 2 ft. over-excavation and recompaction under building pads, and 1 ft. over-excavation and recompaction under site hardscaping.
- 11 Existing perimeter CMU/ metal fence is supposed to remain and be used for future use. No new metal fence is required per city approval.

EXCLUSIONS:

- 1 Development fees, Utility and any governmental fees, permit fees and plan check fees.
- 2 Site Security.
- 3 Cost or schedule impacts related to delays by utility providers (SCE, Water, Telephone, Cable, Internet, etc.).
- 4 Determination, testing, handling and abatement of any hazardous material, and soil contamination, Environmental mitigation.
- 5 Biological surveys and environmental compliance measures including wildlife protection / relocation, Archeological mitigations.
- 6 Dewatering, Liquefaction remediation (Not expected on this site.), Soil remediation and improvement.
- 7 Unforeseen conditions, and removal of existing underground utilities, rock excavation etc.,.
- 8 Owner's furnished appliances, site furnishings, and special equipment.

POMONA FAMILY RESOURCE CENTER PERMANENT SUPPORTIVE HOUSING
2040 N. GAREY AVE. POMONA CA.
CONTRACTOR: ANGELES CONTRACTOR INC.



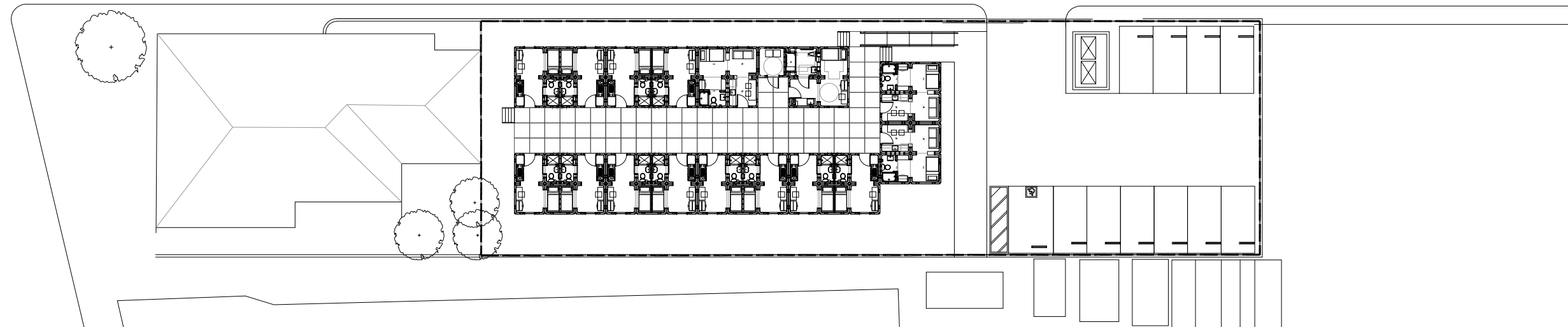
CLARIFICATIONS AND EXCLUSIONS:

March 23, 2026

EXCLUSIONS, CONT'D:

- 9 Monument Signs, Specialty signage.
- 10 ZNE (Zero Net Energy) upgrades beyond code minimum per CalGreen 2022.
- 11 EV Charging Equipment and Emergency Generator.
- 12 Site Storm Drain.
- 13 Low Voltage System.
- 14 Solar Systems.

N Garey Ave



**SITEPLAN 3
260212- 16U**

POMONA FAMILY RESOURCE CENTER PERMANENT SUPPORTIVE HOUSING
2040 N GAREY AVE, POMONA, CA

MODEL	TYPE	UNITS	AREA	TOTAL	BED	MOD
2X2	ADA	1	268	268	1	4
2X2	EFFICIENCY	3	268	1,340	3	12
3x2	EFF DPLX	6	402	804	12	36
1X1	LAUNDRY		67	67		1
TOTAL				2,479 SF	16	53

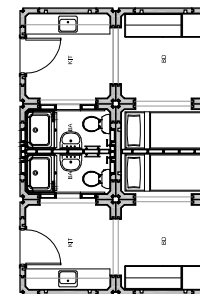
NUMBER OF DECKS: 80 (1,384 SF)
ACCESSIBLE UNIT SUMMARY

PROVIDED

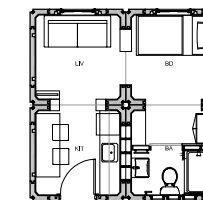
- MOBILITY + HEARING OR VISION DISABILITIES
TOTAL 1 UNIT
1 UNIT (6%)

SITE AREA	13,100 SF
FOOTPRINT AREA RATIO	3,863 SF(29.5%)
FLOOR AREA(RATIO)	2,814 SF(18.9%)
PARKING	10 + 1 ADA

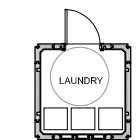
UNIT PLANS



3X2 EFFICIENCY DUPLEX



2X2 EFFICIENCY



LAUNDRY



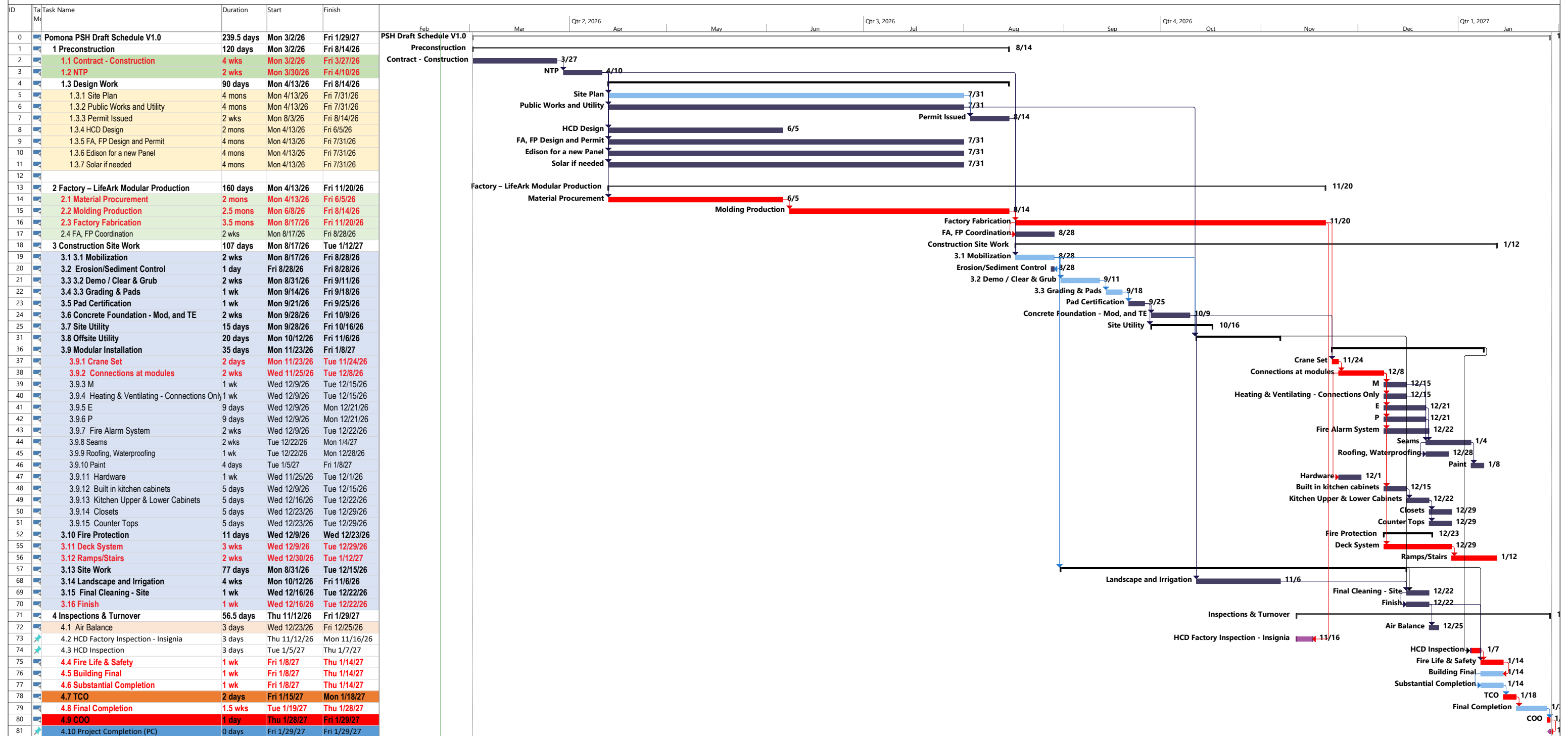
SECTION #4

Preliminary Construction Schedule



Pomona Family Resource Center Permanent Supportive Housing

2040 N. Garey Ave. (16 Units)



Project: Pomona PSH Draft Sch Date: Fri 2/20/26

Legend: Task (solid bar), Milestone (diamond), Project Summary (dashed bar), Inactive Milestone (open diamond), Manual Task (solid bar with outline), Manual Summary Rollup (solid bar with outline), Start-only (solid bar with outline), External Tasks (solid bar with outline), External Milestone (open diamond), Deadline (solid bar with outline), Baseline Milestone (solid bar with outline), Progress (solid bar with outline), Split (dotted bar), Summary (dotted bar), Inactive Task (dashed bar), Inactive Summary (dashed bar), Duration-only (solid bar with outline), Manual Summary (solid bar with outline), Finish-only (solid bar with outline), Baseline (solid bar with outline), Baseline Summary (solid bar with outline), Manual Progress (solid bar with outline).

SECTION #5

Services/Qualifications

The ACI approach and mindset is that we are acting as an extension of your project team. Additionally, our team's "Plan of attack" for this project is:

- Establish a clear organizational structure with a single point of contact for the client and their Architectural team.
- Understand all of the project's goals, objectives and requirements.
- Listen and collaborate with all team members.
- Quick response to questions, issues and problems in a timely manner.
- Maintain a positive and pro-active approach.

Summary of Services:

Our team's past project performance demonstrates our dedication to these goals and confirms our commitment to provide high quality, value-added services to all of our clients. We are proud of our long history of completing complex projects while consistently exceeding our client's expectations.

Project Kick-Off Meetings

The ACI team has a demonstrated ability to coordinate effectively in the field. We offer regular meetings to ensure this communication and are prepared with timelines and other accountability measures. In addition, we will attend pre-con meetings inclusive of all key project members where roles, responsibilities, deliverables, milestones and project guidelines are outlined for what is required to make this project successful.

The kick-off meeting will also delineate how the flow of information will be established.

Budget Management

Our constructability review and operations are monitored and quantities are recorded on a weekly basis. With this information a weekly production report is produced that allows us to monitor and compare our actual productivity versus the estimate time of return. It also allows us to quickly manage cost expenditures. ACI will submit a schedule with every substantial document package provided.

ACI will track “ball in court” action items reflecting responsibility and duration of time for each package and RFI.

The master schedule will be submitted by the general contractor with an amendment to the Owner’s original durations. ACI will produce a report tracking all documents submitted by you to identify date of submission “ball in court” and time in possession.

ACI will produce a Successor Schedule to link to the master schedule with drop dead dates written into the logic. This tool allows us to calculate the hours spent on any package and understand the urgency of the return response.

A formal cost review meeting is held monthly at the project site location. These meetings include a review of the long lead items, critical schedule items and contractor progress as well as all cost related items.

Quality Control Program

The ACI will utilize a Quality Management Program that is a preemptive program designed



to assure quality design and construction services for the project. **The foundation of our Quality Management Program is prevention rather than correction.** Through the continuous monitoring of the process, procedures, design, craftsmanship and materials, the highest achievable levels of quality will be maintained throughout the project.

This level of quality is evidenced in not only the visual elements of our work, but in all aspects of the services we will provide. From project start to finish, all consultants,

contractors, suppliers, materials and equipment will be carefully monitored to ensure compliance with established quality standards, contract documents and specifications.

This strict attention benefits both the time required to complete the project and the value of the overall product generated.

The benefits of our Quality Management Program include:

- Owner satisfaction
- Heightened quality awareness at all levels
- Historical documentation
- Elimination/reduction of punch list activities
- Elimination of re-work
- Increased efficiency

Our foundation for Total Quality Control is based on four principles:

1. An experienced and knowledgeable staff
2. Customer satisfaction
3. Management-empowered decision makers
4. Plan-do-check-act

Punch List Documentation

The ACI team provides documentation throughout the life of the project. At the time of completion and acceptance of each phase, ACI will conduct the punch walk on the Owner's behalf. Each review of punch items completed by the sub-contractors will be reviewed by ACI's team members. All punch list items will be documented on behalf of the client.

ACI's punch list quality control program is multi-tiered:

- Documentation of noncompliant workmanship.
- Notification to sub-contractors of incomplete or substandard work throughout the duration of each phase.
- Installation compliance reviews with the subs.
- Pre punch walk and notification of defective or incomplete workmanship.
- Final punch list walk.
- Review of punch completion.
- Final punch list walk with the client, if necessary.
- Acceptance of completed punch list.
- Acceptance program minimizes the time the Owner will be required to sign off on each item.



SECTION #6

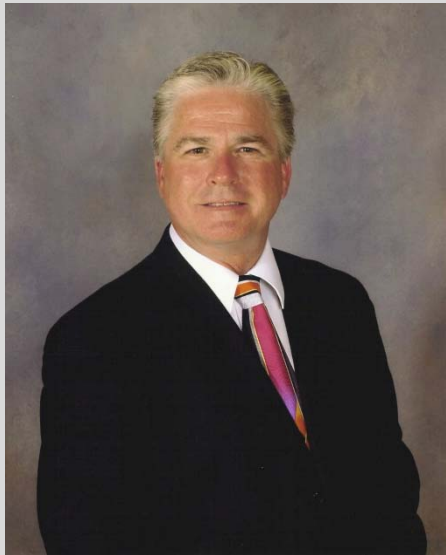
Personnel:

Assigned to the project will be:

- Senior Vice President: Walter Shirley
- Senior Project Manager: Jay Kwon
- Chief Estimator: Amir Markazi
- Project Manager: TBD
- Project Superintendents: TBD
- Project Engineer: TBD

Walter Shirley

Senior Vice President



Years of Experience

50

Education

California State University
Fullerton

Experience

Oversight and project management of complex, multi-million dollar construction projects

Experience includes pre-construction, construction, and post-construction phase services

Oversees billing, RFI, staffing, safety and quality

Walter Shirley serves as ACI's Senior Vice President overseeing the client's satisfaction with the ACI team's delivery of the Projects. He has 50 years of construction experience, including more than two decades in project leadership roles. He has overseen the delivery of large, complex projects such as the Paakuma K-8 School, Marriott Courtyards, the Rose Bowl modernization and many other hospitality, commercial and retail facilities across California and the United States. ACI's clients appreciate Walter for his honesty, reliability, and his "no surprises" approach to the projects he oversees. Walter's approach is to aggressively drive the schedule to on-time completion since it is usually the number one most important issue for owners.

Project Experience

Marriot Residence Inn, Long Beach, \$27 Million: As the Project Manager, Walter oversaw the construction of this 11-story post tension deck hotel with 178 guest rooms and a helipad. The concrete work proceeded very quickly; an entire floor was poured every 10 days to keep to schedule. The project required excavating 20 feet below grade and installing a moisture barrier to avoid moisture intrusion from the nearby Ocean.

Marriott Residence Inn, Burbank, \$30 Million: Walter served as the Project Manager for this 5-story podium deck hotel with 166 guest rooms. The project featured a remotely controlled exterior LED lighting system that could be programmed over the internet from anywhere in the world to create one million distinct colors for custom displays supporting virtually any Holiday function imaginable.



Pomona Family Resource Center Permanent Supportive Housing

(Walter Shirley Project Experience Continued)

San Bernardino Indian Springs High School Aquatic and Athletic Center, \$10 Million:

A recently completed project for the San Bernardino Unified School District consisting of a new Olympic size competition swimming pool, new stadium seating, new artificial track, new football field, new concession and restroom buildings, new ADA access walkways and all new audio and visual for the entire Center. A sizable endeavor with a time crunched schedule. ACI helped sponsor both the Home Coming events in the new Stadium as well as donating generously to the Athletic Department with our ongoing commitment to working with the client and the needs of the community.

County of Riverside Public Defenders Office Seismic Retrofit, Riverside County EDA,

\$2.5 Million: ACI performed the seismic retrofit of this 8-floor, 77,250-square-foot office building to meet stringent seismic standards. Walter served as the Director and his oversight of the team has helped them maintain schedule and finish the work quickly after assuming the work from another General Contractor.

Grand Marc at University Village, Asset Campus Housing, \$25 Million: As Lead Superintendent, Walter supervised the construction of this upscale student housing complex comprised of six 4-story buildings spread over 15 acres. Amenities included a fitness center, outdoor swimming pools, and a multimedia center. The complex also provides direct IT network connections to nearby College campuses.

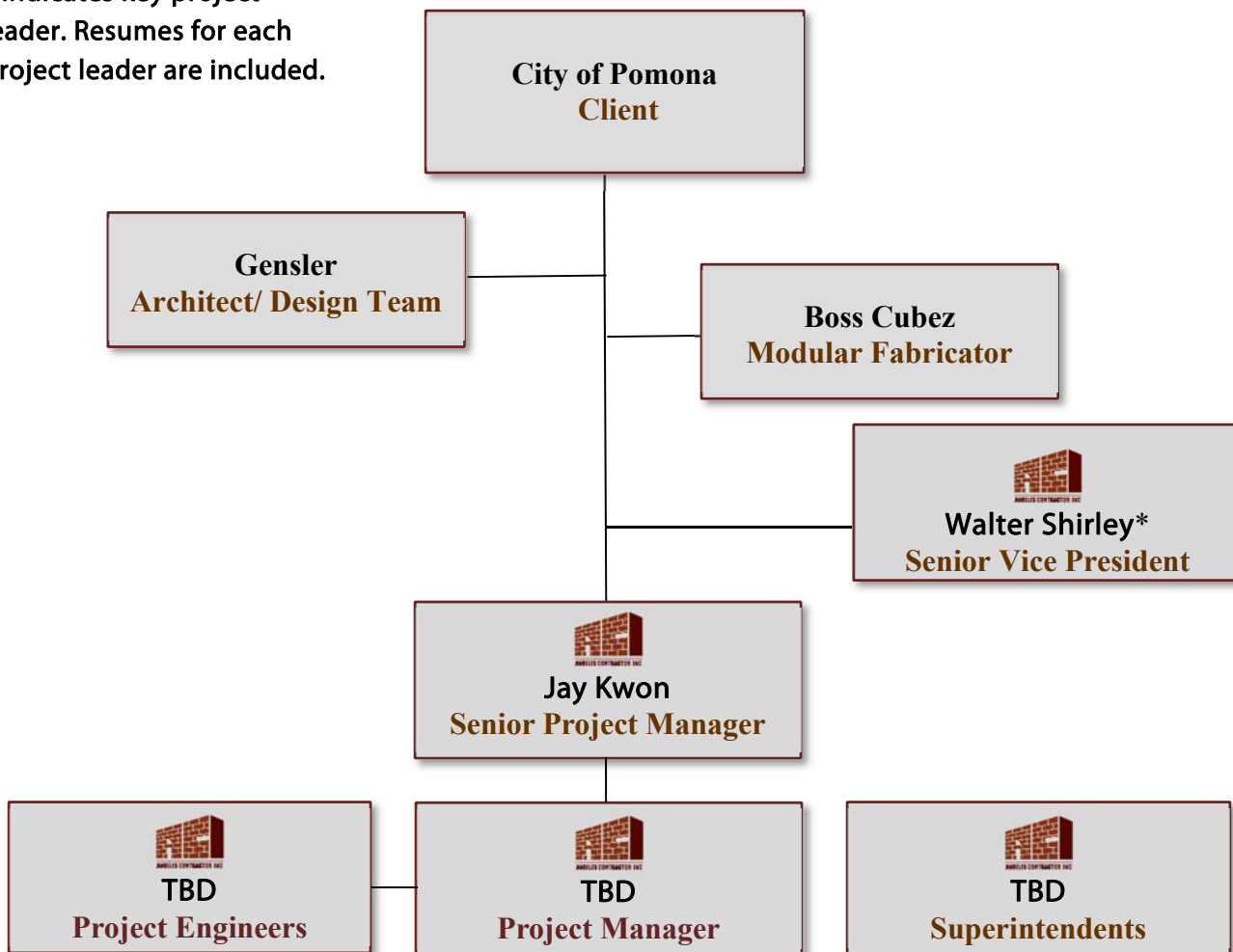
Paakuma K-8 School, San Bernardino City Unified School District, \$22 Million: Walter served as Director for the construction of this ground-up, 77,361-square-foot campus on an 18-acre site.

Marriott Courtyard, Santa Cruz, \$29 Million: This breaking ground project is a four-story hotel built on a podium deck, similar to many of the new multi-use residential structures being built in high-density areas. A second-floor pool, gymnasium area, sloped site and located 200 feet from the City's tourist Boardwalk area make this a challenging project for all concerned.

Other Notable Projects: Morton's Steakhouse in Atlanta, Seattle, Oahu and Anaheim. Dave and Busters Entertainment Center in Kansas City. Cogent Office building (winner of the Design of the Year award). Remodel of the Los Angeles City Hall. Birch Street Professional Building. Remodel of the Los Angeles Mormon Temple, second largest Mormon Temple and 10th built.

The chart below depicts the organization of the ACI's team under City of Pomona. We have selected these individuals for their experience delivering constructibility reviews and their extensive knowledge, project management abilities, and their proven track-record. They are indicative of the quality of personnel we hire for our project teams.

* Indicates key project leader. Resumes for each project leader are included.





SECTION #7

Relevant Experience List:

No	Project Name	Location	Amount	Status
1	Inland Empire Health Plan TI - 80,000 SF	Rancho Cucamonga, CA	\$ 20,000,000.00	<i>Completed</i>
2	Springhill Suites Marriot (148 Key)	Fremont, CA	\$ 27,708,674.00	<i>Completed</i>
3	WRF Visitor Center Renovation	El Segundo, CA	\$ 8,760,000.00	<i>Completed</i>
4	89 Unit Oxford Ave. Apartment	Los Angeles, CA	\$ 35,000,000.00	<i>In Progress</i>
5	El Monte Modular Interim Housing (18 Unit)	El Monte, CA	\$ 2,500,000.00	<i>Completed</i>
6	Victorville Wellness and Recuperative Center	Victorville, CA	\$ 29,000,000.00	<i>Completed</i>
7	82 Unit Crenshaw Apartments	Los Angeles, CA	\$ 24,735,000.00	<i>Completed</i>
8	Watsonville Modular Interim Housing (34 Unit)	Watsonville, CA	\$ 2,200,000.00	<i>Completed</i>
9	Santa Cruz Modular Interim Housing (34 Unit)	Santa Cruz, CA	\$ 2,600,000.00	<i>Completed</i>
10	Inland Empire Community Resource Center TI	San Bernardino, CA	\$ 18,373,000.00	<i>In Progress</i>
11	Big Bear Airport Terminal Building	Big Bear, CA	\$ 14,360,000.00	<i>In Progress</i>
12	Weingart Shelby Homeless Shelter (85 Unit) TI	Los Angeles, CA	\$ 8,239,767.00	<i>In Progress</i>
13	Weingart Primrose Homeless Shelter (106 Unit) TI	Carson, CA	\$ 7,260,000.00	<i>In Progress</i>
14	Lewis Rd. Modular Interim Housing (161 Unit)	Camarillo, CA	\$ 22,473,000.00	<i>Preconstruction</i>



SECTION #8
Letter of Bondability

CNA SURETY

151 N. Franklin St.
Chicago, IL 60606

March 25, 2025

Angeles Contractor, Inc.
783 Phillips Drive
City of Industry, CA 91748

Re: Angeles Contractor, Inc.
Prequalification

To Whom It May Concern:

We have been asked by Angeles Contractor, Inc. to provide a reference letter to you. We acknowledge and confirm that CNA, through its affiliate Western Surety Company, provides surety credit to Angeles Contractor, Inc. Western Surety has an A.M. Best rating of "A" (Excellent) and a financial size of XIII.

We acknowledge and confirm that Western Surety Company has formed a relationship with Angeles Contractor, Inc. to provide surety credit. We will consider typical single bond requests in the amount of \$(75,000,000.00) and with an aggregate backlog totaling \$(350,000,000.00). Angeles Contractor, Inc. has more than 60% currently bonding capacity available. Individual bonds above the limits will be considered on the merits at the time of request.

We are confident with management's ability to perform and manage their work. We recommend Angeles Contractor, Inc. for your consideration.

The issuance of surety credit is a matter between the principal and surety and conditioned upon the principal continuing to satisfy underwriting conditions at the time of a bond request. We assume no responsibility or liability to you or any other third party should we decline to issue bonds.

Respectfully,



Rebecca Haas-Bates
Attorney-in-Fact



**POMONA FAMILY RESOURCE CENTER
PERMANENT SUPPORTIVE HOUSING
PARKING LOT ADDITION**

2040 N. GAREY AVE. POMONA CA.

March 23, 2026

Owner

CITY OF POMONA

General Contractor

ANGELES CONTRACTOR, INC.



BUDGET PROPOSAL

BUDGET BREAKDOWN



POMONA FAMILY RESOURCE CENTER PERMANENT SUPPORTIVE HOUSING

2040 N. GAREY AVE. POMONA CA.
ANGELES CONTRACTOR INC.

LOT AREA

9,770 sf

March 23, 2026

DIV	DESCRIPTION	MODULAR SITE COST	REMARK
1	General Conditions	No Cost	See Clarifications #4
1	SWPPP & Erosion Control	\$13,440.00	
1	Surveying	\$9,920.00	
1	Final Clean-up	\$2,755.00	
31	Site Demolition, Site Clearing	\$46,910.00	
31	Grading & Haul-Off Existing Debris	Included	
32	Asphalt Paving & Striping, Wheel Stops	\$97,155.00	
32	Site Concrete, Curbs, Pads	\$38,255.00	
32	Landscaping & Irrigation	\$19,690.00	
32	Metal Railings & Gate, Trash Enclosure Gate	\$70,240.00	
4	Masonry - Trash Enclosure, Site Wall & Footings	\$46,154.00	
7	Composite Cover on Metal Railing	\$7,935.00	
9	Exterior Painting	\$15,000.00	
10	Signage - Code Required Only	\$4,400.00	
26	Site Electrical - Site Lighting	\$74,950.00	
SUBTOTAL I - HARD COSTS		\$446,804.00	
II-1	Deputy Inspection Cost	\$6,000.00	
II-2	Contractor's Contingency	\$20,340.00	
II-3	Soft Costs - Design & Engineering	\$10,000.00	
SUBTOTAL II		\$36,340.00	
	Insurance - General Liability	\$7,770.00	
	Builder's Risk Insurance	\$7,766.00	
	Payment & Performance Bonds	\$5,177.00	
	Overhead	\$16,272.00	
	Contractor's Fee	\$18,306.00	
TOAL BUDGET AMOUNT		\$538,435.00	

POMONA FAMILY RESOURCE CENTER PERMANENT SUPPORTIVE HOUSING

2040 N. GAREY AVE. POMONA CA.

CONTRACTOR: ANGELES CONTRACTOR INC.



CLARIFICATIONS AND EXCLUSIONS:

March 23, 2026

CLARIFICATIONS:

- 1 This proposal represents a budget for the projected parking lot based on conceptual site layout "SITEPLAN 3 260212- 16U" as well as expansion of the parking lot per City direction as shown in attached sketch.
- 2 Construction of trash enclosure is included in this proposal.
- 3 This proposal includes Sourcewell fees.
- 4 This proposal assumes construction will be performed concurrently with the modular site work, therefore no supervision is included for this scope.
- 5 Water and Power are provided to the contractor for duration of construction by the owner.
- 6 Site grading assumes one ft. over-excavation and recompaction under asphalt and site concrete.

Existing perimeter CMU fence is supposed to remain and be used for future use. Extended parking area will
- 7 receive new perimeter CMU wall, footing, and metal railing above CMU. Additionally the segment adjacent to the school will receive composite material to provide privacy.

EXCLUSIONS:

- 1 Development fees, Utility and any governmental fees, permit fees and plan check fees.
- 2 Site Security.
- 3 Cost or schedule impacts related to delays by utility providers (SCE, Water, Telephone, Cable, Internet, etc.).
- 4 Determination, testing, handling and abatement of any hazardous material, and soil contamination, Environmental mitigation.
- 5 Offsite Improvements.
- 6 Dewatering, Liquefaction remediation (Not expected on this site.), Soil remediation and improvement.
- 7 Unforeseen conditions, and removal of existing underground utilities, rock excavation etc.,.
- 8 Owner's furnished appliances, site furnishings, and special equipment.
- 9 Monument Signs, Specialty signage.
- 10 ZNE (Zero Net Energy) upgrades beyond code minimum per CalGreen 2022.
- 11 EV Charging Equipment and Emergency Generator.
- 12 Site Storm Drain, underground wet utilities.
- 13 Low Voltage System.
- 14 Solar Systems.

Trash Encl. 1	14706 SF
Concrete Curb 1	61.44 FT
CMU Wall @ Trash encl. 3	3316 FT
Lot 2 -Parking 2	9,769.95 SF
Trash encl Gate 1	14.9 FT
Fence 2	154.15 FT
Car Gate 1	20.03 FT
Top Rail 4	217.51 FT
Composite Rail 2	153.92 FT



SITEPLAN 3
260212- 16U

POMONA FAMILY RESOURCE CENTER PERMANENT SUPPORTIVE HOUSING
2040 N GAREY AVE, POMONA, CA

MODEL	TYPE	UNITS	AREA	TOTAL	BED	MOD
2X2	ADA	1	268	268	1	4
2X2	EFFICIENCY	3	268	1,340	3	12
3x2	EFF DPLX	6	402	804	12	36
1X1	LAUNDRY		67	67		1
TOTAL				2,479 SF	16	53

NUMBER OF DECKS: 80 (1,384 SF)

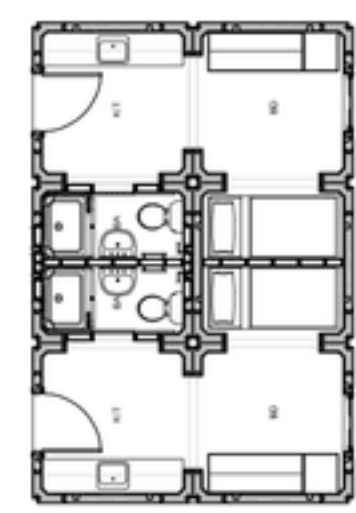
ACCESSIBLE UNIT SUMMARY

PROVIDED

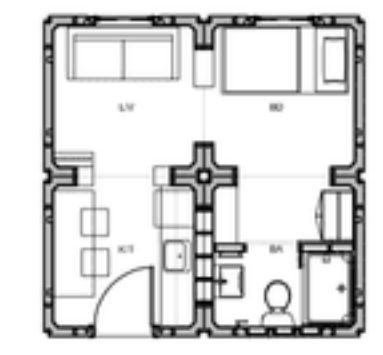
- MOBILITY + HEARING OR VISION DISABILITIES: 1 UNIT
- TOTAL: 1 UNIT (6%)

SITE AREA	13,100 SF
FOOTPRINT AREA RATIO	3,863 SF(29.5%)
FLOOR AREA(RATIO)	2,814 SF(18.9%)
PARKING	10 + 1 ADA

UNIT PLANS



3X2 EFFICIENCY DUPLEX



2X2 EFFICIENCY



LAUNDRY