

SAN DIEGO TEMPORARY HOUSING SHELTERS



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THANK YOU

The following information was collected on tours of San Diego Bridge Shelters. We would like to give a special thanks to those involved:

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Alpha Project

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Alpha Project

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Chief Financial Officer
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ALPHA PROJECT



SDMETRO

your business your life

NO. 4 VOL. XXXIII

POWERFUL ADVOCATES FOR THE HOMELESS



The Padres' Peter Seidler (right) and Donovan's Dan Shea
in one of three temporary homeless shelters.

See more on **PAGE 10**

(Photo by Jamie Lytle Scott)

INSIDE: SAN DIEGO'S TOP ATTORNEYS

Powerful Advocates for the Homeless



Two years ago, Peter Seidler, majority owner of the San Diego Padres (left), asked businessman Dan Shea, owner of Donovan's steakhouses, to join him to help solve the humanitarian plight of the homeless in San Diego. (Photo by Brennan Scott)

The Padres' Peter Seidler and Donovan's Dan Shea assemble a working group to tackle one of San Diego's pressing social problems

By the SD METRO Editorial Board

"The way to get started is to quit talking and begin doing," said Walt Disney. It was this mantra that drove a small group of local business leaders to act in a humanitarian effort to help fellow San Diegans off the dangers of the street and into temporary housing.

After decades of problems the city of San Diego faced: Political upheaval; a pension crisis; the Great Recession that affected cities across the country; the woes of whether or not to put measures on the ballot that would increase the Tourist Occupancy Tax (TOT) to expand the convention center; and the threat – and then follow-through of the San Diego Chargers, who had called our city home

since 1961, leaving San Diego. All political capital and public hand-wringing issues. While these civic issues were attention-grabbing problems that took a lion's share of our city's political leadership, one sad fact remained: No one seemed to give credence to the plight of our city's homeless citizens. No one, except perhaps the nonprofit service providers who, with minimal budgets, have done what they can with very little resources.

And then, out of nowhere — or not, San Diego became national news for the lack of care for its homeless population. In April 2017, it was widely reported that among the county's homeless population, 62 percent were in the City of San Diego. The city's total of 5,619 homeless represented a 10.3 percent increase from the prior year.

In December 2017, an annual Homeless Assessment Report to Congress by the U.S. Department of Housing and Urban Development said San Diego County had the fourth-largest homeless population in the United States. The San Diego region's total of 9,100 homeless people was behind only New York City, Los Angeles County, and King County, Wash., which includes Seattle. According to the report, San Diego ranked 10th nationally, with 1,589 homeless families with children; seventh in 1,160 unaccompanied homeless youth ages 18-24; and third for homeless veterans, approximately 1,067 military veterans in a city — which is designated as the second best military town in the country, contributing hundreds of millions of dollars to our local economy. It became



The three bridge shelters have brought the number of shelter beds in San Diego to 2,000, according to the mayor's office. (Photo by Brennan Scott)

evident that our community had failed to care for the men and women who have served our country.

In mid-2017, San Diego yet again made national news with the Hepatitis A outbreak that killed 20 people, and sickened hundreds of others — two-thirds of which were homeless, illicit drug-users, or both.

There's a little-known back story about private citizens and businessmen and women taking a deep-dive to help San Diego's homeless. It's a story that deserves attention. Since coming to San Diego six years ago, Peter Seidler, majority owner and managing partner of the San Diego Padres, and CEO of Seidler Equity Partners, has said in numerous public venues that the homeless crisis in San Diego can no longer be ignored, and "enough is enough." On daily walks throughout the East Village — sometimes during the darkest hours of the night, Seidler experienced first-hand the troublesome problem of homelessness in the city and decided that compassion for people living on the streets and cleaning up neighborhoods trumped any other problems San Diego faced. In an article published by the San Diego Union-Tribune on March 18, 2017, Seidler was quoted as saying: "When you talk about America's Finest City, they all brag about how this is better than L.A., and all the Major League executives last year

say this is the jewel of Major League cities." Further stating: "Then you have this obvious humane, social, economic shortcoming. We've got to address this."

However, it was well before spring of 2017 that Seidler had a plan. Two years ago, Seidler asked businessman Dan Shea, owner of Donovan's restaurants, to join him to help solve the humanitarian plight of the homeless in San Diego. Seidler made it clear that this was a personal issue; that he wanted to show compassion to people, while cleaning up neighborhoods.

When Seidler and Shea were asked about what their experience had been in gathering public opinion on the homeless issue, after meeting with dozens upon dozens of business leaders, non-profit charities, and local political operatives, it boiled down — they said, to generalized misconceptions regarding the homeless population. Specifically: that most homeless citizens suffer from chronic mental illness, which according to their fact-finding is untrue in that, while statistics vary, it is generally accepted that approximately 30% of homeless people are chronically mentally ill, certainly not a majority. Also, as supported by the statistics above, San Diego's civic groupthink does not give enough credence to causes of homelessness amongst veterans with PTSD; and not even among the statistics — senior citizens who lost their homes in the recession



Volunteers serve food to some of the homeless at one of three bridge shelters opened in San Diego. (Photo by Brennan Scott)



A high-rise and Downtown buildings form a backdrop to one of three bridge shelters for the homeless. (Photo by Brennan Scott)

and are now living in their cars. And, most unfortunately, foster children who have aged out of the system at 18 years, with a minimal support system. According to Shea, the general theme of most conversations regarding this issue was that people believe that all the homeless “want to be on the street”, which is not supported by facts. They understand that there is a small amount of people who chose to live on the street, but it is certainly not the majority. The group’s position is that they aim to help only the people who want help and who do not want to be living on the street.

For the past 20-plus months, Peter Seidler and Dan Shea have assembled a group of seven like-minded business and civic leaders who meet each Tuesday in Seidler’s office to discuss finding solutions for San Diego’s homeless problem. Business leaders, such as: Pat and Stephanie Kilkenny, CEO of K2 Insurance Services; Tom Mulvaney of the local Mulvaney legal family and board member at University of San Diego; Jeff Martin, CFO/Semptra Energy; Mitch Mitchell, VP of state government affairs for SDG&E; Keith Jones, managing principal and partner, ACE Parking; Dan Herbert, attorney with Higgs Fletcher & Mack; and county Supervisor Ron Roberts.

In an interview with SD METRO, Shea said that he and Seidler initially met for a discussion as to how, exactly, the homeless problem could be tackled. He said that they asked themselves: “What would we do in our own businesses?” They agreed that the issue should be approached “from the inside-out.” Over the course of several months, Shea said the group “consumed everything they could get their hands on” regarding the city’s efforts to combat the problem and concluded that it was not just a matter of money — as they had been told again and again. Rather, there were two primary issues that came into play: 1) leadership and/or the lack thereof; and 2) the proper organization of resources. The group also studied local and national “Housing First” models, which they agreed was a good model. However, lacking city land and other resources, the “Housing First” model would leave homeless, and even low-income citizens, without shelter — most likely sentencing them to life on the street for at least another five to 10 years. Seidler and Shea’s group did in fact believe that “Housing First” is a good

model, but it should not be the “only model” because it needed a component that would get people off the street sooner and begin the process of helping the homeless immediately.

Seidler and Shea met with Mayor Kevin Faulconer in 2016 to discuss potential solutions to San Diego’s homeless crisis as a behind-the-scenes initiative. They made it clear that they did not care who got the credit, so long as positive action was being taken to relieve the plight of the homeless. The group also stressed that this was not a political issue for them. It was not about Republicans or Democrats, or about political ambitions. It was very simply a group who self-assembled to neither help nor hurt anyone’s political agenda; rather, they were politically agnostic. It was also stated that if the city remained immobilized on the issue, they would pivot and make it a robust public dialogue. Although they still work closely with the mayor, they took the conversation public after one year of little progress to help the homeless.

Late in 2016, Seidler and Shea’s group met with Dr. James Harris III, president of the University of San Diego, to discuss developing a “Best in Class” model based upon successful homeless solutions in other U.S. cities, specifically: Houston, Phoenix, and Salt Lake City. The team concluded that no practical endeavor concerning the homeless will work without an integrated approach to the issue. Chief among the integrated approach included 1) Full utilization of the Coordinated Entry System (CES); 2) a needs assessment component; 3) triage resources; and 4) full utilization of the Homeless Management Information System (HMIS).

In June of 2017, in partnership with the University of San Diego, Seidler and Shea’s team held a press conference to announce plans for a new idea: a temporary homeless shelter idea where Sprung Structure industrial tents would house up to 250 San Diegans in each shelter by the end of 2017. During the press conference, the USD/Seidler/Shea team again acknowledged the merits of the “Housing First” model, which could take up to a decade to fully implement. Instead, they wanted to focus on the city’s lack of urgency to get people off the street, which with the shelter proposal could occur in a matter of months. The team also committed to provide funding for some of the tents to begin the process



In one of the homeless shelters, residents relax watching TV. (Photo by Brennan Scott)

immediately, if city and county government did their respective parts in contributing to daily shelter services, assessments, and mental health wrap-around services.

When Shea and Seidler began working on this issue, they were told time and again that “no one cares about the homeless,” Shea said in his interview with SD METRO. However, when they reached out to potential contributors and nonprofit organizations, what they found — according to Shea, was that, while philanthropists and service providers were ready, willing and able to help, the common theme of the discussions was there was no “organized effort” in which to participate.

Another common theme among service providers and potential contributors was that they stood ready to help, provided that the city and county took definitive action to address the homeless problem.

Testimony to that is that Feeding San Diego has stepped forward and guaranteed to cover all food needs in the shelters constructed by the group. Additionally, Family Healthcare Centers of San Diego announced they would provide medical, dental, and health care services to the shelter occupants, but only after government resources were utilized first. And then, recognizing the value that pets contribute to the lives of the homeless, Helen Woodward Animal Center stepped forward, citing research that shows that approximately 24 percent of the homeless population have pets, and that almost half of all their food goes to their pets. Equally disturbing is that many in the homeless population are unlikely to enter shelters because of their unwillingness to leave their pets — most likely the only family they have. Helen Woodward offered to provide on-site mobile veterinary services, including vaccines, spays and neutering, as well as food for the pets to not take nourishment from the homeless.

On Jan. 4, the last of three tent shelters opened in East Village, at 14th and Commercial streets. That shelter is operated by Father Joe's Villages. The first shelter opened on Dec. 1, at 16th Street and Newton Avenue in Barrio Logan, which is operated by The Alpha Project, followed by a shelter located in the Midway District specifically designated to serve veterans and operated by

Veterans Villages of San Diego. According to the mayor's office, the three bridge shelters have brought the number of shelter beds in San Diego to 2,000.

While it is premature to predict the impact that these shelters will have on relieving the burden of San Diego's first responders and emergency rooms throughout the city, it is a fair assumption that city resources will be more equitably balanced by the fact that 700 people now have timely access to medical services, thus reducing the burden on emergency services. A large portion of the homeless population will be given on-site resources by service providers. Problem solving all the way around.

It is well known that this small group of business leaders are reticent to see their names publicized; rather in numerous discussions they have made it clear that they prefer to quietly participate in the effort to help the homeless get off the street, on their feet and start anew. In fact, they only agreed to talk to us if it served one purpose: to continue raising awareness of the plight of the homeless and coming together as a community to find solutions. We call upon the city and county of San Diego to continue to participate in this public/private initiative to help San Diego's homeless. Our fellow citizens' lives are at stake. We see progress, but far more is needed.



CaseyGerry

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Congratulations to our partner, Gayle M. Blatt, selected by the *San Diego Daily Metro* as one of the *2018 Best Attorneys* in San Diego.

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PROJECT BRIDGE SHELTER #415 MONTH SUBMITTED (City Use Only) DISALLOWANCE AMOUNT (City Use Only) CHRISTELLE VAN DER WINDT

	Agreement Budget	Budget Modification	Revised Budget	Expenditures to Date	Balance	JUL 2018 Total	AUG 2018 Total	SEP 2018 Total	OCT 2018 Total	NOV 2018 Total	DEC 2018 Total	JAN 2019 Total	FEB 2019 Total	MAR 2019 Total	APR 2019 Total	MAY 2019 Total	JUN 2019 Total
Total Claimed						\$273,238.05	\$321,946.23	\$331,181.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Amnt Disallowed						(\$43.95)	\$0.00	\$331,181.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Reimbursed		\$0	\$0	\$0.00	\$0.00	\$273,282.00	\$321,946.23	\$331,181.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Actuals																	
Salaries & Wages	643,900.50		\$643,901	\$484,152.72	\$159,747.78	145,472.34	166,995.49	171,684.89									
Prime Benefits	118,284.64		\$118,285	\$87,480.62	\$30,804.02	26,510.91	30,105.39	30,664.32									
TOTAL PERSONNEL	762,185.14	\$0	\$762,185	\$571,633.34	\$190,551.80	171,983.25	197,100.88	202,349.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Supplies-Admin Use	4,000.00		\$4,000	\$849.57	\$3,150.43			849.57									
Supplies-Client Use	64,057.25		\$64,057	\$50,857.31	\$13,199.94	14,772.48	20,551.19	16,033.64									
Rent/Lease (Project Operations)	5,635.75		\$5,636	\$3,992.17	\$1,643.58	264.44	1,853.56	1,874.17									
Insurance	2,500.00		\$2,500	\$3,095.84	(\$595.84)	754.79	754.80	1,686.25									
Communications	2,700.00		\$2,700	\$5,672.53	(\$2,972.53)	1,879.43	1,900.70	1,892.40									
Other-Transportation	5,508.50		\$5,509	\$5,342.80	\$165.70	1,173.03	1,288.32	2,382.45									
Other-Food	214,895.36		\$214,885	\$208,656.00	\$6,239.36	70,308.00	70,308.00	68,040.00									
Other-Laundry	18,000.00		\$18,000	\$12,180.12	\$5,819.88	2,635.75	5,550.25	3,594.12									
Other-License			\$0	\$0.00	\$0.00												
Other-Repairs and Maintenance	5,000.00		\$5,000	\$3,598.14	\$1,401.86		1,551.39	2,046.75									
Other-Postage	500.25		\$500	\$200.64	\$299.61	48.30	152.34										
Other-Furniture and Equipment			\$0	\$0.00	\$0.00												
Other-Professional Accounting	1,875.00		\$1,875	\$1,162.22	\$712.78	397.83	388.45	375.94									
Utilities	6,000.00		\$6,000	\$4,269.35	\$1,730.65		2,134.95	2,134.40									
FROM START - LTP			\$0	\$0.00	\$0.00												
TOTAL NON-PERSONNEL	330,662.11	\$0	\$330,662	\$299,976.69	\$30,685.42	91,735.05	106,933.95	101,309.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
IC/AO	107,152.75		\$107,153	\$54,755.36	\$52,397.39	9,521.75	17,911.40	27,322.21									
Total Reimbursed	1,290,000.00	\$0	\$1,290,000	\$926,365.39	\$273,634.61	273,238.05	321,946.23	331,181.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INV #		INV #				7309	7333	7350									
Amount Received		RECEIVED		\$595,184.28		\$273,238.05	\$321,946.23	331,181.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Balance due		BALANCE		\$331,181.11		0.00	0.00										
Date Paid		DATE RECEIVED															
		RECEIVED FROM SDHC		\$825,193.14		\$108,746.47	\$297,621.56	\$418,825.11									
		BILLED		\$926,365.39													
		BALANCE ON HAND		(\$101,172.25)		on hand @ 6/30/18	7/3/2018	8/6/2018									

CITY USE ONLY - DETAILED NARRATIVE OF DISALLOWED/RESUBMISSION AMOUNTS	
July	
August	
September	
October	
November	
December	
January	
February	
March	
April	
May	
June	

This is an internal tracking document which shows our expenses. These expenses are for the day to day operations of the project.
 Alpha Project does not pay for port of potties, showers, laundry, water, beds, bedframes, office furniture or utilities. These examples are City expenses.



VETERANS VILLAGE OF SAN DIEGO





TIFFANY STRUCTURES

BID PROPOSAL

Member of ISNetworld

September 19, 2017

Veterans Village

RE: Erection: Of a 60' x 195' Insulated Sprung Structure: San Diego, Calif.

With over 300 completed Sprung Structures the staff at Tiffany Structures have vast knowledge and valuable experience in the erection of the Sprung Structure thus enabling us to save you time and money.

Project completion approx. 32 working days which includes:

- Erection of a 60' x 195' Insulated Sprung Structure: **\$ 87,750.00**
- Non-Prevailing Wage
- All labor to erect Sprung Structure with the exception of change orders during the course of the project
- Equipment rental for the project
- HVAC 40 Ton
- Basic electrical lighting and outlets; power for HVAC; Exit signs and emergency backup lighting; Cell Phone charging outlets; 400amp Service 3 phase
- Ballast Weights (84)
- Interior Asphalt Overlay 2"
- Power from existing to structure 200'; Sub Panel;
- Electrical Permit
- Dumpster and Debris Removal
- (16) Hour Security; Security on site while Tiffany Structures is not; 24 hours on weekends

Exclusions

The following exclusions can be bid at customer's request:

- Permits and Engineering and all associated fee's
- Spoils Removal: Any Hazmat Removal or Export of any type associated with contamination; Special Inspections; Concrete or Soils Testing; BMP's
- Epoxy Rebar
- Fire Sprinkler and Fire Alarm
- Interior build out
- Plumbing
- Water, sewer and septic to the structure

- Earth Anchors
- Bathrooms and Showers
- Class "A"
- Dismantle
- Electrical Transformers

TERMS:

TO BE DETERMINED:

Total \$ 445,825.00

*Deposits are nonrefundable

*After frame erected refers to center bays only for draw

*Terms in this proposal supersede all others

*Proposal must be signed and returned to Tiffany Structures

*If a Bond is required, the amount of Bond will be added to this Proposal

Delays due to other contractors or force majeure will be paid at an agreed upon sit rate of **\$ 300** per hour or ***\$ 2,400.00** per day, plus equipment costs.

*Once crew arrives on site, if there is a project delay due to no fault of our own, you will be billed sit rate in the amount of \$ 4,000.00 per day plus equipment costs until project can start.

Please ACH to: Raymond K. Tiffany; dba: Tiffany Structures

Bank of America Account #: 325018827879 Routing #: 121000358

Or overnight to:

Tiffany Structures

11503 Windwalk

San Antonio, Texas 78253

Note:

This price is based on all materials being on site at time of arrival on site.

Off load day does not count against schedule. All change orders must be signed before said work can be started and be paid upon completion of said change order

This is a Pre-Engineered Proposal. Pricing may change with Engineering

Pricing subject to change with Room and Equipment Availability

Change order causes:

Changes in Structure after proposal date

Undisclosed items as of date of proposal

Damage by other trades or delays

Obstructions at base plates or earth anchors will create a change order

This is not an all inclusive list

Thank you for the opportunity to bid on this project. If you have any questions, please don't hesitate to call. Thank you once again for your consideration

Best Regards,

Ray Tiffany
(619) 905-9684
Owner
raytiffany@tiffanystructures.com

Jeff Harwood
(619) 905-9952
Project Manager
jeffharwood@tiffanystructures.com

Signature

Signature

Date

Date

Acceptance of proposal - by responsible party. By signing below, I am confirming I have the authority to approve this proposal and any change orders requested. By signing below you agree to all terms listed above.

Name

Title

Signature

Date

This bid/proposal is the sole property of Tiffany Structures. Its confidentiality is vital to our ability to keep our prices competitive. Any other use without written consent is illegal and punishable by law. Also note that the sharing of this information between bidders is prohibited.

Tiffany Structures although a new company forming in 2011 we have experience that spans over 45 years. We are the most experienced in the business. The Owner, Ray Tiffany has been in construction over 47 years and has been working on Sprung Structures since 1992. Jeff Harwood, the Company's Project Coordinator has been in the construction field for over 45 years and a Sprung Erector for the last 14 years. Our staff has an average of five years' experience in this specialized field.

We have had the distinction of erecting a Sprung Structure over the Utah Olympic swimming pool, the Deep Water Horizon oil drill rig in New Orleans on the NASA base, Harvard Business School in Boston, as well as other high profile projects. With our vast knowledge and experience in this specialized field we can save you valuable time and money.

Below is a list of our completed projects

D.N.V Deep Water Horizon Oil Well New Orleans, LA at the NASA base for the US Coast Guard, aka British Petroleum (BP)
Fort Sam Houston, San Antonio TX. The SAMMC Project
Camp Pendleton, Camp Del Mar Special Forces
DHL Services O'Hara Airport
LAX, Air Bus luggage Structure on the tarmac
U S Army Scofield Barracks, Hawaii 54 Structures
Castle Rock Community Recreation Center (over pool), Castle Rock, Colorado
Target Logistics' 6 Structures 43,740 Square Feet, Turn Key

Gateway Company St Louis, MO
Halliburton Corp. Dickinson ND
Preston Park Elementary Roanoke, VA
Alliance Church Alliance, TX
Church of the Bibles Houston, TX
Wilson Supply George West, TX
Alamo College San Antonio, TX
EG Source Orville, CA
Running Creek Casino CA
Red Dog Ice Carrion Creek, TX
Stone Brae Golf Hayward, CA
Harvard Business School, Boston, MA
Round Hill Elementary, Roanoke, VA
Elko Gold Mine, Elko, NV
BHI; New Town ND
Marathon Oil New Town, ND
Craig Energy Williston, ND
San Diego Veterans Homeless Shelter
BMW Greely, SC
Fort Hood Killeen Texas
Nova Companies Louisiana Gym Dismantles
Southwest Airlines, Dallas, TX
Vestas Wind Technology, Brighton and Windsor, Colorado

Kern Olympic Pool UT
Hasslet Christian Church
Aqua Farms VA
Kennecott Copper Mine, UT
Probst Electric MT.
Livermore VA. Hospital CA
San Mateo Fire Dept. CA
Puerto Rico re-skin
Bell Auto Peoria, AZ
KIA of Bedford, Ohio
Hilton Double Tree, SD
San Diego Zoo
Cripple Creek Gold Mine, CO
Aberdeen Proving Grounds
Pauma Casino, San Diego, CA
Marathon Oil, Dunn Center, ND
San Diego Homeless Shelter
Beaver Creek Energy, New Town, ND
City of Thornton Colorado
Gila Bend AZ Air Force Base
Woods Valley Golf Course, San Diego, CA
Living Exhibit, Palm Springs, CA

TIFFANY STRUCTURES

REFERENCES

Cartesian Aqua farms LLC
154 Bunker Hill Rd. South Mills, NC
Charles Verde cverdey@aol.com

- Take down, relocate and re-erect

Preston Park Elementary School
2314 Patterson Ave. SW,
Roanoke VA.
Stan Breakell 540-345-7309 Breakell-inc.com

- 24017 erect 80'x91'

Running Creek Casino
1020 highway 20 Upper Lake CA
Lanny Haas Kitchell Corp 520-275-9117 lhaas@kitchell.com

- Erect a 110'x 333'

EC Source
Orville, CA
Jared Watts 480-466-4096

- 80'x 90' take-down contact

Puerto Rico
Bill Alexander 281-782-4337

- Re-skin 50' x 100'

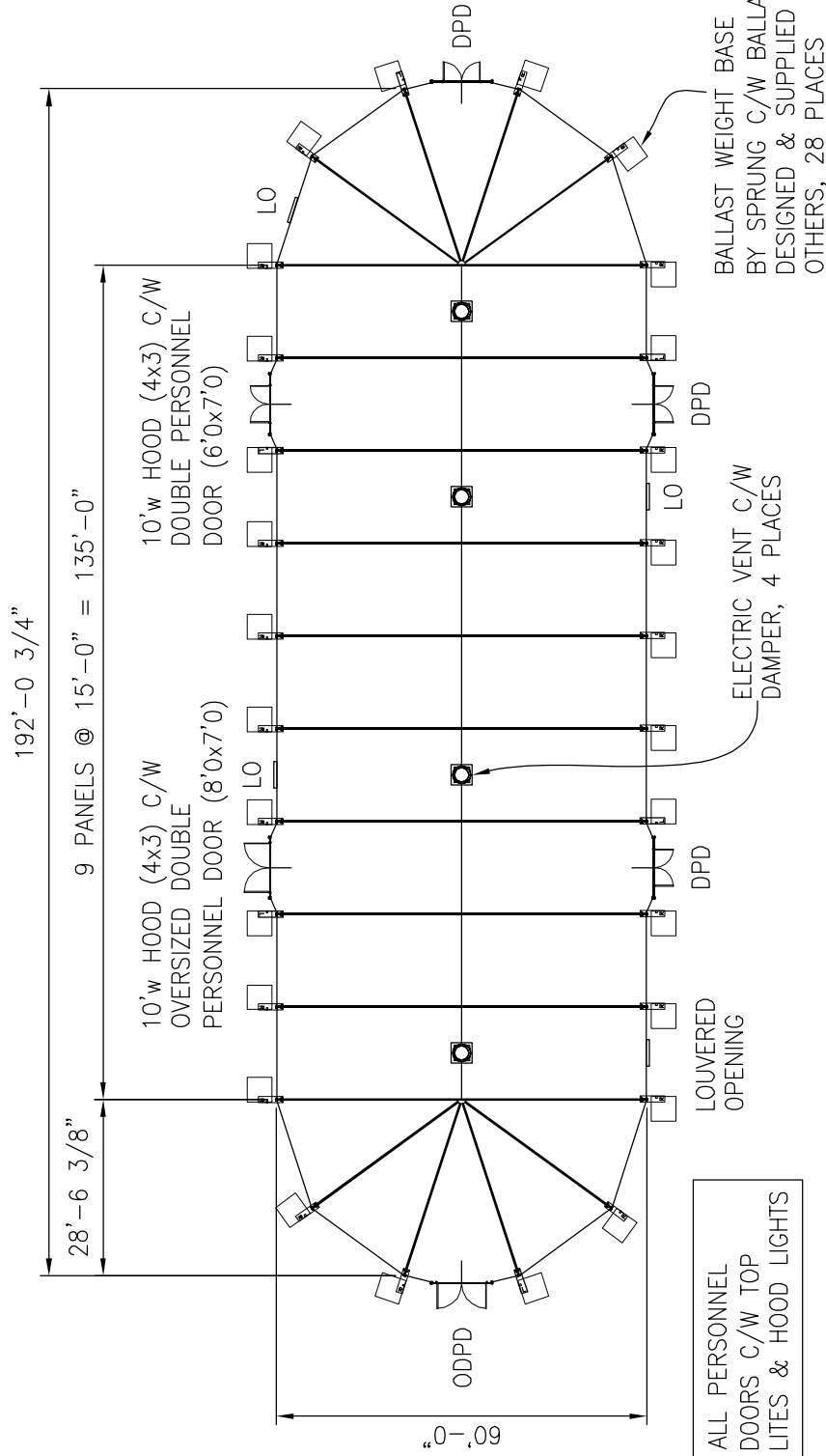
For a recommendation from Sprung Structures personnel, please call 713-782-6888

Best Regards,

Ray Tiffany
Tiffany Structures
13162 Hwy 8 Bus.
El Cajon, CA 92021
P# 619-905-9684

Jeff Harwood
Tiffany Structures
4802 View Drive
San Antonio, Texas 78228
619-905-9952
210-455-3744

DRAWING APPROVAL	
Signature _____	
Print Name _____	
Date: _____	
Confirmation of wind speed at site per the local building dept.	
Building Code: _____	
_____ MPH, Exposure _____	
Initial _____	



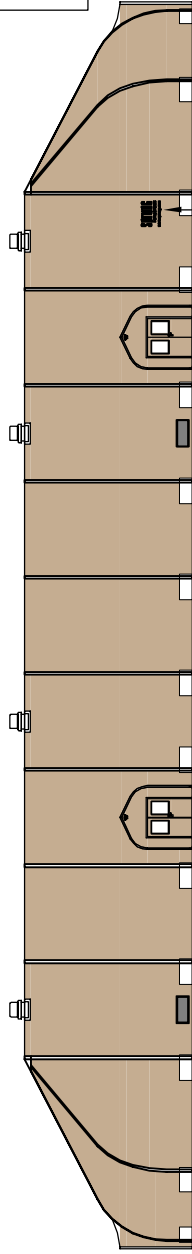
PLAN VIEW
1"=30'-0"



DAN SHEA VETERANS VILLAGE SITE 60.0' x 192.1' HOMELESS SHELTER	
DATE 09/26/2017	SCALE AS NOTED
DRAWING # F17-1051A R2	

SIGNATURE SERIES

ELECTRIC VENT C/W
DAMPER, 4 PLACES

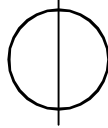


BALLAST WEIGHT BASE PLATE
BY SPRUNG C/W BALLAST
DESIGNED & SUPPLIED BY
OTHERS, 28 PLACES

SPRUNG LOGO,
2 PER STRUCTURE

ELEVATION

1" = 30' - 0"



COLORS ON THESE ELEVATIONS MAY
VARY SIGNIFICANTLY DEPENDING ON
PRINTER OR MONITOR. PLEASE
REFER TO MEMBRANE SAMPLES FOR
ACTUAL COLORS.

NOTE:
STRUCTURE COLORS:
EXTERIOR = TAN C/W TAN
ARCHITECTURAL CAP
INTERIOR = WHITE
DOORS = TAN

DRAWING APPROVAL

Signature _____

Print Name _____

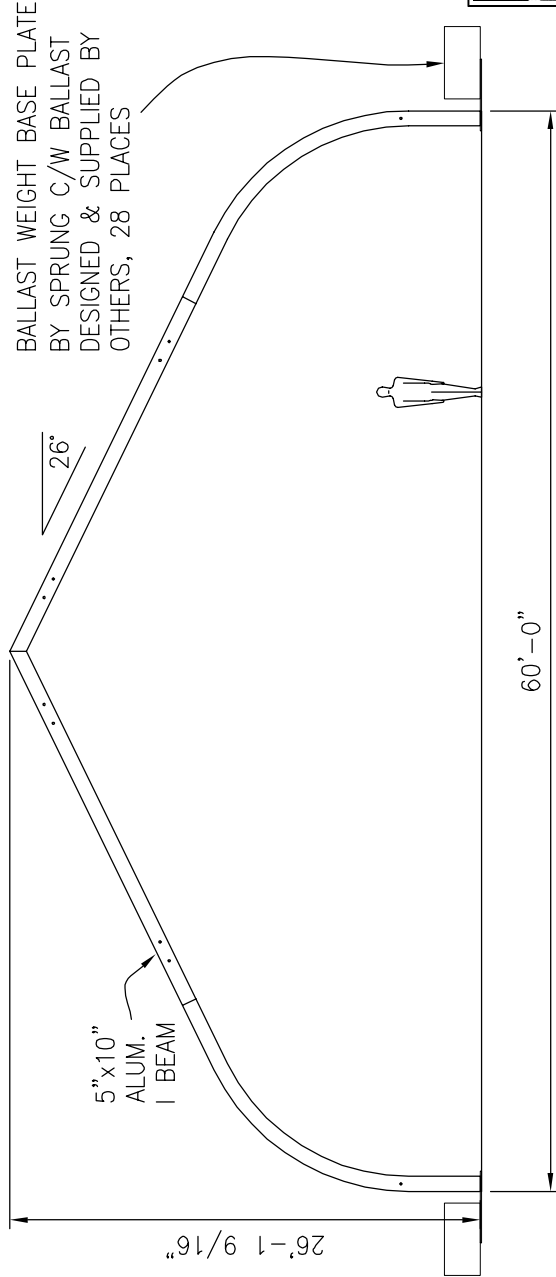
Date: _____

Confirmation of wind
speed at site per the
local building dept. _____

Building Code: _____

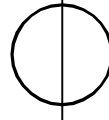
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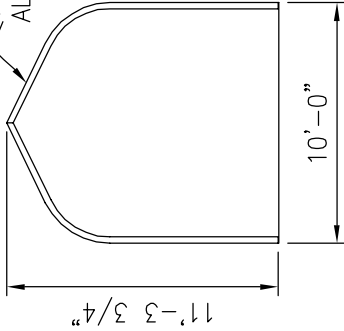


SECTION 60' - 0" INSULATED STRUCTURE

3/32" = 1' - 0"

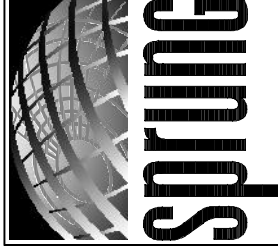
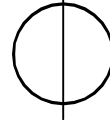


4" x 3" HOLLOW
ALUM. BEAM



SECTION 10' - 0" HOOD

1/8" = 1' - 0"



DAN SHEA
VETERANS VILLAGE SITE
60.0' x 192.1'
HOMELESS SHELTER

DATE 09/26/2017
SCALE AS NOTED

DRAWING #

F17-1051B R2

SIGNATURE SERIES

Vietnam Veterans of San Diego
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 7/1/2018 Through 6/30/2019

(In Whole Numbers)

July 1, 2018 to June 30, 2019.

Current Year
Actual

Expenditures

Salaries & Benefits

Salaries	1,046,846
Health Benefits	14,924
Payroll Tax	102,302
Life Insurance	819
Pension Plan	10,686
Workers Comp Insurance	<u>31,258</u>
Total Salaries & Benefits	1,206,835

Programs

Participant-Supplies	418
Food Purchases	735,213
Household/Cleaning Supplies	698
Program Advertising and Outreach	933
Diagnostic Testing	<u>2,714</u>
Total Programs	739,976

Operational

Building Maintenance	897
Contract Services	395,417
Dues, Fees And Subscriptions	47
Information Technology	0
In-County Travel	8,557
Insurance Expense	20,627
Licenses And Permits	733
Repairs & Maintenance	0
Facilities Repairs & Maintenance	62,703
Furniture & Equipment Purchase	1,924
Office Supplies	12,510
Postage And Shipping	1
Professional - Accounting	0
Professional - Legal	11,927
Software Subscriptions & Maint	0
Staff Training and Certifications	393
Telephone	12,627
Utilities	9,503
Supplies-Other	9,683
Indirect Costs	<u>341,790</u>

Towels and linens \$39K per year.
The majority of the other costs
were for security coverage.

Primarily bed bug monitoring

Total Operational	<u>889,340</u>
Total Expenditures	<u>2,836,151</u>



OTHER SHELTERS



Navigation Centers

Community	Size	Beds	Concept	Construction	Cost	Services
San Diego 2017	60x120	150	Navigation Center Father Joe's Family Shelter	TOTAL for 3: 2-week delivery 6-week construction, (online in 8 weeks)	Sprung Cost: \$249,550 \$359,085 \$445,101 Turn-key: \$2,800,000	24 hr. security, meals, storage, laundry, bathrooms, showers, counselling, mental health resources, job training, healthcare. Access to case managers to help find permanent housing.
	60x195	200	Navigation Center Veteran's Village			
	50x275	325	Navigation Center Alpha Project Men's only			
	60x120 (2015)	150	Father Joe's			
	60x140 (2014)	NA	Veteran's	2-year project while permanent housing was being built	Not available	This structure has now been retired and replaced with their new Sprung structure.
	60x180 (2014)	NA	Family Shelter	Not available	NA	These structures were set up seasonally in the winter (only) and have now been retired and replaced with 2 new Sprung structures.
	Total 800					
	Multi-purpose 125 Singles					
San Francisco 2018	60x75		Division Circle Navigation Center	2-week delivery 3-month construction, (online in 120 days)	Sprung Cost: Dining-\$241,461 Housing \$344,207 Turn-key: \$3,418,983	24 hr. security, meals, storage, laundry, bathrooms, showers, counselling, mental health resources, job training, healthcare. Access to case managers to help find permanent housing. Note: This facility serves more than 200 guests. Site also includes staff offices, community courtyard, garden, outdoor active area, off leash dog-run, vehicle parking, bike storage. Restrooms & showers are in modular units outside of structures.
	60x135		Division Circle Navigation Center			
San Francisco 2019 Seawall Bay Bridge Fresno Rescue Mission 2017	60x60		Division Circle Navigation Center		3rd Structures, opening August 2019 August 2019 Construction Start 100 bed facility Counselling, food services and lockers	
	50x120					
	60x90	Total	Navigation Center			
	60x105	100				
Hawaii 2006	4 Sprung structures	Total 200	Transitional Housing-up to 2 years stay	Not available	Sprung Cost: \$681,428 \$420,031 \$149,408 \$77,760 Sprung Cost: \$33,966 Sprung Cost: \$148,450	24 hr. security, meals, storage, laundry, bathrooms, showers, counselling, mental health resources, job training, healthcare. Note: Access to case managers to help find permanent housing. Site includes staff offices, community courtyard, garden, outdoor active area, vehicle parking, bike storage. Laundry, restrooms & showers are in modular units outside of structures.
	70x270		Family Shelter			
	70x150		Individuals/Couples			
	30x90		Admin/Security Offices			
	50x60		Dining & Assembly			
Albuquerque, NM 1999	40x60		Navigation Center Women Only			
Santa Monica 1994	60x130	70	The Peoples Concern Shelter	Not available		This structure has been a shelter for 24 years and reskinned once.
Toronto, Canada October 2018	3 Structures 60x150 each	Total 600	Navigation Center	Ground breaking to completion in 5 weeks	Sprung Cost: \$385,000 each	100 bed facility opened Dec 15, 2019 24 hr. security, meals, storage, laundry, bathrooms, showers, counselling, mental health resources, job training, healthcare. Access to case managers to help find permanent housing.
City of Minneapolis November 2018	3 Structures 30x135 each	Total 120	Navigation Center	On site Nov 26-2018 1 st structure opened Dec 11, 2018 Project completed Dec 17, 2018	Sprung Cost: \$189,000.00 each	120 beds Access to warmth, security, showers, three meals a day and access to other services including mental health, drug treatment.
City of LA October 23, 2018	60x120	70	Navigation Center		Sprung Cost: \$262,000.00 each	One 60x120 shelter currently in place provides bridge housing for 70 people.. 3 Structures online by August 2019, with the balance ready Fall 2019
	4 Structures - 60x120	40	Women only			
	1 Structure - 60x60					
	3 Structures - 60x165 1 Structure - 60x180	Total 1000				
Union Rescue Mission, Los Angeles	40x105	40	Women's Navigation Center		Sprung Cost: \$210,978	January 2019 Construction Start
City of Portland February 2019	60x165	100	Navigation Center		Sprung Cost: \$423,379 each	Under Construction



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Rapid Construction. Design Flexibility. Performance & Durability. Lower Overall Costs.



Fresno Rescue Mission

California
Interim Rehabilitation Clinic

Project Overview:

Client: Fresno Rescue Mission

Challenge: The Fresno Rescue Mission in Fresno, California, is a faith-based rehabilitation clinic. After 80 years in operation, they have been forced to relocate—their campus lies in the path of California's High-Speed Rail project. The job cited modular trailers for kitchen, cafeteria, classroom, and office spaces, but, required alternative buildings to house the chapel and sleeping quarters.

Solution: 60' wide by 90' long Chapel
60' wide by 105' long Dormitory

Results: Sprung Structures' high ceilings, exceptional energy efficiency, and stellar sound dampening made for the right solution. Compared to conventional construction and other pre-manufactured buildings, the superior temperature control of the air-tight, energy efficient, Sprung Structures best suited Fresno's blistering climate.

The chapel is 60' wide by 90' long and seats over 100 celebrants. A non-insulated Sprung partition wall separates worship place from storage space.

The dormitory, 60' wide by 105' long, is compartmentalized by a fully insulated Sprung partition wall.

Now a barber shop, laundry room, common area and sleeping quarters comprise the 6,300 sq ft space, each in their own designated areas.

Once the permanent replacement facility for the Fresno Rescue Mission is complete, the Rescue Mission will re-purpose the dormitory as a gymnasium.





PAGE 4

PAGE 5







Top 5 Reasons to Choose Sprung:

- 1. Immediate Delivery from Inventory** – Complete projects in a much shorter time-frame than conventional construction.
- 2. Limited Foundation Requirements** – Save on foundation costs where appropriate soil conditions exist. Concrete foundations are not required for Sprung structures up to 160 ft. in width. Saves time and money.
- 3. Rapid Construction Schedule** – Significantly reduce construction costs and timelines compared to conventional construction.
- 4. Superior Performing Insulation System** – Achieve exceptional performance as well as lower operating and energy costs with Sprung's airtight building envelope and fully lofted fiberglass insulation system.
- 5. Lease with Option to Purchase** – Increase your cash flow savings with Sprung's convenient in-house leasing program.

Sprung Structures

For four generations, Sprung has designed solutions for every conceivable application. Inventory-ready building solutions that consistently outperform other building alternatives.

- Sprung structures can be dismantled, reconfigured, re-erected, or relocated for almost any number of applications and virtually every market sector in the world.
- Beyond providing all-weather shelter for equipment and inventory, Sprung structures provide bright, spacious high performance, energy efficient environments.
- To date, Sprung has completed over 12,000 structures in more than 100 countries worldwide.



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Minneapolis Navigation Center

Minneapolis, Minnesota



Project Overview:

Client: City of Minneapolis

Challenge: This past summer a large homeless encampment was constructed just south of downtown Minneapolis. As many as 300 people had congregated at the camp with colorful tents and teepees stretched out along the freeway in what's believed to be the largest homeless camp ever seen in Minneapolis. City leaders had been reluctant to break up the camp, but two deaths and a heightened concern about disease, drugs and the upcoming winter had ratcheted up pressure for a solution.

Solution: In early October the city council passed an emergency measure solution to hasten preparations for relocating the camp. Toward the end of October, the city council approved \$1.5 million for the relocation of the Hiawatha homeless camp.

The original plan was for trailers to be used at the new site that the Red Lake Nation had offered to the city. Working with several organizations that help the homeless and the city council the plans changed from trailers to Sprung Structures. The speed at which they could be erected, the fact that no additional foundations were required along with the recent success of other Sprung Structure Navigation Centers were several factors that lead to the decision of utilizing Sprung Structures. **Three 30' wide x 135' long** Sprung structures were constructed within a few short weeks. Originally planned for 120 people the city increased the capacity of the Navigation Center to 135 people. The City of Minneapolis started moving people into Structure #1 on December 11th 2018, while construction continued with the additional 2 structures.

Results: The temporary shelter is the first of its kind in Minnesota and was constructed in an effort to give people a safe space to live, as well as access to warmth, security, showers, three meals a day and access to other services including mental health, drug treatment.



Many homeless people were living in an encampment in the area of Hiawatha Avenue near Franklin and 16th Avenues.

PAGE 3

“I think we are hopefully setting a precedent right now where people who are experiencing homelessness are not seen as criminals, they are not seen as invisible, they are embraced by our entire community,” said Minneapolis Mayor Jacob Frey.

Minneapolis Mayor Jacob Frey said it has been a community effort to get to this point.

“What we’re seeing is a beautifully united vision that is moving away from seeing homeless people as invisible and moving towards treating them with compassion and recognition of the dignity of every single human being,” Frey said.

“I’m very hopeful for a smooth transition,” Minneapolis Mayor Jacob Frey said. “I think the fact that this has been Native-led and Native-run and the land that the navigation center sits is owned by the Red Lake Nation, I think that adds an element that is exceeding helpful.”

“I think it’s going to be smooth,” Sam Strong with Red Lake Nation said. “Obviously it’s a change for the people there. A positive change, one where they can have warmth, security, food and access to services where they can overcome the issues they face there today.”









Top 5 Reasons to Choose Sprung:

- 1. Immediate Delivery from Inventory** – Complete projects in a much shorter time-frame than conventional construction, helping people get off the streets and into navigation centers quickly.
- 2. Limited Foundation Requirements** – With limited foundation requirements, cities can build in places conventional structures can't be built, including existing asphalt, empty lots, even open spaces, giving more options to densely populated areas.
- 3. Rapid Construction Schedule** – Significantly reduce construction costs and timelines compared to conventional construction.
- 4. Superior Performing Insulation System** – Save on operating and energy costs with Sprung's airtight building envelope and fully lofted fiberglass insulation system.
- 5. Lease with Option to Purchase** – Ease budgeting concerns and up front costs with Sprung's convenient in-house leasing program.

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- Sprung structures can be dismantled, reconfigured, re-erected, or relocated for almost any number of applications providing future value and mitigating financial risks.
- Beyond providing all-weather shelter, Sprung structures provide bright, spacious high performance, energy efficient environments.
- Sprung has build homeless navigation centers for world class cities across North America, including Los Angeles, San Francisco, San Diego and Toronto.



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Division Circle Navigation Center

San Francisco
Homeless Shelter



Project Overview:

Client: St. Vincent de Paul Society of San Francisco
and The City of San Francisco Public Works Department

Challenge: The client needed to respond to San Francisco's Mission neighborhood's public health crisis, resulting from the drastic increase in tent encampments. The new Navigation Center needed to serve people living in encampments who have been unable to access services like intensive case management or health care and drug treatment programs at traditional shelters. The area needed a safe, secure, shelter for San Franciscans experiencing long-term homelessness where they could receive support and make lasting social service and housing connections, and a continuum of services aimed at reducing and preventing homelessness.

Solution: 60' wide x 75' long Sprung Structure fully insulated Dining Hall
60' wide x 135' long Sprung Structure fully insulated Dormitory

Results: The Division Circle Navigation Center (in memory of Brian Quinn, with funding from SF Department of Homelessness and Supportive Housing) proudly provides 126 beds and extensive support services to their clients. St. Vincent de Paul operates the center, which opened in June, 2018. As of July 2018, the Division Circle Navigation center has provided supportive services to over 200 individuals. Services include: case management, medical

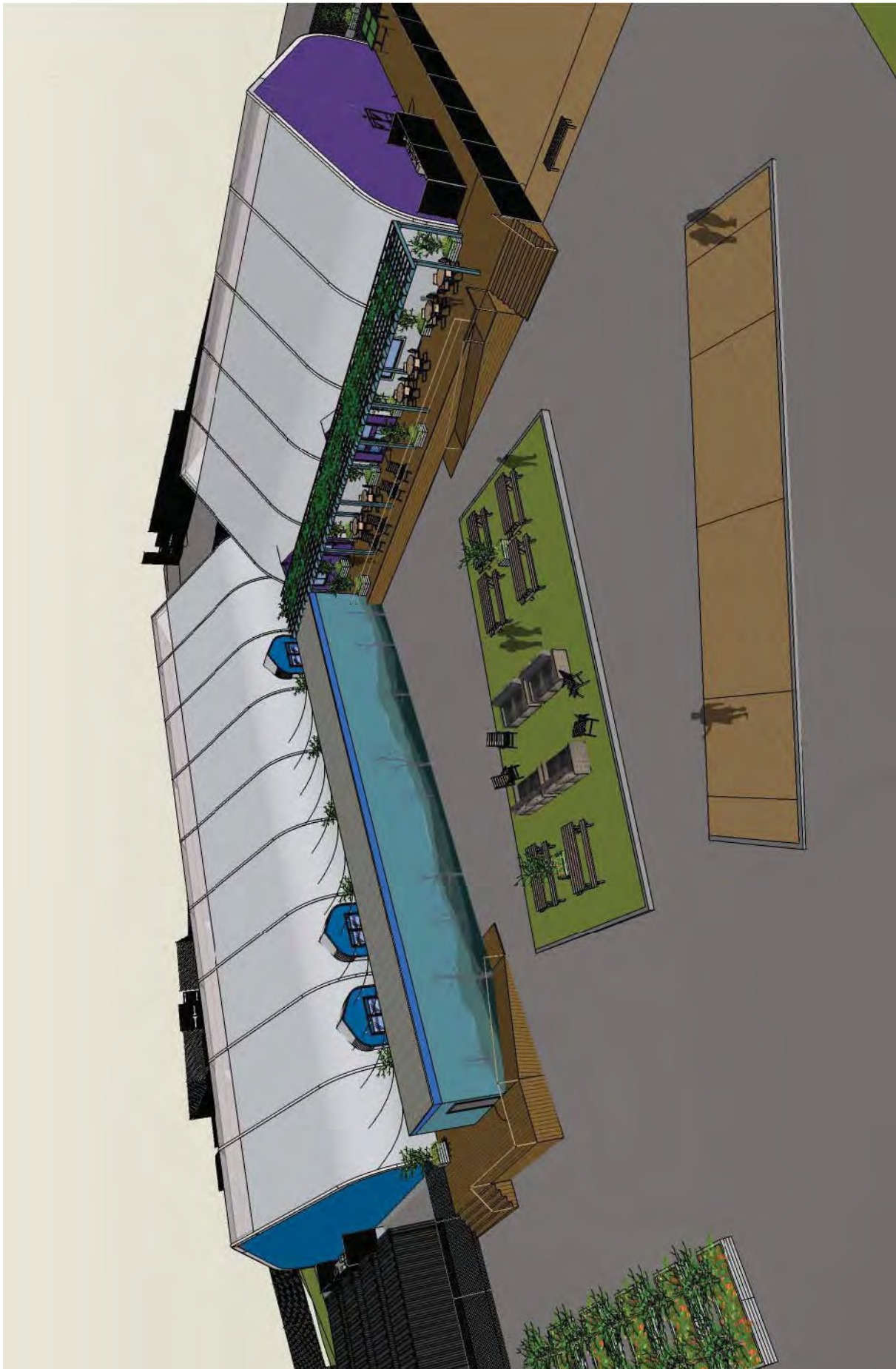
care, mental health and substance abuse screening, access to appropriate treatment, public benefits, employment resources, and most importantly, assistance finding appropriate and available housing.

Situated perpendicularly, the placement of the two structures creates a community courtyard which includes a garden, outdoor active area, and off leash dog-run. The circular site yields privacy and security. Vehicle parking, bike storage and pedestrian entry to the site is consolidated to one loading zone. The dormitory fills the larger 150' structure, and serves as many clients as possible while maintaining privacy. Adjacent to the dormitory, the 75' structure houses staff offices, a pantry, a laundry, dining & lounge area. Restrooms and showers are in stand-alone units between the structures.



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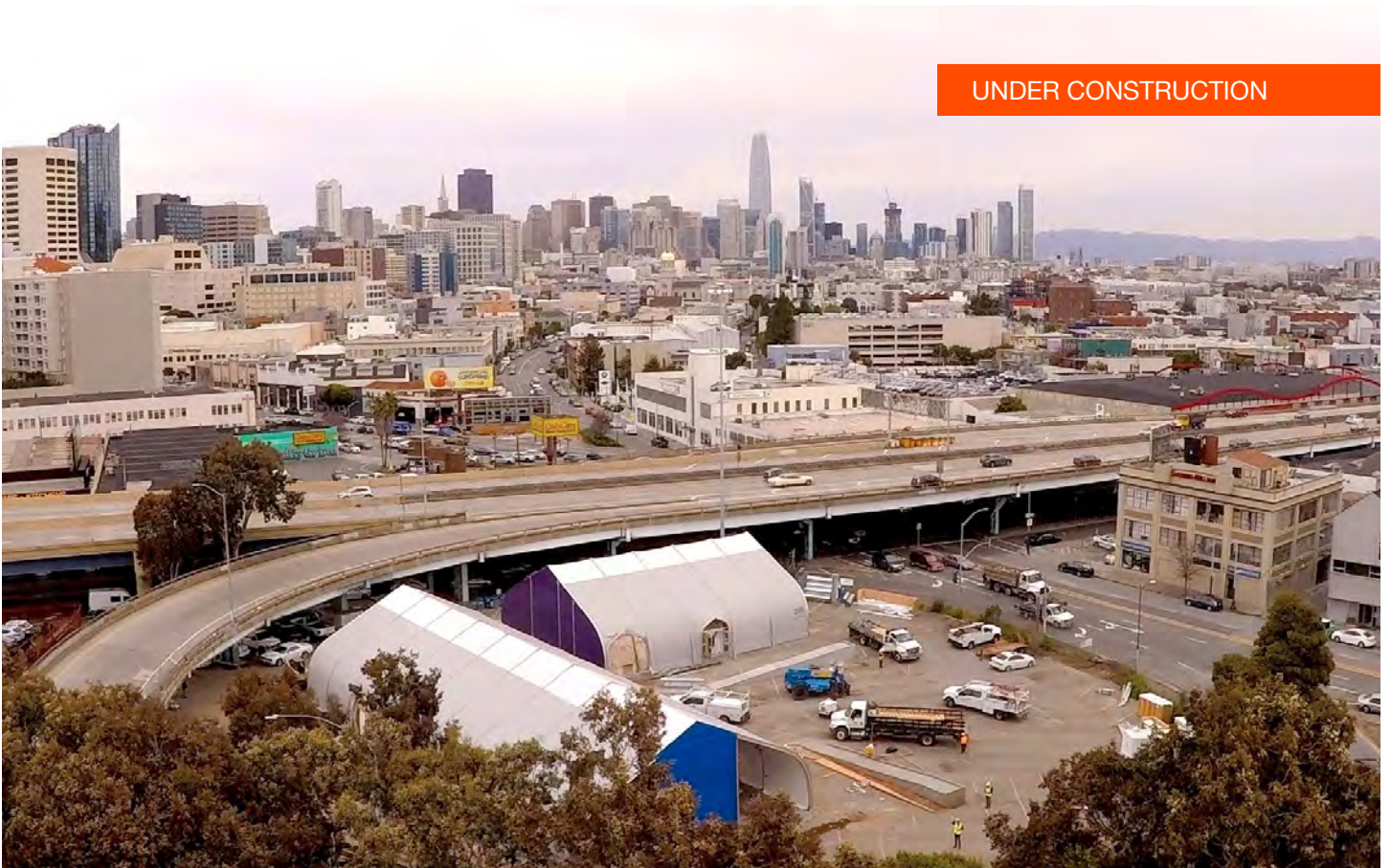


AERIAL SITE PLAN
DIVISION CIRCLE NAVIGATION CENTER | 02.09.2018

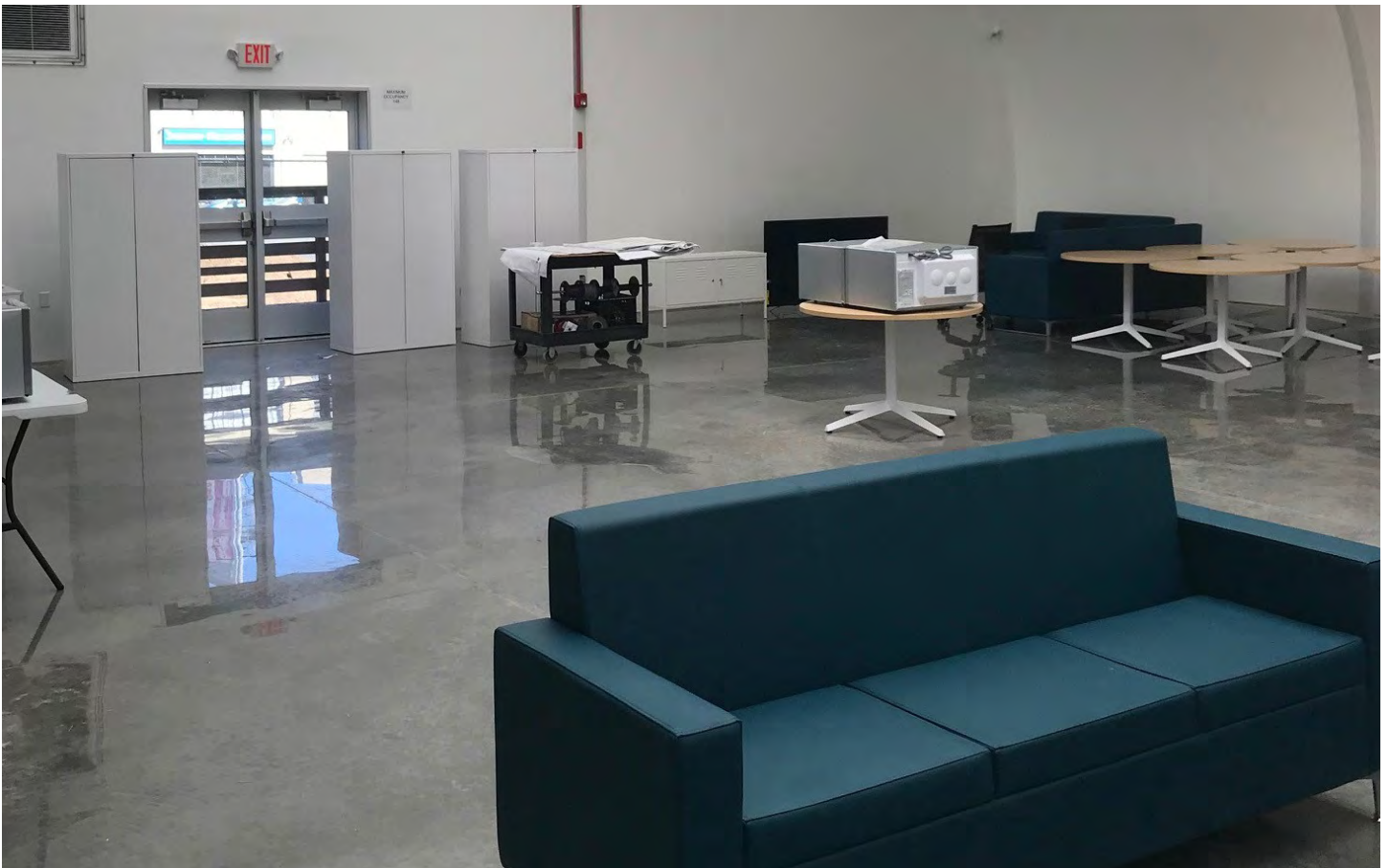
SAN FRANCISCO PUBLIC WORKS
BUILDING DESIGN & CONSTRUCTION



UNDER CONSTRUCTION









Top 5 Reasons to Choose Sprung:

- 1. Immediate Delivery from Inventory** – Complete projects in a much shorter time-frame than conventional construction, helping people get off the streets and into navigation centers quickly.
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Leeward Coast Homeless Shelter

Hawaii

The center, opened in 2007 by Hawaii Gov. Linda Lingle, is operated by the United States Veterans Initiative, the nation's largest non-profit provider of services to veterans facing challenges in their transition to civilian life. It provides housing and transitional programs for approximately 275 people.

"There's so much need on the island to help homeless veterans," Martin said. She said another center at Barbers Point houses homeless singles, but the Waianae Civic Center is the first to service both homeless veterans and their families.



Waianae Civic Center PAI'OLU KAI'AULU

Singles / Couples Wing

Family Wing





UNDER CONSTRUCTION



10 YEARS LATER







UNDER CONSTRUCTION



10 YEARS LATER







2006

Posted on: Sunday, December 10, 2006

\$34M to house homeless

• [Homeless on the Wai'anae Coast](#)

By [Will Hoover](#)
Advertiser Leeward O'ahu Writer

WAI'ANAE ? The state has unveiled the first proposal to build permanent affordable rentals as part of its three-part plan to ease the homeless crisis along the Wai'anae Coast.

Kaulana Park, the state's homeless solutions team coordinator, said the \$34 million project calls for a total of 80 transitional units and 240 affordable rental units to be built on 30 acres of federal land off St. Johns Road in Lualualei.

The project is important because it takes the state response to the homeless situation beyond the initial building of temporary emergency and transitional shelters, and toward permanent solutions.

Jo Jordan, who chairs the Wai'anae Coast Neighborhood Board's parks committee, said she thinks this could be the beginning of an answer to the homeless problem ? not only on the Wai'anae Coast, but as the model for other areas on O'ahu and around the state.

This is "way beyond any kind of wildest dreams that I had," Jordan said.

Park said the site's transitional units could be completed in about a year after the state takes possession of the land. The one- to four-bedroom affordable units, which would rent for \$400 to \$600 a month, would be built by private developers following the completion of the studio and two-bedroom transitional units by the state.

The site also would include administrative offices, a multi-purpose room, preschool, daycare, adult educational components and more.

Of the projected \$34 million cost, the state's share will be at least \$8.4 million for the transitional housing units it will build and operate. The remaining \$25 million will be a combination of public and private funds, Park said.

"Right now there is an agreement that they (the federal government) will transfer those lands to the state," Park told about 50 people who attended his presentation at the Neighborhood Board meeting last week. "And we need to work through that agreement."

ONE SHELTER OPEN

Five months after Gov. Linda Lingle pledged to tackle the homeless crisis on the Leeward Coast, one emergency/transitional shelter has opened and contractors are making progress on another, though its scheduled Dec. 31 opening has been delayed. Other sites are still being considered.

But after initially being encouraged by the state's response, some residents are raising questions about aspects of the homeless shelter plan ? including that the majority of those shelters are planned for the Leeward Coast.



This temporary homeless shelter is taking shape in Wai'anae. Metcalf Construction is building the sprung structure ? it will be 70 feet wide, 270 feet long ? in a lot near Wai'anae Intermediate School.

BRUCE ASATO | The Honolulu Advertiser



Gov. Linda Lingle's plan to ease the housing shortage on the Leeward Coast includes a temporary transitional shelter under construction near Wai'anae Intermediate School.

Photos by BRUCE ASATO | The Honolulu Advertiser



One emergency transitional shelter has opened at Kalaeloa, and a second is being constructed in Wai'anae by

"People are complaining about the homelessness on the beach," said Greenwood, who is now a resident of Ma'ili Beach Park. "Now the state is trying to put the homeless into shelters, and everybody's complaining about the shelters being built."

"We need to get into a shelter to get ourselves more stabilized, and get counseling, so we can get jobs," she said. "If the way to get the help is in the shelters, then we need to get in there."

State's 3-part project includes 240 affordable rental units

Advertiser staff writer Treena Shapiro contributed to this report. Reach Will Hoover at whoover@honoluluadvertiser.com or 525-8038.

Reach Will Hoover at whoover@honoluluadvertiser.com.

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Posted on: Friday, March 16, 2007

65 homeless move into 24/7 shelter

2007

By [Will Hoover](#)
Advertiser Leeward Oahu Writer

WAI'ANAE ? Last summer Gov. Linda Lingle vowed to tackle the Wai'anae Coast's homeless crisis. Today, several hundred people who had been living in parks and on beaches have a roof over their heads.

Most of them are at the Onelau'ena transitional shelter at Kalaeloa.

But the effort took another big step forward yesterday with the opening of the \$6.5 million Civic Center emergency homeless shelter, the state's first around-the-clock facility for the homeless.

Even as folks were celebrating at the shelter, some 75 tent encampments remained in place on Ma'ili Beach Park, a reminder that there is still far to go to solve Hawai'i's homeless problem.

About 200 people, including Lingle, gathered for a dedication of the shelter early yesterday afternoon, the official beginning of the state's most ambitious effort to date to solve O'ahu's mounting homeless crisis. The shelter, built in less than five months, will eventually house up to 300 persons,

Like others who spoke at the festivities, Lingle said she was honored to have been involved with an effort to erect the facility in less than five months.

"That's true of every single person and every agency that's been involved," she said. "People just felt privileged to be a part of something that was so good and so pure and so righteous, and something so long overdue."

The facility was christened Pai'olu Kaiaulu, which means encouraged by a pleasant Wai'anae breeze.

Some 65 people representing nearly two dozen families have taken refuge at the shelter. The resident makeup mirrors generally the community itself, which has one of the largest Hawaiian populations in the state.

Alice Greenwood, 61 ? a pure Hawaiian and lifelong Wai'anae Coast resident who became homeless for the first time on July 15 ? gave a small group of visitors a quick tour of the facility, including the cozy 8-by-10-foot cubicle she shares with her adopted son, Makalii, 6.

Although she said the routine is still new and different, and there have been some startup problems, a sense of aloha prevails throughout the shelter. Families have been living there since the beginning of the month.

"The beautiful part of this place is that at 3 o'clock in the afternoon and 8 o'clock at night, we have sessions in which everyone sits down and we air out our disputes. And then if we have problems, we discuss it with our counselors."

That way, she said, everything usually gets ironed out amicably.

"And here's my room," said Greenwood with a smile as she unlocked the door to B110. "Oh, yes, this is bigger than my tent. Here are all my things. This is my bookshelf. And I made my own shelf to hang my clothes on."

Even as folks were celebrating at the shelter, dozens of tents remained in place on Ma'ili Beach Park.

Colin "Small Boy" Kahui, 53, was gathering up some of his belongings in anticipation of joining the shelter residents one day soon. Kahui, the park's senior resident by virtue of the fact that he's been living there for nearly three years, said most of the park inhabitants had resigned themselves to vacating their campsites within 10 days, as ordered by the city.



Stanley Maka, 55, holds the key to his new home at the shelter in Wai'anae. The facility was christened Pai'olu Kaiaulu, which means encouraged by a pleasant Wai'anae breeze.

JEFF WIDENER | The Honolulu Advertiser

"I'm just waiting to get called to the new place," said Kahui.

Darryl Vincent, who heads U.S. Vets Hawaii, the agency that is managing the emergency shelter for the state, was also aware that beginning March 27 the park will be closed each day from 10 p.m. to 5 a.m., thus eliminating overnight camping at what has been the focal point of the Wai'anae Coast's homeless crisis.

Before the ceremonies, Vincent said he assumes that most of the shelter's initial occupants will be coming from that beach.

He said he hopes the shelter will be able to support all the estimated 120 to 150 homeless folks living at Ma'ili Beach.

The Pai'olu Kaiaulu site will act as a hub for people moving on to transitional shelters, most of which have yet to be completed.

Kaulana Park, the state's homeless solutions coordinator for the Wai'anae Coast, said that although the actual number of homeless people on the coast remains unknown, it's a sure bet the Civic Center shelter can't take in all the coast's beach dwellers ? generally thought to be somewhere between 1,000 and 2,000 people.

Since the governor made her commitment, the 220-person Onelau'ena transitional shelter at Kalaeloa has opened, in addition to the new emergency shelter site, Park said.

And he said the state continues moving forward on its plans to construct a \$34 million project with 80 transitional units and 240 affordable rental units off St. Johns Road in Lualualei ? although he concedes that will take far more than a year to complete.

In December there was a groundbreaking for a state-funded transitional housing project near Kamaile Elementary School, and within six months a similar shelter should get under way not far from the Civic Center site. Both of those shelters should be completed within a year of their starting dates, Park said.

Emergency shelter residents will remain at the facility for one year or less. During that time they will be required to work toward self-sufficiency, teaming with specialists who will help move them back into the social mainstream.

While there, they will be expected to do routine chores and pay minimal program fees based on their ability to pay.



Pai'olu Kaiaulu residents celebrate

<http://the.honoluluadvertiser.com/article/2008/Mar/09/In/hawaii803090348.html>

The Wai'anae Civic Center shelter, known as Pai'olu Kaiaulu, was Hawai'i's first around-the-clock emergency homeless shelter built from the ground up for the purpose of offering succor to a growing multitude of citizens with no place to stay. It took a gubernatorial emergency proclamation to fast track its completion. It would offer hope in the form of training programs designed to help the residents join mainstream society.

On March 1, 2007, the doors opened to the overflow of families that had been crowding miles of coastal beaches for months. The new facility was operated by U.S. Vets, the nation's largest nonprofit organization serving homeless and at-risk veterans. While that organization had had plenty of experience assisting veterans, learning to deal with homeless families fresh off the beach was uncharted territory, said Darryl Vincent, U.S. Vets Hawai'i site director. The first shock came when officials realized children were nearly half the residential population.

"We realize now that when you have from 275 individuals here, about 125 of them are kids," said Vincent, who soon brought in a family specialist to tend to the children's issues as parents adjusted to shelter life.

Aside from setting basic rules, he said the role of U.S. Vets was not to dictate what residents have to do, but to supply them with what they need to take responsibility for their own situations — a form of empowerment unfamiliar to a sizeable portion of the incoming tent dwellers, he said. Cathie Alana, project director, said families flocked to the shelter when it opened, and it remains family oriented. Alana believes families will probably remain the focus during the second year. The shelter is serving 28 families with 135 children. Because it is divided into a 19,000-square-foot family shelter, and an 10,500-square-foot individual and couples shelter, Alana said the facility can adjust to whatever changes happen in the homeless population.

Regardless, the goal will be to move families, couples and singles toward self-sufficiency. To do that, shelter programs include job training, parenting, drug treatment, exercise, health, cultural activities, finances, and dealing with domestic violence.

"We're trying to build self-esteem through different real life experiences in a safe environment," Alana said.

But, Vincent added, "we have a ways to go. While we have established a therapeutic community, we would like to strengthen it to where the people that are residing in the shelter are taking (total) care of it. We're merely here to facilitate, versus we're here to be the ones making things happen.

"We measure success according to how families start progressing towards independence." About halfway through the first year, residents got the hang of empowerment well enough to establish their own residential community council — a sort of in-house neighborhood board — for residents to air their concerns and suggestions to one another and facility operators. Council representatives now participate in staff meetings on a weekly basis.

Alice Greenwood, who became homeless for the first time at age 60 in July 2006, was a driving force behind establishing the council. She said residents have wrestled with grievances and personal conflicts, and at times the wrangling has turned heated and hurtful.

"There were many rocky roads and many hills to climb," Greenwood told the crowd yesterday. "But together we have taken one step at a time."

That's the process by which differences get ironed out peaceably, Greenwood said. "After one year, I'd say things are going very well." Kaulana Park, who was the state's homeless point man before becoming deputy director of the Department of Hawaiian Home Lands recently, said the Wai'anae shelter was built as a temporary starting point for getting homeless people off the beaches. As more private and state subsidized transitional shelters are built, those facilities will assume that role. Park pointed out that 662 people entered the shelter in its first year. Of the 371 who came and went, 72 percent have either moved into permanent and transitional housing, or they have entered a treatment facility or other institutional setting. At that rate, Park said the need for the Wai'anae shelter will diminish significantly over time.

"The way things are working, five or six years from now we will be able to shut down the Pai'olu Kaiaulu site because you'll have other sites come up that will have the transitional capacity," said state Comptroller Russ Saito. Saito, who has worked on the homeless crisis with Park since 2006, will take over as homeless solutions coordinator for the state.

SHELTER AFTER ONE YEAR

2008

Preliminary results of a statistical survey at the Wai'anae Civic Center emergency shelter, which opened on March 1, 2007

- Of 662 people who entered the Wai'anae Civic Center emergency homeless shelter between March 1, 2007 and Feb. 29, 2008 — 395 were adults and 267 were children.

- The shelter now houses 289 individuals; 154 are adults and 135 are children.

- Sixty-five percent of the adults tested negative for drugs. Twenty-eight percent of the adults reported working full- or part-time when they entered the facility.

- Ninety-five percent of the residents reported satisfaction with the overall services at the shelter.

- During the first year, 261 adult residents completed 12,603 hours of community service.



Top 5 Reasons to Choose Sprung:

- 1. Immediate Delivery from Inventory** – Complete projects in a much shorter time-frame than conventional construction, helping people get off the streets and into navigation centers quickly.
- 2. Limited Foundation Requirements** – With limited foundation requirements, cities can build in places conventional structures can't be built, including existing asphalt, empty lots, even open spaces, giving more options to densely populated areas.
- 3. Rapid Construction Schedule** – Significantly reduce construction costs and timelines compared to conventional construction.
- 4. Superior Performing Insulation System** – Save on operating and energy costs with Sprung's airtight building envelope and fully lofted fiberglass insulation system.
- 5. Lease with Option to Purchase** – Ease budgeting concerns and up front costs with Sprung's convenient in-house leasing program.

Sprung Structures

For four generations, Sprung has designed solutions for every conceivable application. Inventory-ready building solutions that consistently outperform other building alternatives.

- Sprung structures can be dismantled, reconfigured, re-erected, or relocated for almost any number of applications providing future value and mitigating financial risks.
- Beyond providing all-weather shelter, Sprung structures provide bright, spacious high performance, energy efficient environments.
- Sprung has build homeless navigation centers for world class cities across North America, including Los Angeles, San Francisco, San Diego and Toronto.



Sprung Structures

A Better Way To Build

Rapid Construction. Design Flexibility. Performance & Durability. Lower Overall Costs.

Toronto 24-Hour Respite Centre

Toronto, Ontario



Project Overview:

Client: City of Toronto

Challenge: As the pressure on Toronto's emergency shelter system continues to build, a group of housing and health advocates called on City Hall to declare a state of emergency to address a "disaster" unfolding on the streets, and pushing for the swift opening of temporary respite sites.

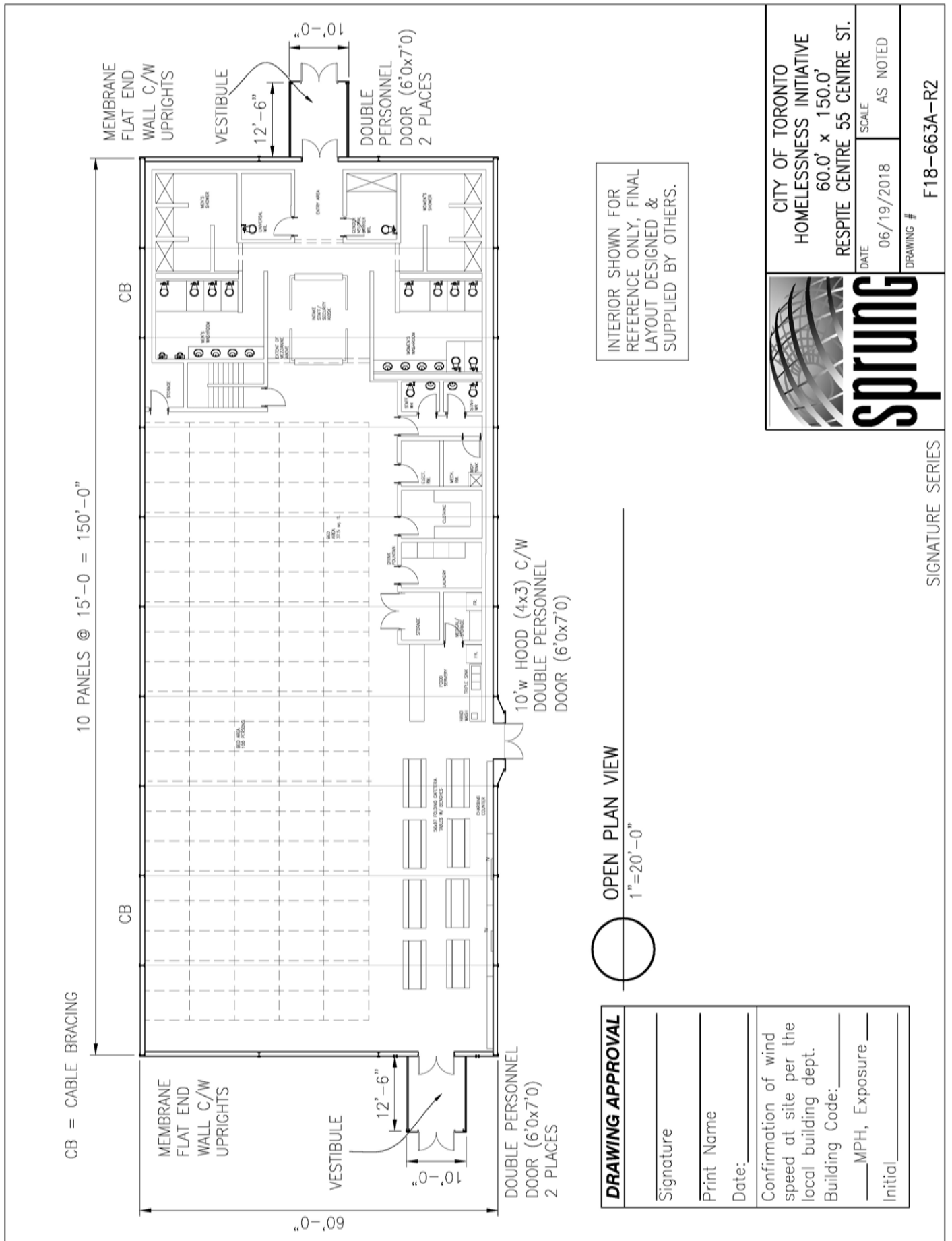
Solution: Sprung teamed up with its strategic alliance contractor BLT Construction to construct **Three - 60' wide by 150' long** fully insulated Sprung Structures featuring Dupont Tedlar Sky Blue Architectural Membrane with vestibule entrances.

The Sprung building system is durable and can be dismantled, moved and installed on an alternate site if required. The repurposibility and relocatability of a Sprung building have added resiliency to Toronto's system by increasing the emergency response capacity.

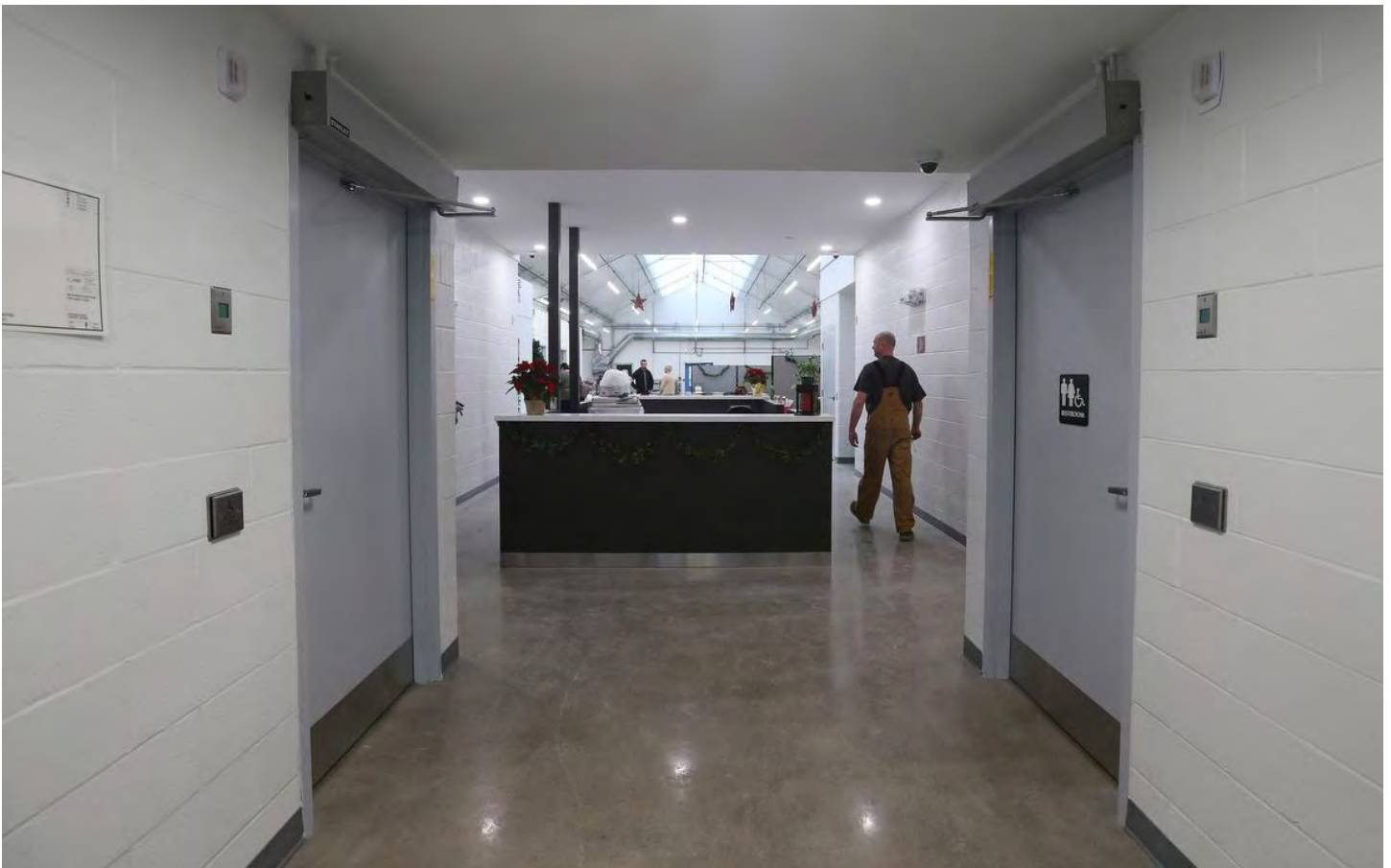
Construction Time: First structure erected in 9 weeks

Results: Each Sprung 24-Hour Respite Centre meets provincial standards for accessibility. The structures are low-barrier, pet friendly facilities, providing essential support, including service referrals. Each structure houses 100 people, and includes the following: connections to city water, sewer, electrical, gas services, heating, air conditioning, ventilation, showers, toilets, laundry facilities, dining, common area with TV's, a food dispensary and pantry to provide meals prepared off-site.













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High Performance Building Solutions



June 25, 2019

Jeffrey McLaughlin, Ph.D. Housing Project Manager
City of Riverside
3900 Main Street
Riverside, California 92522

Telephone 9518265189
Fax 9518262591
Email jmclaughlin@riversideca.gov

Dear Dr. McLaughlin,

We are pleased to submit the following quotation for a Sprung Structure to be located at your site in Riverside, California. Sprung is the inventor of the stressed membrane structure which has been patented worldwide. With over 130 years of experience, Sprung offers an innovative, cost effective building alternative which dramatically accelerates construction timelines while providing complete flexibility for the future.

STRUCTURE DESCRIPTION:

SIGNATURE SERIES 60 feet wide by 195 feet long, measured by maximum width by maximum length including the following accessories:

- 1 - City of Riverside Graphic Logo at Entrance
- 2 - Insulated Double Personnel Door(s) XL c/w Hood, High Traffic Panic, Closers & Top Lite (8'0"X7'0")
- 4 - Insulated Double Personnel Door(s) c/w Hood, High Traffic Panic, Closers & Top Lite (6'0"X7'0")
- 4 - Penetration Kit(s) (HiTemp) for insulated structures (Medium) 3" to 6"
- 6 - LED Hood Light(s) 120-277, 50 or 60 Hz c/w Bracket and Photocell
- 6 - Penetration Kit(s) for insulated structures (Medium) 3" to 6"
- 8 - Standard Framed Opening(s) for insulated structure - size 4' wide by 4' high and smaller
- 28 - Ballast Weight Base Plate(s)
- 56 - Interior Suspension Eye nuts Maximum Load 75 LBS
 - 8" (R-25) blanket of foil backed fiberglass insulation c/w white interior liner membrane
 - Conduit Holes Set as per diagram provided by Sprung
 - Engineered Stamped Drawings

ARCHITECTURAL MEMBRANE:

Polyurethane opaque membrane, no daylight panels.

AVAILABILITY:

Normally from inventory.

INTERIOR HANGING DETAILS:

Sprung Instant Structures offers a large selection of brackets and hangers which can be utilized for the hanging of lighting, HVAC and any other items that may need to be suspended from the interior of the structure. The type and size in each case will depend on weight and proposed position. Please contact your Sprung representative for diagrams and further details.

- ERECTION:** We will supply a Technical Consultant on site to provide information about structure assembly and erection and will supply hand tools for your use, at no charge. The Technical Consultant is not authorized to perform any other services. Customer is responsible for supervision of and safety compliance in structure location, assembly and erection.
- Recommended equipment and manpower:
- a) Scaffolding or manlifts
 - b) Appropriate fall protection (body harness and lifeline).
 - c) Electrical power to site.
 - d) Estimated 7 workmen for approximately 26, 8 hour working days, approximately half of which should be manlift qualified.
 - e) A supervisor with construction experience.
- CRANE:** We request that you supply a crane with operator and rigger to assist in raising the free span aluminum beams during the erection sequence. It will be needed for approximately 12 hours.
- HAND TOOLS:** Although specialized hand tools are supplied for your use at no charge, you are responsible for the tools while they are at your site and until picked up by Sprung following completion of the erection of the structure.
- ANCHORAGE:** Following receipt of order, reactions will be provided in order for local engineer to calculate necessary size of ballast weight.
- DISMANTLING:** Rented structures will require our Technical Consultant for dismantling. The same terms as outlined above under the heading "Erection" and "Technical Consultant" will apply. It will be your responsibility to return the structure and tools, prepaid, to the depot in Salt Lake City, Utah.
- PERMITS, LICENSES AND TAXES:** It will be your responsibility to obtain all permits, licenses and pay all applicable taxes. This structure is designed to meet the CBC 2016.
- GUARANTEE:** To demonstrate our confidence in the quality and longevity of the Sprung Structure, our product comes with a 50 year pro-rata guarantee on the aluminum substructure and an architectural membrane pro-rata guarantee, in accordance with the attached Guarantee Certificate.
- NOTE:** This quotation is valid for 60 days.

RENTAL PRICING	
12 MONTH FIRM RENTAL FOR STRUCTURE PAYABLE MONTHLY IN ADVANCE: F.O.B. Salt Lake City, Utah, USA, sales and/or use taxes extra.	\$17,119.00 / month
<p align="center">PURCHASE OPTION:</p> <p align="center">The Renter has the option to purchase the structure as follows:</p> <p>If all rental payments have been made on time during the first three months of the rental period, 100% of these payments will be credited towards the purchase price, <u>or</u> alternatively</p>	

For the 12 Month Rental Option: If all rental payments have been made on time during the first twelve months of the rental period, 70% of all twelve payments will be credited towards the purchase price

Any purchase option can only be exercised by presentation of Renter's check for the full purchase price, less the applicable credit.

PURCHASE PRICE	
STRUCTURE AND ACCESSORIES AS ABOVE: F.O.B. Salt Lake City, Utah, USA, sales and/or use taxes extra.	\$378,710.00
TERMS, O.A.C: 50% with order; balance upon delivery of the structure.	

ADDITIONAL CHARGES	
TECHNICAL CONSULTANT: Although the Technical Consultant is supplied, his travel, accommodation and meals will be charged to you at a fixed cost of	\$11,610.00
Delivery: On your behalf, we can arrange for delivery of this structure by commercial carrier to your site in Riverside, California at the fixed cost shown. This structure is sold F.O.B. Utah. Sprung will maintain responsibility for the shipment and will insure the shipment up until the point of delivery. Customer is responsible to receive and unload freight in a timely manner.	\$6,620.00

Thank you for the opportunity to submit this quotation and we look forward to being of service to you in the future.

Yours very truly,
Kurt Lundell
kurt.lundell@sprung.com
Business Development Manager
SPRUNG INSTANT STRUCTURES, INC.
#24719

THANK YOU



CBRE