PROJECT HOMEKEY - MOTEL CONVERSION PROCESS SUMMARY

DGS GENERAL SERVICES

PHASE 1 SELECTION

SEARCH CRITERIA

ARCHITECTURE

1. Property Ownership 80+
2. Rooms
3. Fire Protection
4. Corridor Type
5. Building Shape
6. Neighborhood Amenities

CIVIL

1. FEMA Flood Zone location
2. Parking
3. Lot size
4. Access/ Security
5. Accessible Path of Travel

STRUCTURAL

1. Seismic Zones
2. Geo-hazards

MECHANICAL

1. HVAC System Type
2. Property Location
3. Maintenance Costs

PHASE 2

EVALUATION

PHASE 3 RENOVATION

COST DRIVERS TIER 1

FIRE PROTECTION

California Building Code requires all R-2 Permanent housing developments to have fire sprinklers. Those existing buildings that have fire protection will significantly reduce the cost of the conversion.

SESMIC UPGRADES

Where required to bring hotels up to code compliance.

ROOF REPLACEMENT

A common renovation to extend building life and accommodate seismic upgrades if required

FIRE ALARM UPGRADES

COST DRIVERS TIER 2

HVAC UPGRADES

California Building Code requires all R-2 Permanent housing developments to have fire sprinklers. Those buildings that have existing fire protection will significantly reduce the cost of the conversion.

SITE SECURITY / FENCING

COST DRIVERS TIER 3

KITCHENS

The renovations required to add kitchenettes to each room significantly increase the cost of each room while also decreasing the number of rooms.

10% ENERGY EFFICIENCY

While adding kitchenettes doubles the energy consumption of each unit, the need to offset those loads necessitates the addition of PV panels, LED lighting and Updated electrical systems.

LANDSCAPING

Reducing landscaping to low-water plants can decrease cost and increase water efficiency.

COST DRIVERS TIER 4

PROGRAM SUPPORT SERVICES

Additional rooms can be converted to program offices and space as required

+5-10% ENERGY EFFICIENCY

Additional energy efficiency can be achieved through an increased area of PV Panels, upgrading HVAC system and electrical controls.