

Stoney Pine Villa Apartments
267 W. California Ave., Sunnyvale, CA 94086
Rehabilitation
Preliminary Scope of Work
5.4.16

Exterior	Unit Exterior	QTY
	Pressure wash and prepare unit exterior surfaces *Hand wash surfaces if no water available Fill hairline cracks with paint, larger gaps with caulking compound Hand scrape or wire bush to remove rust, scale and loose/peeling paint Apply primer compound for paint preparation Paint all unit exterior in 4 colors (excluding green) *Paint codes to be supplied by customer	1
Units	Living Area & Bedrooms	QTY
	Remove residents belongings Remove and dispose of existing carpeting Provide and install new carpeting	23
	Kitchen & Bath	
	Remove and dispose of existing linoleum flooring Prepare surface as needed Provide and install new linoleum flooring	23
	Kitchen	
	Remove and dispose of existing cabinet doors Remove existing sink, cap off plumbing and store for reinstall Demolish existing cabinet finish and countertops Provide and install new solid wood cabinet finish Provide and install new countertop Provide and install new wood cabinet doors and replacement hinges	23
	General Area	
	Paint unit interior *Paint codes to be supplied by customer	23
	Provide and install new AC unit support bracketing	23
Common	Community Room	QTY
	Remove and dispose of existing carpet flooring Prepare surface as needed Provide and install new resilient flooring	1
	Demolish and dispose existing finish cabinets under sink area Provide and install ADA compliant sink cabinet	1
	Prepare and paint community room interior *Paint codes to be supplied by customer	1
	Laundry Area	
	Demolish and dispose of existing countertop Provide and install new countertop	1
	Parking Lot and Carports	
	Prepare light post surface and repaint	5
	Clean asphalt surface to prepare for sealing Apply two coats of asphalt sealer Restripe and paint parking area	1

Stoney Pine Villa Apartments
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Rehabilitation
Development Budget
5.9.16

Sources	Amount
Housing Trust Silicon Valley	\$55,000
Stoney Pine Villa Apartments	\$79,180
City of Sunnyvale Housing Mitigation Funds	\$402,539
Total	\$536,718

Uses	Amount
Construction including OH&P and General Requirements	\$468,137
Contractor Insurance	\$11,607
Owner Hard Cost Contingency (10%)	\$47,974
Resident Assistance	\$3,500
Closing Fees	\$3,000
Local Permit Fees	\$2,500
Total	\$536,718

**Stoney Pine Villa Apartments
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**Rehabilitation
Development Schedule**

7.1.16

Description: This is a rehabilitation project of 23 family housing apartments, which includes 12 one bedroom units, 8 two bedroom units and 3 three bedroom units. Project currently has site control, and no rezoning is required.

Funding

Housing Trust SV Commitment	February 2014
Submittal of Housing Mitigation Funds Application	May 2016
Award of Housing Mitigation Funds	August 2016
Closing all Financing	October 2016

Community Outreach

Outreach to Existing Tenants	September 2016
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Construction

Select General Contractor	August 2016
Bid Construction Project	October 2016
Start Construction	November 2016
Complete Construction (3 mo)	January 2017