



Affordable Housing Development Opportunities

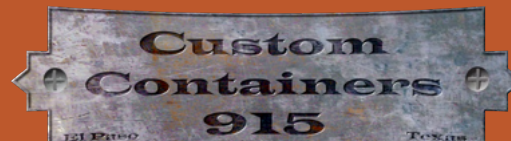




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Custom Containers 915, Inc.

500 W. Paisano Drive
El Paso, TX 79901

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Section 1 – Summary of Project

Scott McBride

Development Services Director City of Merced
678 W 18th St
Merced, CA 95340
Phone: (209) 385-6818
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Merced City land Proposal

Custom Containers 915 is proposing a development using ten (10) 2-bedroom/studio apartment shipping container housing units that will attractively assimilate into the surrounding community. Each studio apartment would have its own kitchen and bathroom. This pilot development will take place at 73rd South R Street with the goal of establishing a new model of micro subdivision, or pocket village, to rapidly deploy modular affordable housing that addresses the scale of rising homelessness. Custom Containers 915 would be the developer and operator of this community/village.

Utilizing modular shipping containers, we can provide affordable housing opportunities to benefit the Homeless Veterans in Merced, CA. The flexibility of modular shipping container housing allows for the creation of multiple homes and/or small communities in underdeveloped and unpopular development zones in addition to recovery and supportive services.

This village will have a total of twelve (12) 40' STD shipping containers with ten (10) being living units for Homeless Veterans. The other two (2) will be a community lounge in one and a room for case workers to have meetings along with a studio apartment if a full-time manager is required for the community. This village concept you will see in pictures below will make it feel like a gated community with state-of-the-art security cameras to monitor if there are any issues, multiple grills, picnic tables and plenty of trees and bushes. All off street parking requirements will also be met.

Custom Containers 915 will be working with multiple entities to make this project fully compliant to code and local laws. Shipping containers will be approved to CA standard building requirements through a third party called ICC-NTA. Once plans have been designed and stamped by a company called R & S Tavares Associates, Inc. As the units are being manufactured and inspected a local General Contractor in Merced, CA will be making sure the



approved site layout is being constructed properly and sub-contracting any work needed. Weld N Thingz Inc., Dan Lowe, will be installing the proper fencing that fits the neighborhood style.

Once construction of the housing and landscaping are completed, we will work with Bruce Metcalf and his Rescue Mission team to manage services and the property. This will include assistance with initial furnishing of units and facility improvements for housing people transitioning from homelessness. The extensive expertise and success by Mr. Metcalf and his team with similar projects will ensure that this housing village for Veterans will be safe, fully operational, and effective

The project will be completed and housing ready to use in 6 months from start to finish. Housing homeless Veterans will begin immediately with 20 rental assistance vouchers provided by the Housing Authority. Our team met with and presented housing options to John Ceccoli, Deputy Director of the Merced County Human Services Agency. He reviewed these options with the Housing Authority to confirm that they meet the requirements for rental assistance vouchers. In addition to the vouchers, Veterans receiving assistance for housing also receive case management to assist with their transition to stable housing. Mr. Ceccoli explained that this housing project will be eligible for additional support through the upcoming Project Homekey.

The reason for first targeting homeless Veterans is because Custom Containers 915 talked with people in Merced city and county who understand and work with homelessness, we saw the need to reach that goal to fix the urgent Veteran homelessness.

Custom Containers 915 is asking the city to give us the lot (#10) 73rd South R Street to develop along with helping to do the connections for Sewer, Electrical, Gas (if needed) and sidewalks. In return the city will receive a \$2 million dollar community that would solve the homeless veteran situation in Merced, CA. Custom Containers will be fronting the cost of the architect fess along with soil work until the proper funding is in place to ensure the 6-month timeline is met. Once the Village has been built Bruce Metcalf at Rescue Mission in Merced will be overseeing the whole thing. With the help of Bruce Metcalf, it will ensure that the village/ community is safe and fully operational. By, making code-compliant, permanent residential structures, we can create a comfortable, welcoming home or community for Homeless Veterans in the city of Merced.

Quick Facts

Location: 73 South R Street, Merced CA

Lot #10



Size- 20,416 sq. ft.
Zoned – R-1-6 Low Density Residential
Number of full apartments to provide – 20
Total containers – 12

Developer-

Custom Containers 915, CC915, Inc.
500 W. Paisano Dr.
El Paso, TX 79901

General Contractors – TBD upon project approval. We would be picking a General Contractor from Merced County as all work there will be using Merced Labor as of right now 3 possible options are below.

- Pat C. Murphy Construction GC
- Brett Briggs. Construction GC
- Clendenin Bros Construction GC

Site Management Company – TBD. As of right now Bruce Metcalf with Merced Rescue Mission. They will also get all furniture to make sure it is the correct items; Custom Containers 915 will be consulting with him to make sure the village is built properly.

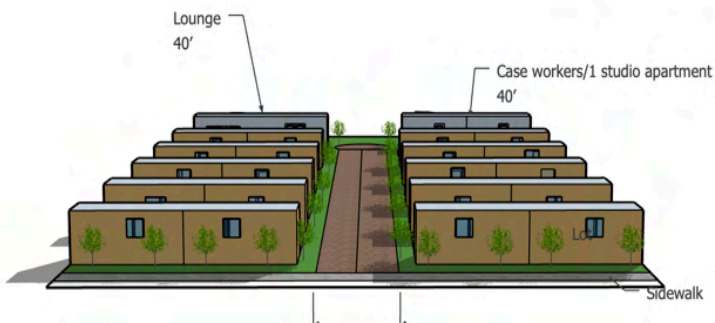
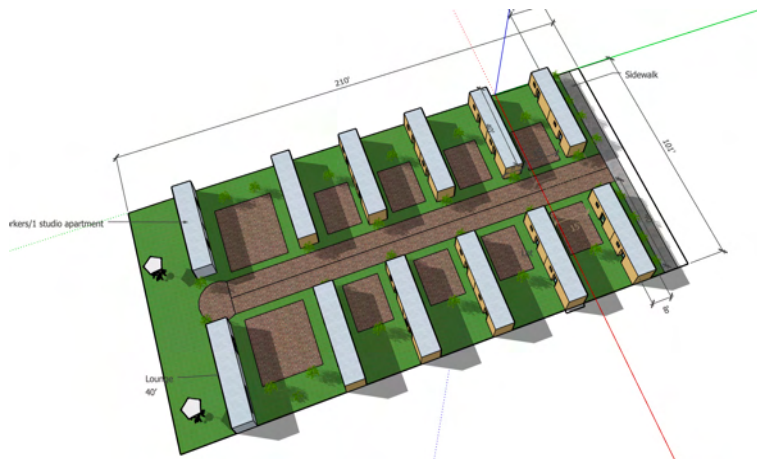
Security – Corporate Solutions, Inc., to set up cameras that are state of the art. Site Manager will have full access 24/7.

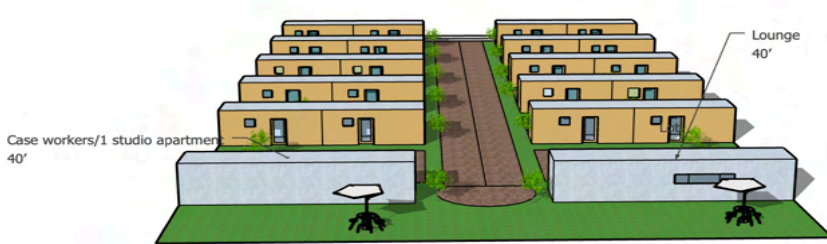
Ongoing Maintenance/ fencing – Weld N Thingz, Dan Lowe. Dan Lowe will also be doing all the fencing that will enclose the village.

Section 2 - Layout of Site and Interior

Exterior Layout

Custom Containers 915





Interior Layout

BATHROOM FIELD WALL TILE
<https://www.emmett.com/products/22716>
 emmett-22482222834

BEDROOM MURPHY BED
<https://www.breco.com/usa/usa-environmental-wood-bed-and-sofa>

BDRM | LR COFFEE TABLE
<https://theadtable.com/shop-coffee-table>

BATHROOM ACCENT TILE
<https://www.wood-grain.com/products/16474646133306871894646>

KITCHEN COUNTERTOP
<https://www.lalobocraft.com/108161-of-108161>

BATHROOM SHOWER
<https://www.dew.com/usa/usa-environmental-wood-bed-and-sofa>

KITCHEN BACKSPLASH
<https://www.wood-grain.com/products/16474646133306871894646>

FLOORS
<https://www.breco.com/usa/usa-environmental-wood-bed-and-sofa>
<https://www.wood-grain.com/products/16474646133306871894646>

LOWER + UPPER KITCHEN CABINET COLOR
 S1W 7069 Iron Ore
 S1W 7757 High Reflective White

BATHROOM SHOWER FLOOR
<https://www.wood-grain.com/products/16474646133306871894646>

BATHROOM VANITY
<https://www.bath.com/usa/usa-environmental-wood-bed-and-sofa>

ENTRY SLIDING DOOR
<https://www.breco.com/usa/usa-environmental-wood-bed-and-sofa>

KITCHEN PENDANT LIGHTING
<https://www.breco.com/usa/usa-environmental-wood-bed-and-sofa>

OVERALL FIELD LIGHTING
<https://www.breco.com/usa/usa-environmental-wood-bed-and-sofa>

OVERALL FIELD COLOR
 S1W 7757 High Reflective White






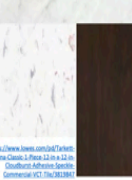


SECTION VIEW (not to scale)



BIRD EYE VIEW (not to scale)

20' 1 BDRM HIGH END SHIPPING CONTAINER

Custom Containers 915

 <p>KITCHEN BACKSLASH</p> <p>https://www.mnk.com/... Material: 12x18x1/8" Polished White Marble Look Tile SKU: 20200404</p>	 <p>KITCHEN COUNTERTOP</p> <p>https://www.mnk.com/... White Carrera Full Sheet, 24x36" Laminated Edge Countertop Sample: 20200112/10, 10x10, 1/2" x 10" mat., 1/4" - sample, 1/4" x 10" https://www.mnk.com/... 20200112</p>	 <p>BATHROOM VANITY</p> <p>https://www.mnk.com/... Material: 24x36" Laminated Edge Mat., 1/4" x 10" x 10" Sample: 20200112/10, 10x10, 1/2" x 10" mat., 1/4" - sample, 1/4" x 10" https://www.mnk.com/... 20200112</p>	 <p>BATHROOM VANITY LAMINATE</p> <p>https://www.mnk.com/... Material: 24x36" Laminated Edge Mat., 1/4" x 10" x 10" Sample: 20200112/10, 10x10, 1/2" x 10" mat., 1/4" - sample, 1/4" x 10" https://www.mnk.com/... 20200112</p>	<p>FIELD WALL PAINT</p> <p>SW 7668 March Wind</p> <p>https://www.ihm.net/... Material: 100% Acrylic Latex Interior Paint with Water-based Stain and Waterproofing Finish SKU: 20200112</p>	 <p>SECTION VIEW (not to scale)</p>
 <p>KITCHEN BASE CABINET</p> <p>https://www.mnk.com/... Material: 24x36" Laminated Edge Mat., 1/4" x 10" x 10" Sample: 20200112/10, 10x10, 1/2" x 10" mat., 1/4" - sample, 1/4" x 10" https://www.mnk.com/... 20200112</p>	 <p>BATHROOM SHOWER</p> <p>https://www.mnk.com/... Material: 24x36" Laminated Edge Mat., 1/4" x 10" x 10" Sample: 20200112/10, 10x10, 1/2" x 10" mat., 1/4" - sample, 1/4" x 10" https://www.mnk.com/... 20200112</p>	 <p>BATHROOM SHOWER</p> <p>https://www.mnk.com/... Material: 24x36" Laminated Edge Mat., 1/4" x 10" x 10" Sample: 20200112/10, 10x10, 1/2" x 10" mat., 1/4" - sample, 1/4" x 10" https://www.mnk.com/... 20200112</p>	<p>BATHROOM ACCENT WALL</p> <p>SW 6073 Perfect Greige</p> <p>https://www.ihm.net/... Material: 100% Acrylic Latex Interior Paint with Water-based Stain and Waterproofing Finish SKU: 20200112</p>	 <p>BIRD EYE VIEW (not to scale)</p>	
 <p>FLOORS (FIELD)</p> <p>https://www.mnk.com/... Material: 12x18x1/8" Polished White Marble Look Tile SKU: 20200404</p>	 <p>ENTRY SLIDING DOOR</p> <p>https://www.mnk.com/... Material: 24x36" Laminated Edge Mat., 1/4" x 10" x 10" Sample: 20200112/10, 10x10, 1/2" x 10" mat., 1/4" - sample, 1/4" x 10" https://www.mnk.com/... 20200112</p>	 <p>BATHROOM WALL PANEL</p> <p>https://www.mnk.com/... Material: 24x36" Laminated Edge Mat., 1/4" x 10" x 10" Sample: 20200112/10, 10x10, 1/2" x 10" mat., 1/4" - sample, 1/4" x 10" https://www.mnk.com/... 20200112</p>	 <p>BEDROOM MURPHY BED COFFEE TABLE</p> <p>https://www.mnk.com/... Material: 24x36" Laminated Edge Mat., 1/4" x 10" x 10" Sample: 20200112/10, 10x10, 1/2" x 10" mat., 1/4" - sample, 1/4" x 10" https://www.mnk.com/... 20200112</p>		

MNK ARCHITECTS

20' 1 BDRM LOW END SHIPPING CONTAINER

You can Scan these with your phone camera, and it will pull up a 3-D model of each room that you look around.





Section 3 – Cost Breakdown & Funding

*Costs are Estimations until project is approved.

Action/Fees	Cost	Notes	Comments
Architect/PE	\$60,000	Container design & Site design.	
Manufacturing	\$1,100,000	Code compliant inspections included. 12 total containers.	
Shipping	\$50,000	Rate driven by fuel prices.	
General Contractor	\$600,000	Soil test, any sub-contractors, fire requirements met, hookups if city does not do. Foundations, any permits required. Step/raps per container.	
Crane	\$30,000	2-month rental	
Fencing	\$50,000	6' high, full steel	
Furniture (Inside/Out)	\$60,000	Everything included, bedding, kitchen utensils, TV, Picnic tables, grills.	
Landscaping/Lights	\$30,000	Tree, bushes, lights	
Security Cameras	\$20,000	State of the art surveillance	
Total	\$2,000,000	This is the total being asked from the County	

Projected Rent vouchers

*rent prices are from Estimated 2021 prices, will go up in 2022

Unit Size	Rent	Notes
1-bedroom	\$840	Has a built-in closet and wall
Studio	\$724	Open to kitchen no wall



Expenses

*Estimations

Expense	Cost	Notes
Site manager	\$1000-\$2000	
Taxes on property	TBD	Unsure how this will be taxed
Site utilities	TBD	Varies per size of development
Trash removal	TBD	# of dumpsters needed.
Misc. Repairs	\$1000	Any damages, leaks, Etc.

*Rent prices are estimates and used from numbers above

Unit size	Monthly Rent @ 20 units	Annually
1-bedroom	\$16,800	\$201,600
Studio	\$14,480	\$173,760

Section 4– Developer Experience and Qualifications

Wield N Thingz – Dan Lowe

Custom Containers 915 Bio

Website - <https://www.customcontainers915.com/>

Custom Containers 915 is based out of West Texas and specializes in the construction of homes, modern offices, and multi-purpose structures out of shipping containers. All structures are sturdy, water-tight, and affordable with endless options of use and finishes. Custom Containers 915 is prepared to solve the problems facing corporations, organizations, and government agencies looking for inventive and cost-effective ways to meet the demands for temporary or mobile structures, low-cost housing, or for time sensitive construction projects. CC915 was the manufacturer of the shipping container units at the first Hope Village in Newark, New Jersey.

We also constructed a village at Hickman Egg Farm, beginning with a 2-bed/2-bath container house and eventually transitioned to a small community with multiple containers. The Village includes 40 foot, 5-bedroom units, a 40 foot 6-bathroom unit and a 40’ Kitchen unit. Additional



40' bathrooms and 40' bedrooms are currently in construction. This livable community will eventually house hundreds of people working at the Hickman Egg Farm.

Architects

R & S Tavares Associates, Inc.

Website: <http://www.rstavares.com/>

Bio

We were founded in June of 2002 by Ralph and Silvana Tavares, providing Design Services, Structural Design, Consulting and Project Management. Although our clients are from all facets of the Construction Industry, our interest and extensive experience working for and with several Modular Manufacturing Facilities throughout the United States has allowed our clientele in the Pre-Fab / Modular Industry continue to grow. We hold Professional Engineering Licenses in 43 States, Architectural Licensure in NY, and are currently doing most of our work designing and engineering Pre-fabricated buildings.

We firmly believe that the construction industry in the USA has grown stagnant, using the same construction techniques for the last 100 years. We as a Country can do much better by adopting the technology of Pre-engineered manufacturing construction and alternative, more sustainable construction systems. These type of methods are being utilized very efficiently within the United Kingdom, Scandinavia, Germany and Japan.

Custom Containers Projects

Newark Site Pictures – Newark, NJ – City funded project to help homeless

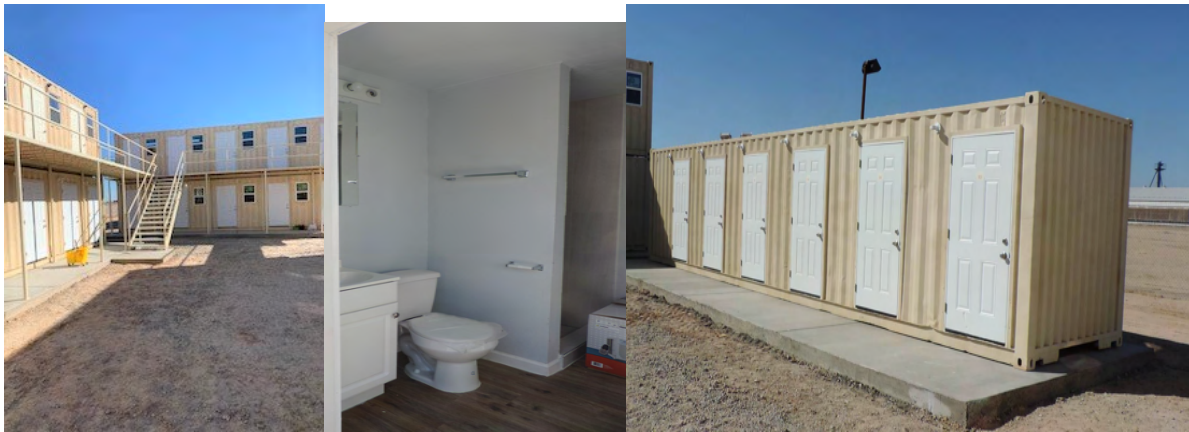


Custom
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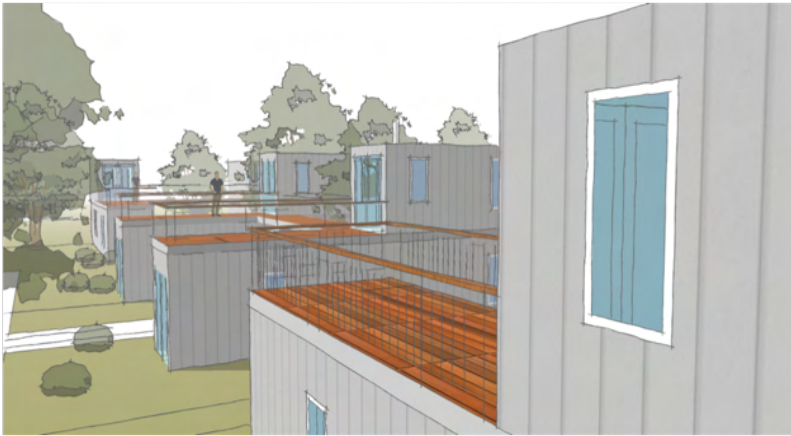


Hickman Egg Farm – Buckeye, AZ – Private funded



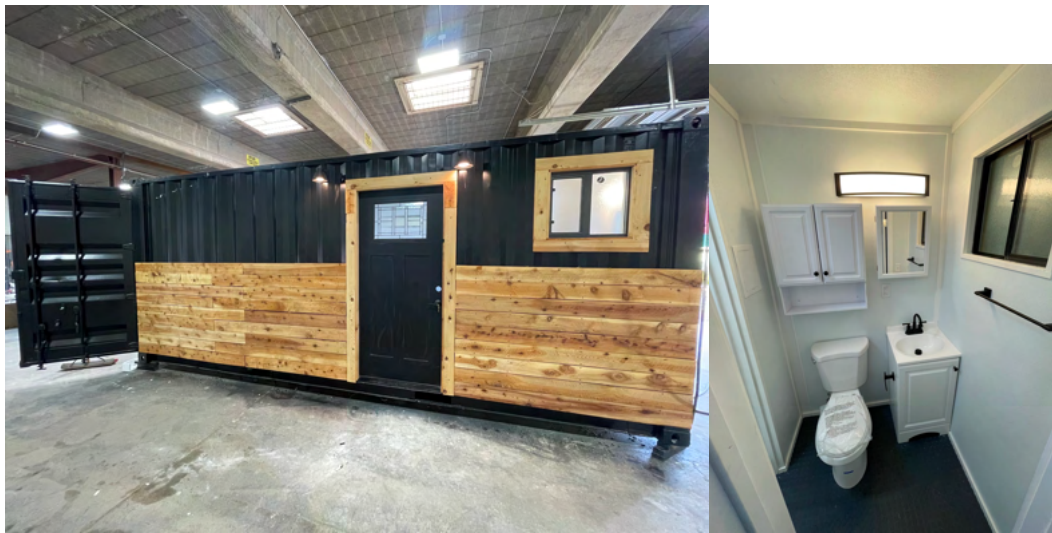


Hickman Egg Farm Phase 2- Buckeye, AZ – Private funding





Cherokee Nation Airbnb Phase 1- Cherokee, NC



Pictures are of a 20' STD Shipping container consisting of kitchenette, full bathroom and living room/bedroom.





Section 5 – Schedules

*Proposed timeline at time of submission. 6 months total for construction 1 month for site inspections and preparation.

<u>Activity</u>	<u>Date</u>	<u>Comment</u>
Project Start/ Architect/PE start full design.	November 1 st , 2021	City of Merced and County agree to development.
General Contractor – Soil Testing	November 2 nd , 2021	The site development cannot be completed until this is done.
Drawings completed and submitted to ICC-NTA for approval.	December 1 st , 2021	Once these are approved for both the site and container design CC915 can begin purchasing all materials.
ICC-NTA approval	December 7 th , 2021	
County to disperse funds/ Draws	December 8 th , 2021	Payment Schedule to be set up once approvals are in place.
Custom Containers orders all materials needed once funds are cleared.	December 13 th , 2021	
General Contractor to start site prep and subcontracting	December 13 th , 2021	
Manufacturing	December 15 th - April 30 st 2022	Shipping will be done in groups and coordinated with GC.
Site prep worked on/completed	December 13 th - April 30 st 2022	
Units installed and final site inspections for opening	April 30 th 2022 – May 31 st 2022	This can move up if everything runs properly.
Site opening	June 1 st - July 1 st 2022	