## Innovation in Developing Permanent Supportive Housing

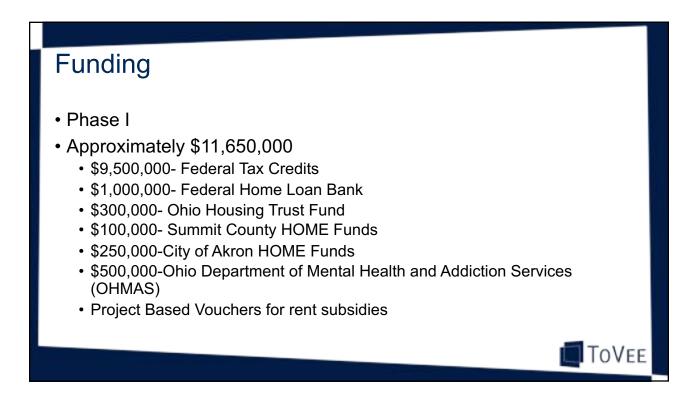
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#### **Case Studies of Projects Developed**

- Stoney Pointe Commons Phase I and Phase II
  - · Challenges to this project (and any project)
    - Funding
    - Design
    - Construction
    - Operations







#### Phase I Design Considerations

- Single point of entry
- Vestibule that would allow verification of visitors by front desk staff
- Clear Lines of Site to community room, both hallways, and common area
- Separation of management and social services
- Hard Surface throughout
- Hot room

### Phase I Construction Costs

Cost of construction was about \$110 per square foot



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# **Continuous Exterior Insulation**





# Large Community Room

















### Challenges

- Skilled Labor Shortage
- Several Layers of middle margin project markups
- Weather delays
- Current booming Construction industry
- These factors cause escalating Construction Costs!

#### We can do this better!

- How can we get good, fast, AND cheap?
- More efficient
- Less Cost
- Higher Quality
- Faster
- Safer



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### Summary

- We will be building modular projects approximately 5-10% less cost than traditional projects.
- We will build the project approximately 30-40% faster
- We are able to provide a much higher level of quality than on site construction methods.
- We are building projects totally non combustible instead of wood framed.

