

5.1



December 1, 1993

City Council and
Redevelopment Agency of the
City of Sacramento
Sacramento, California



APPROVED
BY THE CITY COUNCIL

DEC 14 1993

OFFICE OF THE
DIRECTOR

AG 93-169

Honorable Members in Session:

SUBJECT OAK PARK PRE-APPRENTICESHIP JOB TRAINING PILOT PROGRAM

LOCATION AND COUNCIL DISTRICT Oak Park Redevelopment Project Area, District 5

RECOMMENDATION

Staff requests the Redevelopment Agency to approve the attached resolution authorizing the Executive Director to:

- adopt and implement the Oak Park Pre-Apprenticeship Job Training Program;
- enter into a Disposition and Development Agreement (DDA) with the Sacramento Sierra Building and Construction Trade Council (Trade Council) (on file with the Agency Clerk) to convey two Agency-owned vacant parcels to the Trade Council for construction by the Trade Council of two housing units;
- enter into a loan agreement with the Sacramento County Regional Occupational Program (ROP) (on file with the Agency Clerk) for \$30,000 to lease and equip a portable classroom for the operation of the training element of the Program;
- enter into a lease agreement (on file with the Agency Clerk) with the City as lessor and the Agency as lessee and with ROP as sublessee to use the City-owned lot at 3906 14th Avenue for purposes of locating a portable classroom facility;

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
December 1, 1993
Page 2

- enter into a sublease agreement (on file with the Agency Clerk) with the Agency as sublessor and ROP as sublessee to use the City-owned lot at 3906 14th Avenue for purposes of locating a portable classroom facility;
- market the units on behalf of the Trade Council to lower-income, first-time home buyers at fair market value; and
- amend the budget to allocate \$166,000 of 1993 Tax Allocation Revenue Bond funds (TARB) and \$130,000 of 1989 Tax Allocation Bond funds (TAB) for the implementation of the program.

In addition, staff requests the City Council to approve the attached resolution authorizing the City Manager to enter into an agreement to lease to the Agency and ROP the City-owned lot at 3906 14th Avenue for purposes of locating a portable classroom facility.

CONTACT PERSON

Anne Moore, Acting Director, Community Development
Department, 440-1357
Cassandra Jennings, Program Manager, Neighborhood
Development Division, 440-1322

OAK PARK PROJECT AREA COMMITTEE ACTION

At its meeting of October 6, 1993, the Oak Park Project Area Committee approved the staff recommendation as described in this report. The votes were as follows:

AYES: Baxter, Crump, Dansby, Gibbs, Kline, Lango, Lucero, Millar, White, Wolff

NOES: Roberts

ABSENT: Cavese, Eckerman, Henandez, Jennings

COMMISSION ACTION

At its meeting of December 1, 1993, the Sacramento Housing and Redevelopment Commission recommended approval of the attached resolution(s). The votes were as follows:

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
December 1, 1993
Page 3

AYES: Cespedes, Diepenbrock, Dobbins, Harland, Holloway, Moose,
Rotz, Yew, Simon

NOES: None

NOT PRESENT TO VOTE: Amundson

ABSENT: Williams

SUMMARY

This report requests authorization to implement a pilot job training program which offers young adults of the Oak Park Project Area an opportunity to become employable and gain employment. The program will enhance basic educational skills, develop vocational skills, qualify participants for entrance in the building and construction trades unions, and make available an extensive vocational training and employer network. Additionally, the program will result in the construction of two affordable housing units for sale to lower-income, first-time homebuyers.

BACKGROUND

The Trade Council, ROP, and the Agency are combining their expertise to develop a job training program. The program will be a pilot program with the objective to provide young adults of Oak Park with construction and pre-apprenticeship training. Participants who successfully complete the program will be qualified to enter the trades unions' apprenticeship programs.

The benefits of the program will be two-fold. The first will be the provision of temporary employment for young adults while also equipping them with the background skills that will greatly enhance their opportunity to participate permanently in the work force. Secondly, two quality houses will be constructed on Agency-owned, vacant lots that will be made available for purchase to persons of lower incomes. The Trade Council estimates the schedule of construction will require 100 working days to complete both houses.

Roles of the Principal Entities Involved

Trade Council

The Trade Council represents the 29 trade unions of a six-county area which includes Sacramento County.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
December 1, 1993
Page 4

The Trade Council will:

1. enter into a DDA with the Agency (in the form on file with Agency Clerk) to be the builder/general contractor responsible to construct two pre-designed, single-family homes (Attachment I, Building Plans, Types A and D) on two Agency-owned lots within the Oak Park Redevelopment Project Area. The lots are located on 14th Avenue and 39th Street (Attachment II, Location);
2. employ young adults from within Oak Park and train them in basic construction skills;
3. provide on-site instructors to build the units and teach the students;
4. be responsible for arranging trades union sponsorship for successful participants; and
5. provide financial assistance, when necessary, to cover the costs of union membership for qualified trainees.

ROP

ROP is a part of the Sacramento County Office of Education. ROP offers and manages a multitude of occupational training programs. In 1992, it conducted over 160 programs serving approximately 12,000 people. It provides training in such fields as agriculture, business, health careers, home economics, construction technology, and electronics, to name a few.

ROP will:

1. provide both an instructor and a portable classroom facility at 3906 14th Avenue in the immediate area of the construction sites;
2. conduct educational needs and vocational aptitude tests;
3. assist any candidate not having completed a high school education and/or without a valid California Driver's License in obtaining those items; and
4. provide instruction in basic educational skills, vocational skills, and the principles and practices of construction.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
December 1, 1993
Page 5

The expense for the ROP instructor will be financed by funds from the State Board of Education, derived from projected average daily attendance (ADA) in the program. ROP "start-up" expenses such as equipment, training facility lease, and educational materials will also be financed by ADA funds. ROP receives the ADA funds in July of every year. Therefore, because the assessment phase of the Oak Park job training program is planned to start in mid-December 1993, a capital advance from the Agency to ROP of approximately \$30,000 will be necessary to cover their expenses. ROP will repay the Agency upon receipt of the ADA funds in July 1994. This loan will be secured by ROP's personal property used in the program.

The Agency

The Agency will:

1. transfer the Agency owned parcels on which construction will take place to the Trade Council;
2. provide funds, through a no-interest, forgivable loan, to the Trade Council for the construction of the single-family housing units. These funds will include amounts to cover all direct and indirect costs of construction, permits, fees, utilities, and supplies;
3. enter into a short-term, loan agreement with ROP (to be secured by their personal property used in the program) to advance \$30,000 for their program costs;
4. obtain a lease agreement from City and sublease agreement with ROP to use a City-owned lot; and
5. market the units to first-time, low- or moderate-income home buyers.

Concept of Program

The program consist of recruitment, assessment, training, and oversight. Each phase is more fully described below.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
December 1, 1993
Page 6

Recruitment and Assessment

The program will be advertised locally through community publications, notices posted at the Oak Park Community Center, and direct contact with community service organizations working in and/or based in Oak Park. Program participants will be limited to Oak Park residents.

Responsibility for recruitment will be shared by community-based organizations serving the Oak Park area. ROP will make the program applications available to as many organizations as possible. Candidates' names may be submitted to ROP through applications or by calling ROP's 800 telephone number. ROP will set an appointment with each candidate and conduct an initial educational and vocational needs assessment. If the candidate has not graduated from high school, ROP will assist the person in obtaining a General Equivalency Degree in the context of their participation in the program.

Once all program participant slots are filled, a waiting list will be maintained by ROP. If students cease to be involved in the training, new candidates from the waiting list will be added to the program. It is understood that this program is a pilot program which will be closely evaluated. The Joint Pre-Apprenticeship Training Committee section below discusses program monitoring and oversight. It is anticipated that the program, if successful, will continue beyond the completion of the two units being constructed in Oak Park.

The primary target age group is between 18 and 30 years. It is anticipated that the program can accommodate approximately 20 to 36 young adults at any one time. A maximum of 10 students will be on the job sites at any one time while the remaining students will be participating in the classroom training.

The young adults will be compensated for their time spent on the job site (wages at \$8.00 per hour), but not for time in the classroom. Both ROP and the Trade Council will determine student rotation from the classroom to the construction sites with the objective of providing each student with the same amount of on-site construction training and compensated on-the-job work.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
December 1, 1993
Page 7

Training

ROP will conduct classroom instruction and field training in conjunction with work in progress for 30 students for approximately 22 weeks. The Trade Council instructor/superintendent will supervise all construction including the activities of the sub-contractors involved. The students will be divided into three groups of 10. At any time during the program one group will be on-site performing basic tasks for the sub-contractors. Under the guidance of ROP, the remaining groups will be receiving individual instruction, group instruction, or training by on-site observation. The student groups will be rotated from the classroom to the construction sites during each week. The rotation schedule will be managed through daily coordination between the ROP instructor and the Trade Council superintendent.

Oversight

A joint pre-apprenticeship training committee (JATC) will be established to oversee and monitor the progress of the Oak Park training and pre-apprenticeship program. The JATC will serve as advisors to staff of the Trade Council and ROP by providing input with regards to student performance evaluation, program evaluation, and problem solving. The Committee will be comprised of two staff representatives from the Agency; one staff representative from either the California Youth Authority or the Department of Corrections; two appointees by the District 5 City Councilmember; one staff representative from SETA; and one appointee from the Oak Park Project Area Committee (PAC).

FINANCIAL CONSIDERATIONS

The cash requirements necessary to fund the pre-apprenticeship training program are \$266,000. In addition, ROP will receive a no interest loan of \$30,000 by the Agency to cover its start-up costs related to the program. This capital advance to ROP will be a separate cost center from that of the pre-apprenticeship training program cost center because repayment of the capital advance is not dependent upon the sale of the housing units. The ROP loan will be repaid to the Agency in July 1994 when ROP receives its annual allotment of Average Daily Attendance (ADA) funds.

The following table indicates the reallocation of funds of the 1993 Tax Allocation Revenue Bond (TARB) monies and the 1989 Tax Allocation Bond monies (TAB) for the Oak Park Project Area in order to finance both the pre-apprenticeship training program and ROP's capital advance.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
 City of Sacramento
 December 1, 1993
 Page 8

Transfer from		Transfer to	
PARTNERSHIP Program	1993 TARB \$100,000	PRE-APPRENTICESHIP TRAINING PROGRAM	\$266,000
VACANT LOT ACQUISITION PROGRAM	1989 TAB \$100,000		
DEVELOPERS ASSISTANCE	1993 TARB \$66,000		
SUBTOTAL	\$266,000	SUBTOTAL	\$266,000
DEVELOPERS ASSISTANCE	1989 TAB \$ 30,000	ROP CAPITAL ADVANCE	\$ 30,000
T O T A L	\$296,000	T O T A L	\$296,000

Cost/Benefit Considerations of the Trainee Program

The total cost basis of the dwellings is higher than the sales price for which the Agency expects to sell the units. However, the benefits to the community are greater than typically experienced by the sale of a house in which the Agency is involved. The usual benefits include increasing the quality housing stock of the area, assisting low-income persons or families in becoming home owners, and removing an unsightly condition. In addition to those benefits, the job training program will focus on hiring young adults from within the community.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
December 1, 1993
Page 9

Program participants will gain the necessary skills to greatly enhance their opportunity to enter the permanent work force. The students will have the opportunity to:

1. be equipped with basic knowledge, vocational training, and experience sufficient to enable them to begin work in the field of construction;
2. learn computer skills;
3. be qualified for membership in the union as apprentices;
4. obtain their high school equivalency degrees, when necessary; and
5. use the instructors of both ROP and the Trade Council as references when seeking permanent employment.

Trainees will also have access to the vast network of occupational training programs operated by ROP. It is the intent of this program to assist young adults to become viable members of the work force. For both graduating trainees and those who may not choose to finish the program, ROP will provide referrals to other occupational training programs.

Attachment III presents a preliminary financial analysis of the program. The total cost basis for two units, including training-related costs, is approximately \$306,000. The anticipated sales revenue is \$166,000, leaving excess costs over revenue of \$140,000. (This cost total includes an assigned land cost of \$40,000 or \$20,000 per lot. The land cost is an assigned value that does not require new funds as the land has already been purchased by the Agency.)

Attachment IV compares cost and revenue projections of Plans A and D constructed in the Agency's Oak Park New Construction Program to the same plans constructed as a part of the job training program. The analysis indicates a subsidy is necessary to sell the units in either program. After subtracting the subsidy of the New Construction Program units from the subsidy of the trainee units, the net excess cost over revenue of the trainee-built houses is \$95,110 (an average of \$47,555 per unit). Assuming that 30 students will be enrolled for training of construction of two houses, the net subsidy per student is approximately \$3,170.

It is understood costs per trainee could be reduced further if certain cost items such as the supervision were spread over more lots. However, as mentioned previously, this is a pilot program. The Agency anticipates certain issues will be hard to define as accurately as preferred until the program is underway. Thus, all parties involved believe it is best to start with only two lots in one area. The program will be fully evaluated during construction and upon completion to determine what changes may need to be made to the operation to improve the program's cost and training effectiveness.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
December 1, 1993
Page 10

POLICY CONSIDERATIONS

The recommended action in this report is generally consistent with two goals set forth in the 1991 Oak Park Five-Year Revitalization Strategy: to increase the supply of affordable housing for residents of Oak Park and to encourage and promote the employment of Oak Park residents.


ENVIRONMENTAL REVIEW

The proposed project is exempt from environmental review per CEQA Guidelines, Section 15303, which exempts review of construction of up to three single family units in urban areas. NEPA does not apply.


M/WBE CONSIDERATIONS

Minority/Women's Business Enterprise considerations are not applicable to this program. Subcontractors for the program will be contracted by the Trade Council. The trainee program is restricted to Oak Park residents and it is open to all ethnic and minority groups.

Respectfully submitted by,


JOHN E. MOLLOY
Executive Director

Transmittal approved by:


WILLIAM H. EDGAR
City Manager

RESOLUTION NO.

93-~~094~~ 094

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____



**OAK PARK PRE-APPRENTICESHIP JOB TRAINING PROGRAM
AND BUDGET AMENDMENT**

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Oak Park Pre-apprenticeship Job Training Program (Program) is hereby approved.

Section 2: The Executive Director or his designee is authorized to:

- (a) adopt and implement the Program;
- (b) enter into a Disposition and Development Agreement (DDA) with the Sacramento Sierra Building and Construction Trade Council (Trade Council) to convey two Agency-owned vacant parcels at 3872 and 3880 14th Avenue and 3932 39th Street to the Trade Council for construction by the Trade Council of two housing units, in the form on file with the Agency Clerk;
- (c) enter into a loan agreement with Sacramento County Regional Occupational Program (ROP) for \$30,000 to lease and equip a portable classroom for the operation of the training element of the Program, in the form on file with the Agency Clerk;
- (d) enter into lease agreement, in the form of Attachment I, with the City as lessor and the Agency as lessee to use the City-owned lot at 3906 14th Avenue for purposes of locating a portable classroom facility;
- (e) enter into a sublease agreement, in the form of Attachment II, with the Agency as sublessor and ROP as sublessee to use the lot at 3906 14th Avenue for purposes of locating a portable classroom facility;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

APPROVED
1998
[Illegible text]

(f) market the units to lower-income, first-time home buyers at fair market value; and

(g) amend the Agency budget to allocate \$166,000 of 1993 Tax Allocation Revenue Bond funds and \$130,000 of 1989 Tax Allocation Bond funds to the Program for the implementation of the Program.

CHAIR

ATTEST:

SECRETARY

f:\mdi\staffres\resojbtr.3

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 93-732

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**OAK PARK PRE-APPRENTICESHIP JOB TRAINING PROGRAM
LEASE AGREEMENT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The Council hereby authorizes the City Manager to enter into an agreement, in the form attached as Attachment I, to lease to the Agency as lessee, and allow the Agency to sublease to the Sacramento County Regional Occupation Program, the City-owned lot at 3906 14th Avenue for purposes of locating a portable classroom facility for the Oak Park Pre-Apprenticeship Job Training Program.

MAYOR

ATTEST:

CITY CLERK

f:\mdi\staffres\resojbtr.4

APPROVED
BY THE CITY COUNCIL

FEB 17 1993

OFFICE OF THE
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

25 YEAR
'DIMENSIONAL'
COMPOSITION SHINGLES
COLOR PER SIRS

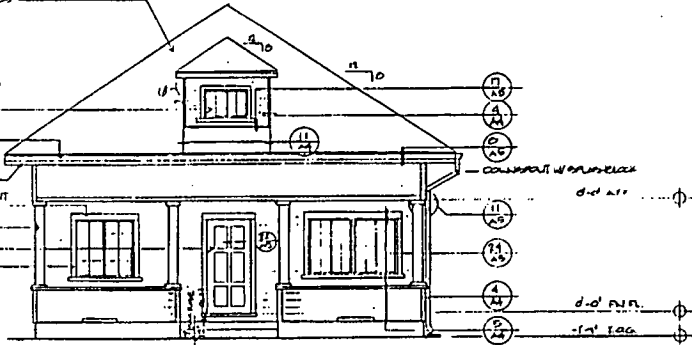
NOTE: NO MECHANICAL
EQUIPMENT ON ROOF

BRONZE ANODIZED
ALUMINUM CLADDING
WINDOWS

GUTTER - FRONT
ONLY

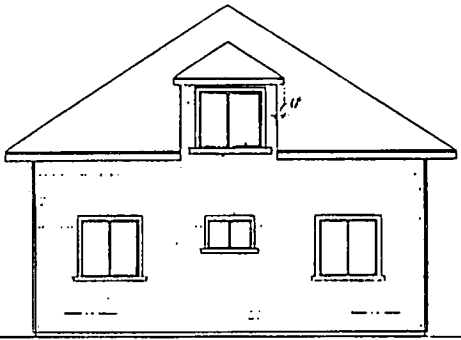
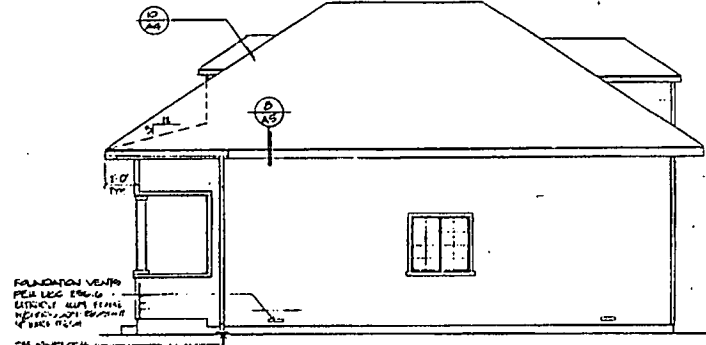
FACIA
1 1/4" WOOD TRIM @ FRONT
ELEV ONLY

NEED 1/2" @
PANELIZED DOOR
1 1/4" WOOD TRIM



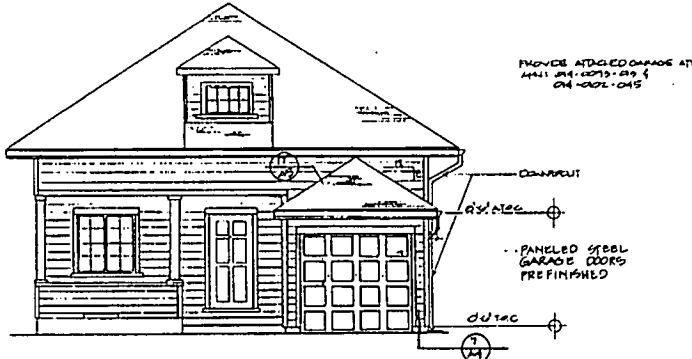
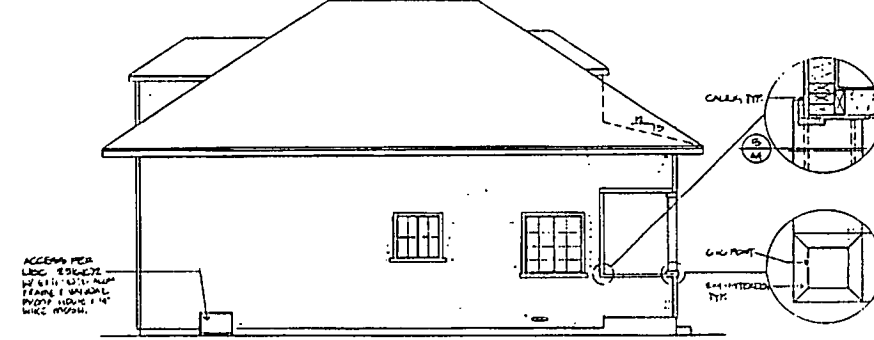
2 FRONT ELEVATION

1 RIGHT ELEVATION



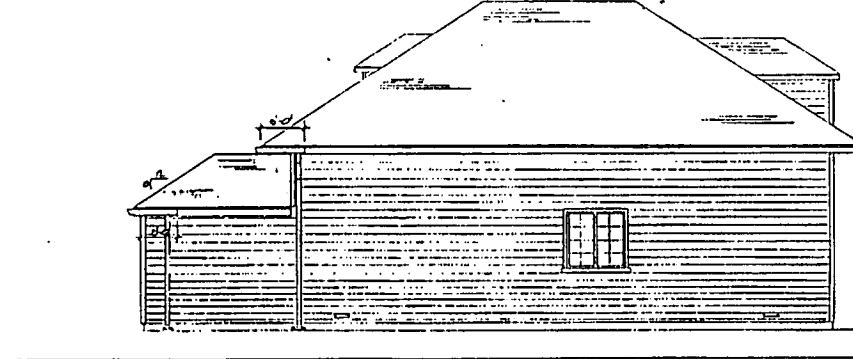
4 REAR ELEVATION

3 LEFT ELEVATION



6 FRONT ELEVATION W/ ATTACHED GARAGE

5 RIGHT ELEVATION W/ ATTACHED GARAGE



Scale:
1/8" = 1'-0"
1/4" = 1'-0"
1/2" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"

DATE: _____

PROJECT: _____

CLIENT: _____

DESIGNER: _____

DATE: _____

SCALE: _____

PROJECT: _____

CLIENT: _____

DESIGNER: _____

DATE: _____

SCALE: _____

PROJECT: _____

CLIENT: _____

DESIGNER: _____

DATE: _____

SCALE: _____

PROJECT: _____

CLIENT: _____

DESIGNER: _____

DATE: _____

SCALE: _____

PROJECT: _____

CLIENT: _____

DESIGNER: _____

DATE: _____

SCALE: _____

PROJECT: _____

CLIENT: _____

DESIGNER: _____

DATE: _____

SCALE: _____

PROJECT: _____

CLIENT: _____

DESIGNER: _____

DATE: _____

SCALE: _____

PROJECT: _____

CLIENT: _____

DESIGNER: _____

DATE: _____

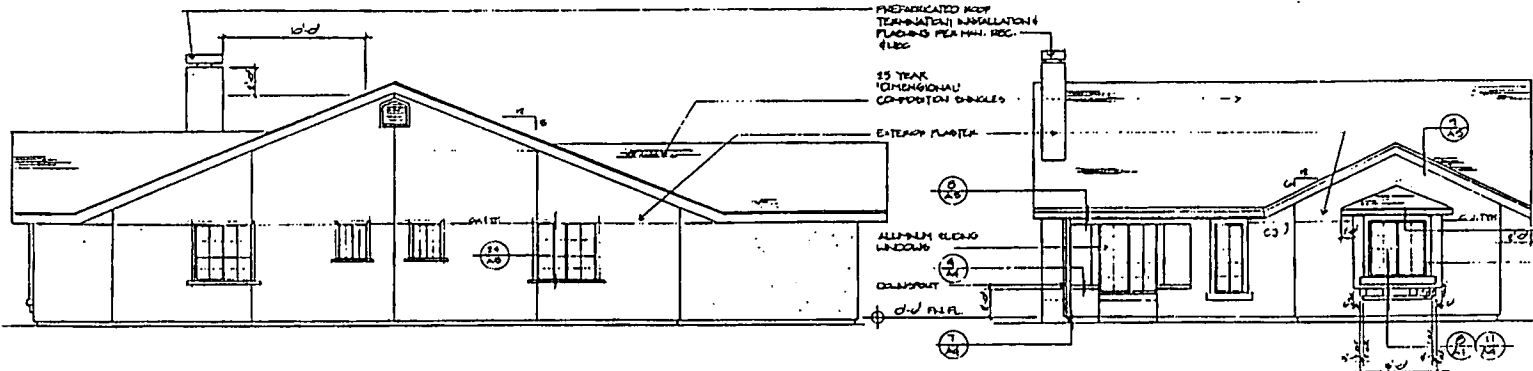
SCALE: _____

PROJECT: _____

CLIENT: _____

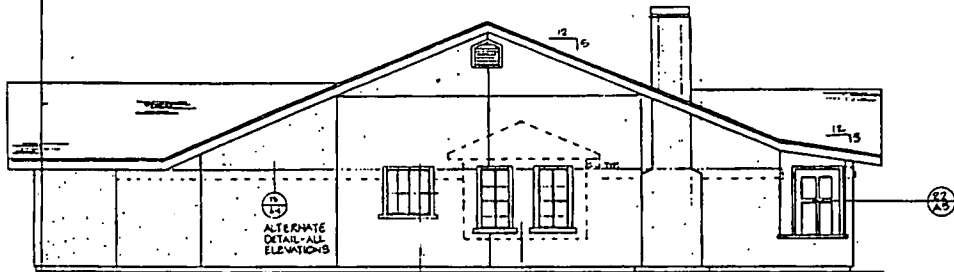
OAK PARK
HOUSING
.TYPE 'A'

A-2

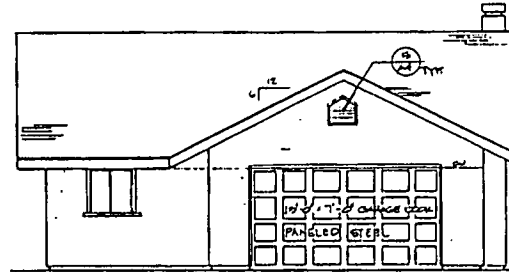


RIGHT ELEVATION

FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

OAK PARK
HOUSING
TYPE 'D'

REVISIONS
DATE
BY
DESCRIPTION

DATE
BY
DESCRIPTION

A-2

DATE
BY
DESCRIPTION

FINISHES	FLOORS	BASE	WALLS	CILING	CLC. HT.	COMMENTS
ROOM NAME	CARPET	WOOD	WOOD	WOOD		
ENTRY						SLOPED
LIVING ROOM						SLOPED
DINING ROOM						
KITCHEN						
HALL						
BEDROOM #1						
BEDROOM #2						
BEDROOM #3						
BATHROOM #1						
BATHROOM #2						
LAUNDRY						
WIP CLOSET						
GARAGE						

INTERIOR WALL 2x4 @ 16" oc w/ 1/2" gyp bd each side

EXTERIOR WALL 2x6 @ 16" oc w/ R-11 insulation & 1/2" gyp bd @ interior space and exterior material "A" or "B" or both, no gyp bd and no insulation above structure just floor ceiling.

SHORT WALL 2x4 @ 16" oc w/ 1/2" gyp bd each side.

EXTERIOR WALL 2x4 @ 16" oc w/ R-11 insulation and 1/2" gyp bd @ interior space and exterior material "A" or "B" or both, no insulator finish.

STAIR WALL 2x4 @ 16" oc w/ 1/2" gyp bd on both sides.

INTERIOR BEARING WALL 2x4 @ 16" oc.

STAIR WALL 2x4 @ 16" oc w/ 2x12 stringer and 1/2" gyp bd above stringer; see drawings for nature of material

INTERIOR FINISH SCHEDULE

ROOM	WINDOW SIZE	DOOR	FINISH
ENTRY	3040 3040 3030 3030 3040 3030		
LIVING			
DINING			
KITCHEN			
BDRM 1			
BDRM 2			
BATH 1			
BATH 2			
HALL			

WALL SCHEDULE

GENERAL NOTES

1. All exterior walls shall be finished with 1/2" gyp bd and exterior finish.
2. All interior walls shall be finished with 1/2" gyp bd and interior finish.
3. All exterior walls shall be finished with 1/2" gyp bd and exterior finish.
4. All interior walls shall be finished with 1/2" gyp bd and interior finish.
5. All exterior walls shall be finished with 1/2" gyp bd and exterior finish.
6. All interior walls shall be finished with 1/2" gyp bd and interior finish.
7. All exterior walls shall be finished with 1/2" gyp bd and exterior finish.
8. All interior walls shall be finished with 1/2" gyp bd and interior finish.
9. All exterior walls shall be finished with 1/2" gyp bd and exterior finish.
10. All interior walls shall be finished with 1/2" gyp bd and interior finish.

WINDOW SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	2" x 4" PLUMBING	1	EA	
2	2" x 4" PLUMBING	1	EA	
3	2" x 4" PLUMBING	1	EA	
4	2" x 4" PLUMBING	1	EA	
5	2" x 4" PLUMBING	1	EA	
6	2" x 4" PLUMBING	1	EA	
7	2" x 4" PLUMBING	1	EA	
8	2" x 4" PLUMBING	1	EA	
9	2" x 4" PLUMBING	1	EA	
10	2" x 4" PLUMBING	1	EA	

DOOR SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	2" x 4" PLUMBING	1	EA	
2	2" x 4" PLUMBING	1	EA	
3	2" x 4" PLUMBING	1	EA	
4	2" x 4" PLUMBING	1	EA	
5	2" x 4" PLUMBING	1	EA	
6	2" x 4" PLUMBING	1	EA	
7	2" x 4" PLUMBING	1	EA	
8	2" x 4" PLUMBING	1	EA	
9	2" x 4" PLUMBING	1	EA	
10	2" x 4" PLUMBING	1	EA	

GENERAL NOTES

1. All exterior walls shall be finished with 1/2" gyp bd and exterior finish.

2. All interior walls shall be finished with 1/2" gyp bd and interior finish.

3. All exterior walls shall be finished with 1/2" gyp bd and exterior finish.

4. All interior walls shall be finished with 1/2" gyp bd and interior finish.

5. All exterior walls shall be finished with 1/2" gyp bd and exterior finish.

6. All interior walls shall be finished with 1/2" gyp bd and interior finish.

7. All exterior walls shall be finished with 1/2" gyp bd and exterior finish.

8. All interior walls shall be finished with 1/2" gyp bd and interior finish.

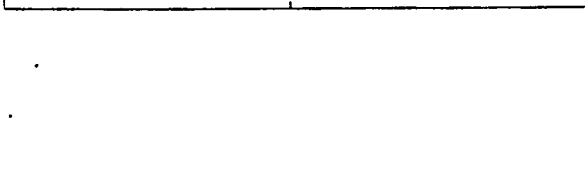
9. All exterior walls shall be finished with 1/2" gyp bd and exterior finish.

10. All interior walls shall be finished with 1/2" gyp bd and interior finish.

PICTURE SCHEDULE

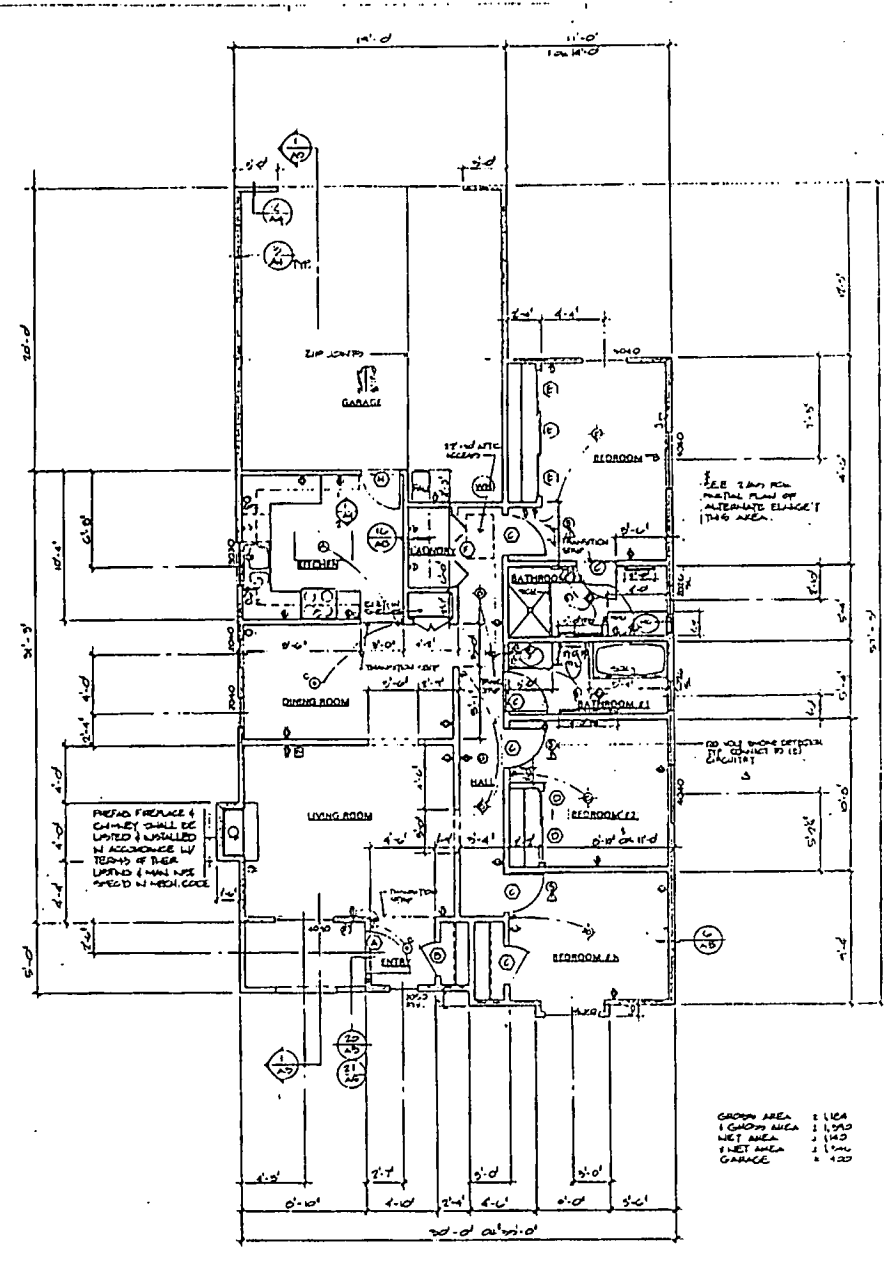
ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	2" x 4" PLUMBING	1	EA	
2	2" x 4" PLUMBING	1	EA	
3	2" x 4" PLUMBING	1	EA	
4	2" x 4" PLUMBING	1	EA	
5	2" x 4" PLUMBING	1	EA	
6	2" x 4" PLUMBING	1	EA	
7	2" x 4" PLUMBING	1	EA	
8	2" x 4" PLUMBING	1	EA	
9	2" x 4" PLUMBING	1	EA	
10	2" x 4" PLUMBING	1	EA	

SYMBOLS



ABBREVIATIONS

SYMBOL	ABBREVIATION	DESCRIPTION
SW	SWITCH	Single Pole Switch
OUT	OUTLET	Single Pole Outlet
PL	PLATE	Single Pole Plate
LF	LOAD	Single Pole Load
TR	TRANSFORMER	Single Pole Transformer
BR	BREAKER	Single Pole Breaker
CB	CIRCUIT BREAKER	Single Pole Circuit Breaker
TR	TRANSFORMER	Single Pole Transformer
BR	BREAKER	Single Pole Breaker
CB	CIRCUIT BREAKER	Single Pole Circuit Breaker



FIRST FLOOR PLAN/ELECTRICAL/MECHANICAL

(16)

OAK PARK HOUSING TYPE 'D'

NO WALL SHOWS OFF-DRAWN BY CONTRACTOR TO BE CHECKED BY ARCHITECT

SEE 2ND FLOOR PLAN FOR ALTERNATE ELEVATION THIS AREA.

GARAGE AREA 1 1/2' x 10' 0"
 GARDEN AREA 1 1/2' x 10' 0"
 NET AREA 1 1/2' x 10' 0"
 FINET AREA 1 1/2' x 10' 0"
 GARAGE 1 1/2' x 10' 0"

Scale

DATE

PROJECT

NO. 1

A-1

ROOM		WINDOW SIZE		DOOR		FINISHES		FLOORS		BASE		WALLS		CEILING		CLG. HT.		COMMENTS		
ENTRY		7'-0"	3'-0"	6'-0"	2'-0"	CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	ATTACHED GARAGE
LIVING		12'-0"	12'-0"	6'-0"	2'-0"	CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
DINING		12'-0"	12'-0"	6'-0"	2'-0"	CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
KITCHEN		12'-0"	12'-0"	6'-0"	2'-0"	CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
BDRM 1		12'-0"	12'-0"	6'-0"	2'-0"	CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
BDRM 2		12'-0"	12'-0"	6'-0"	2'-0"	CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
BATH 1		6'-0"	6'-0"	6'-0"	2'-0"	CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
BATH 2		6'-0"	6'-0"	6'-0"	2'-0"	CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
HALL						CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
LAUNDRY						CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
W.C. CLOSET						CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
GARAGE						CONCRETE	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	ATTACHED GARAGE

GENERAL NOTES

1. All construction shall conform with current building codes, rules and regulations and standards of the Building Industry Co., Chicago, Ill.
2. The contractor shall be responsible for obtaining all necessary permits and licenses for the work.
3. All construction shall be in accordance with the approved plans and specifications.
4. The contractor shall be responsible for the protection of all existing utilities and structures on the site.
5. The contractor shall be responsible for the removal and disposal of all debris and waste materials.
6. The contractor shall be responsible for the maintenance of all access ways and easements.
7. The contractor shall be responsible for the installation of all required fire and smoke detectors.
8. The contractor shall be responsible for the installation of all required energy efficient lighting fixtures.
9. The contractor shall be responsible for the installation of all required energy efficient appliances.
10. The contractor shall be responsible for the installation of all required energy efficient windows and doors.
11. The contractor shall be responsible for the installation of all required energy efficient insulation.
12. The contractor shall be responsible for the installation of all required energy efficient roofing and siding.
13. The contractor shall be responsible for the installation of all required energy efficient flooring.
14. The contractor shall be responsible for the installation of all required energy efficient paint.
15. The contractor shall be responsible for the installation of all required energy efficient landscaping.

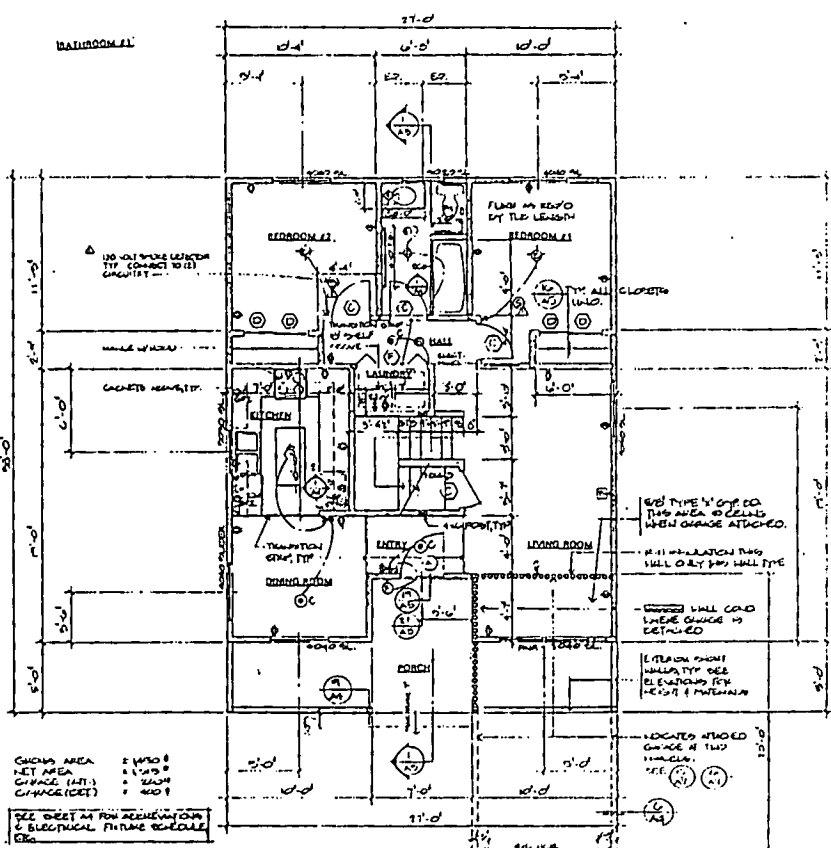
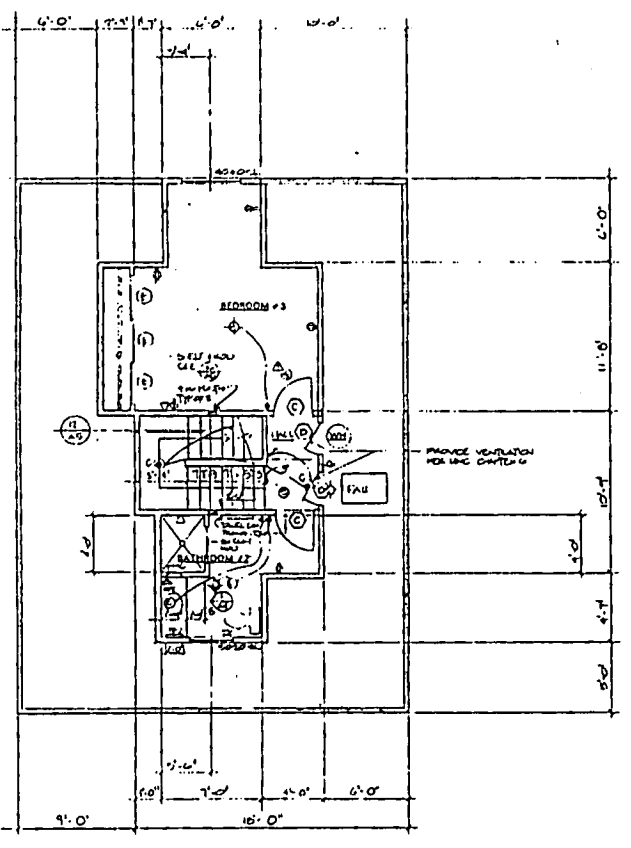
WINDOW SCHEDULE

DOOR SCHEDULE

INTERIOR FINISH SCHEDULE

WALL SCHEDULE

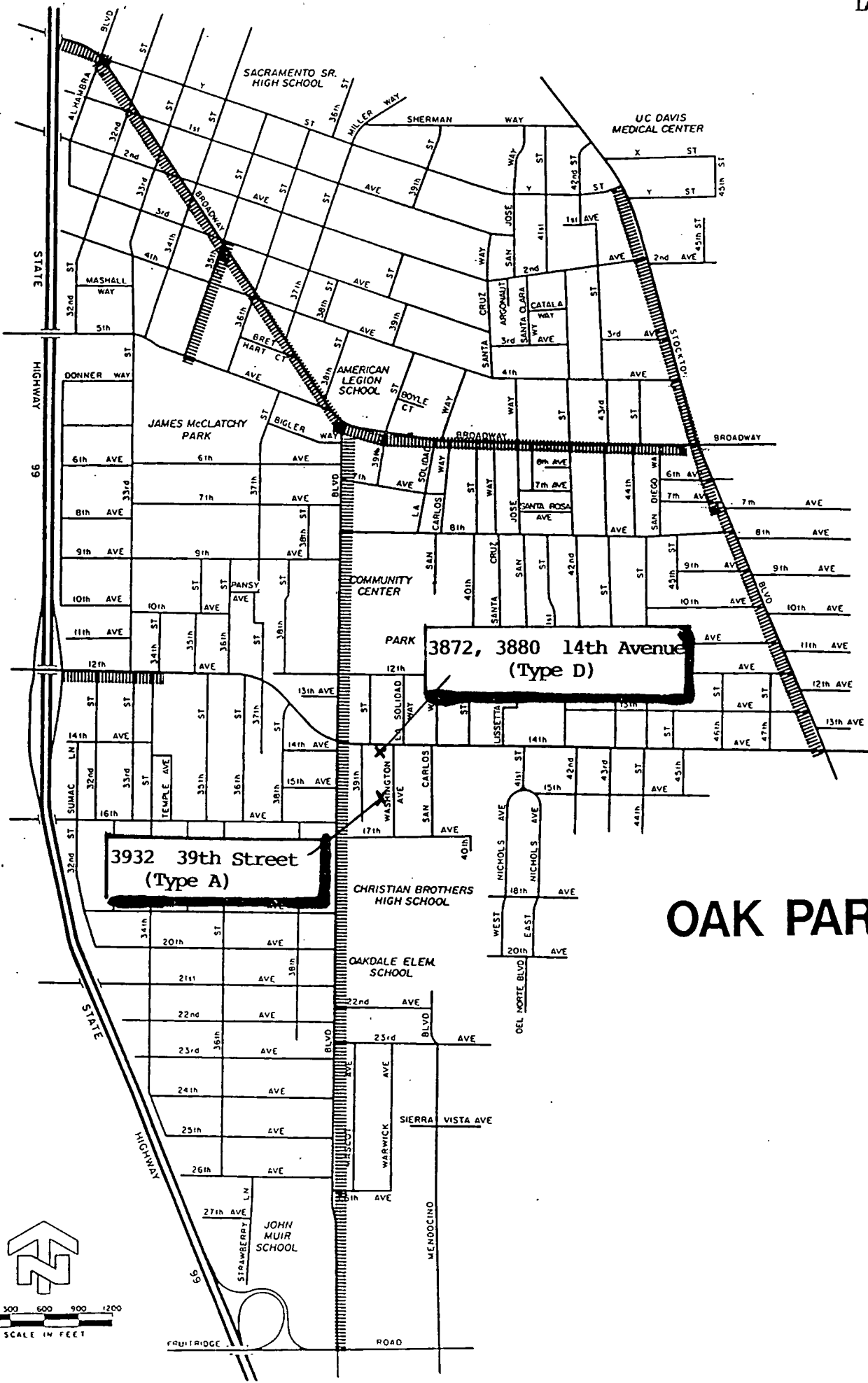
GENERAL NOTES



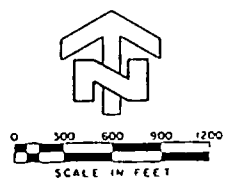
OAK PARK HOUSING TYPE 'A'

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL CONFORM WITH CURRENT BUILDING CODES, RULES AND REGULATIONS AND STANDARDS OF THE BUILDING INDUSTRY CO., CHICAGO, ILL.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FOR THE WORK.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ACCESS WAYS AND EASEMENTS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED FIRE AND SMOKE DETECTORS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED ENERGY EFFICIENT LIGHTING FIXTURES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED ENERGY EFFICIENT APPLIANCES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED ENERGY EFFICIENT WINDOWS AND DOORS.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED ENERGY EFFICIENT INSULATION.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED ENERGY EFFICIENT ROOFING AND SIDING.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED ENERGY EFFICIENT FLOORING.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED ENERGY EFFICIENT PAINT.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED ENERGY EFFICIENT LANDSCAPING.

A-1



OAK PARK



ATTACHMENT III

Financial Analysis

<u>Cost Components</u>	<u>Building Plan D</u>	<u>Building Plan A</u>
Land Value Basis	\$ 20,000	\$ 20,000
Hard Costs (1)	\$ 66,000	\$ 69,000
Soft Costs (in the field, Fees, and permits) (2)	\$ 8,300	\$ 7,800
Field Supervision (3)	\$ 8,000	\$ 8,000
Trainees Salaries (4)	\$ 32,000	\$ 32,000
Finance Costs	\$ 000	\$ 000
Indirects (insurance, etc.) (5)	<u>\$ 1,000</u>	<u>\$ 1,000</u>
SUBTOTAL	\$135,300	\$137,800
Contingency at 12% (6)	<u>\$ 16,240</u>	<u>\$ 16,540</u>
TOTAL COST BASIS	\$151,540	\$154,340
Projected Sales Price (7)	<u>\$85,000</u>	<u>\$81,000</u>
Excess Cost Basis Over Revenue	(\$66,540)	(\$73,340)

Notes for Attachment IV:

- (1) Based on cost estimates prepared by the Trade Council of house plans provided by the Agency.
- (2) Based on estimates of permits by Agency and fees, and in-field soft costs by the Trade Council.

- (3) Based on estimates provided by the Trade Council which assume approximately five months multiplied by \$4,000 per month divided by two units. Approximately \$2,000 per house is subtracted from the supervision expense and is included in the hard costs because the supervisor will also participate on the framing crew.
- (4) Based on estimates provided by the Trade Council which assumes a maximum of 10 trainees on the construction site at any one time multiplied by eight hours per day multiplied by \$8 per hour multiplied by 100 working days (which is approximately five months). The compensation equals approximately \$128 per week per person.
- (5) Provided by ROP and the Trade Council.
- (6) The contingency is increased to 12 percent instead of 5 to 6 percent which is more typical. It is recognized that this is a pilot program in which not all issues may be fully anticipated and estimated accurately. From the experience gained from this prototype, future projects can be estimated with much greater accuracy.
- (7) As anticipated by the Agency.

**Cost Comparison Analysis:
Job training Program Costs Compared to New Construction Program Costs**

The purpose of this analysis is to compare the cost of constructing house plans A and D by builder/contractors participating in the Oak Park New Construction program to the cost of constructing the same plans through the job training program. The net difference in cost will be the additional subsidy needed for the job training program to fund the trainee related costs.

<u>Cost Components</u>	<u>Job Trainee Program</u>		<u>New Construction Program</u>	
	<u>Plan D</u>	<u>Plan A</u>	<u>Plan D</u>	<u>Plan A</u>
Land basis	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Hard Costs	\$ 66,000	\$ 69,000	\$ 66,000	\$ 69,000
Soft Costs (fees, and permits)	\$ 8,300	\$ 7,800	\$ 8,300	\$ 7,800
Field Supervision	\$ 8,000	\$ 8,000	\$ 000	\$ 000
Trainees Salaries	\$ 32,000	\$ 32,000	\$ 000	\$ 000
Finance Costs	\$ 000	\$ 000	\$ 3,910	\$ 3,725
Indirects (insurance, etc.)	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
SUBTOTAL	\$135,300	\$137,800	\$ 99,210	\$101,525
Contingency	\$ 16,240	\$ 16,540	\$ 4,960	\$ 5,075
TOTAL COST	\$151,540	\$154,340	\$104,170	\$106,600
Projected Sales Price	\$ 85,000	\$ 81,000	\$ 85,000	\$ 81,000
Excess Cost Over Revenue	(\$66,540)	(\$73,340)	\$(19,170)	\$(25,600)

**NET EXCESS COST OVER REVENUE OF TRAINEE PROGRAM UNITS OVER THAT
OF THE NEW CONSTRUCTION PROGRAM UNITS PLAN (\$95,110)**

ATTACHMENT IV Continued

In the current market situation, it is typical that the Agency must assist the builder with subsidies in the manner of land write-downs, buyer assistance loans, and even advancements of funds that are essentially like grants which cover costs in excess of revenue. Therefore, the net subsidy reflecting the additional subsidy incurred by the Agency due to the training program is the net difference between the excess costs over revenue of the house constructed in the training program versus those excess costs incurred in the construction of the house built in the new construction program.