



NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy City Council** is hereby called for:

Date/Time: **Tuesday, February 18, 2025, 5:00 p.m.**
(or as soon thereafter as possible)

Location: **Tracy City Hall, Council Chambers**
333 Civic Center Plaza, Tracy, CA. 95376

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

This meeting will be open to the public for in-person and remote participation pursuant to Government Code Section 54953(e)

For Remote Public Comment:

During the Items from the Audience, public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following **Event Number: 2554 973 5640** and **Event Password: TracyCC**
 - ***If you would like to participate in the public comment anonymously***, you may submit your comment via phone or in WebEx by typing “Anonymous” when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - **Join by phone by dialing +1-408-418-9388, enter 25549735640 #8722922#** Press *3 to raise the hand icon to speak on an item.
- *Protocols for commenting via WebEx:*
 - *If you wish to comment under “Items from the Audience/Public Comment” portion of the agenda:*
 - *Listen for the Mayor to open “Items from the Audience/Public Comment”, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the “Items from the Audience/Public Comment” will be accepted until the public comment period is closed.*

1. Call to Order
2. Actions, by Motion, of City Council pursuant to AB 2449, if any
3. Roll Call and Declaration of Conflicts
4. Items from the audience - *In accordance with Council Meeting Protocols and Rules of Procedure*, adopted by Resolution No. 2019-240, and last amended by Resolution No. 2021-049, a five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Council Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Council.
5. DISCUSSION ITEMS
 - 5.A. Staff recommends that City Council receive an update regarding the impending completion of Phase II construction of the Temporary Emergency Housing Facility (TEHF), CIP 71112, impacts to provision of services and provide input for future vision for the site.
6. Council Items and Comments
7. Adjournment

Posting Date: February 15, 2025

The City of Tracy is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for the disabled to participate in employment, programs and facilities. Persons requiring assistance or auxiliary aids in order to participate, should contact the City Manager's Office at (209) 831-6000 at least 24 hours prior to the meeting.

AGENDA ITEM 5.A

RECOMMENDATION

Staff recommends that City Council receive an update regarding the impending completion of Phase II construction of the Temporary Emergency Housing Facility (TEHF), CIP 71112, impacts to provision of services and provide input for future vision for the site.

EXECUTIVE SUMMARY

In 2020, amidst a global pandemic, the City of Tracy addressed the growing impacts of homelessness within the community by committing land and funds to construct the City's first low barrier Temporary Emergency Housing Facility (TEHF). The City secured multiple funding sources including Federal, State and local grants in addition to General Fund resources.

Design for the facility was completed and the project went out to bid in mid-2022. In summer 2022, the only responsive bid was rejected as the cost was twice the estimated amount of the council approved budget. As the need to provide temporary shelter for the City's unhoused population continued to grow, the City Council approved for staff to implement "interim solutions" to provide more immediate relief while staff continued to work on the original TEHF project, which came to be commonly referred to as "Phase II". "Interim solutions" have ultimately resulted in approximately 48 and 38 temporary shelter beds in areas commonly referred to as Phase III and Phase IV, respectively. It is anticipated that the original TEHF plan, Phase II will be completed and occupiable by the end of Calendar year 2025.

As the original 68 bed facility is scheduled to come online in this calendar year, staff is requesting Council's input on how it would like to proceed with respect to budget expenditures for homeless services for the foreseeable future. This report will provide a brief history of the project and assets currently onsite. Council will be asked to provide input on what options it would like staff to pursue. Staff will return at a future meeting with options and potential costs based on Council's input.

BACKGROUND

Original Concept– Phase II:

In 2020 the Tracy City Council adopted the Tracy Homelessness Strategic Plan in an effort to address the growing impacts of homelessness in the community. Goal 1's short term goal was to, "identify immediate temporary emergency housing options". To that end, Council approved design and construction of the Temporary Emergency Housing Facility, CIP 71112. In 2021 the concept was envisioned as:

- a four (4) acre project to be located on unimproved City-owned property.
- 5600sqft structure with ADA compliant walkways, ventilation, and parking facility
- Housing for approximately 68 guests
- Intended to be operated as a "low-barrier" shelter accommodating people, pets, and possessions.
- City would contract for shelter operations.

City staff designed and coordinated both land prep and infrastructure (below ground construction) and vertical construction (Navigation Center/Sprung Structure, road alignment, and auxiliary buildings). In mid-2022 the City put the project out for bid, which ultimately did not result in an award of contract. As cold, inclement weather was again approaching and the City was facing the prospect of another winter without a facility in which to provide respite for the City's unsheltered population, Council approved the implementation of "interim solutions" while the City continued progress towards completion of Phase II - the original shelter facility concept.

Pursuant to Council's reaffirmation of the emergency shelter crisis in August of 2022, the City Manager authorized and directed staff to identify permanent and emergency alternative housing options for the unsheltered population within the city limits. This effort not only focuses on housing and support, but also to prepare the residents for self-sufficiency. As a result, the development of a "Campus Concept" emerged where temporary housing and supportive services would be provided to the unsheltered population at the 370 Arbor Avenue, Tracy location.

Interim Solutions – Current Configuration:

The current (interim) site plan consists of Phase III, 48 units in a modular space with an administration building to serve meals and meet with case managers and Phase IV, 38 individual units in eight (8) custom containers with temporary restrooms and showers, all currently operated by the Salvation Army Stockton Corps. The interim site serves adults in a low barrier, housing first model and has been in operation for over two years while waiting for the construction of Phase II. Upon completion of construction, Phase II will include a Navigation Center and auxiliary buildings (kitchen and main administrative building). With the completion of Phase II construction, the entire site – Phase II, III, and IV, could have the ability to serve up to 150+ individuals in both congregate and non-congregate facilities. Phase II will add more permanent restrooms and shower facilities as well as, laundry and storage facilities. The current interim site plan has been functioning with additional contracts to include these auxiliary services.

ANALYSIS

With the impending completion of Phase II construction (Navigation Center, kitchen, office spaces, restrooms, laundry, storage and administration building), there is a need to discuss a sustainable plan for the site. The current shelter operator has a contract in place through the end of October 2025. The contract's current scope of services only includes services for the 86 non-congregate units comprised of Phase III and Phase IV. Additionally, this contract has a not-to-exceed budget of \$2.6 million dollars with a first-year total cost of \$2 million allocated from this contract.

Phase II will bring the Navigation Center (68 new beds in addition to the current 86) and additional auxiliary buildings online tentatively in the Summer/Fall of 2025 which, funding services of those additional beds will increase the sites capacity and operations costs.

Calendar year 2025 will see the culmination of the City's efforts in the completion of the construction of the "campus concept" TEHF. With the completion of the campus, the City arrives at a crossroads for determining how best to proceed with the shelter operations and several significant decision points have arisen for which staff will need council direction. Below are some options for Council's consideration:

Option #1

Reduce to original 2021 concept:

Phase II completion will mean that the City can reduce the overall footprint size of the TEHF to the original conceptual plan, which consists of the Navigation Center, kitchen, office spaces, restrooms, laundry, storage and administration building. This could result in an overall reduction in operational costs to the City and would greatly influence the RFP that must be issued for the new scope of services required upon Phase II completion. A decision to direct staff to proceed in this manner will also directly result in a reduction in the total number of beds available to unhoused individuals in and throughout the City of Tracy.

Option #2

Partner with State or County agencies who have expressed interest in leasing portions of the shelter premises.

If the City decides to keep the modular units for implementation of a cost recovery medical respite program, Attachment C- Mobile Modular Summary Options, shows information regarding the cost to date of leasing the modulars, returning the modulars and terminating the contract or purchasing the modulars for permanent use. Currently, the City is 28 months into the contract. The contract required the City lease the units for a minimum of 24 months and is able to terminate with a fee after the 24 month period is over, continue the extent of the lease or purchase the units. Staff is in communication with the vendor now to identify options and cost to purchase based on fulfillment of the minimum lease requirement.

Option #3

Reframing services to make shelter operations cost recoverable in nature through Medi-Cal or Medi-Caid or other available reimbursements. Lease or otherwise provide the structures for use by County agencies to conduct unhoused supportive services.

Option #4

Direct staff to pursue identifying and leasing the TEHF to a self-funded private or public entity who will operate and maintain the TEHF in a manner that continues to meet the needs of Tracy's unhoused populations at no cost to the City. This would allow the City to cease funding the shelter operations.

Potential Funding Offset Opportunities

If the Council were to direct staff to not reduce the total number of beds available and to proceed with an RFP that includes the additional space made available by Phase II, staff would ask the Council to consider several different programming alternatives that could allow for the increased shelter capacity being offset by external revenue sources. To subsidize the funding of the current site, staff believes that the City has relationships built with partners to assist in subsidizing services and meeting the needs of the unhoused through the Continuum of Care and San Joaquin County Regional Plan goals. This includes partnerships with the Cal Aim Initiative through the Counties Managed Care Plans which is adding needed services to the unhoused space through Department of Health Care Services (DHCS). The City of Tracy secured a Kaiser Medical Respite Implementation grant that will support the onboarding of a medical respite program at the shelter site. Once the program has the capacity to launch, the City will be able to begin Cal Aim services at the site. Some of the services that the City is preparing to launch are short term post hospitalization services, housing sustainability and tenancy services, housing deposits and housing navigation. This will also include the implementation of transitional rent support which is coming online this year. These services will be phased in as contracts are approved. This level of service will bring the need for additional support staff with the potential for additional grant funds to subsidize.

The City's pursuit of the Cal Aim initiative provides an ongoing benefit to the City because the City can bill for eligible services received at the shelter which can subsidize the cost of operating the shelter. Some of the services are specific to specialty beds. An example of specialty beds is the City being reimbursed for bringing an individual from the hospital to recover, once stable. This service is known as short term post hospitalization care and is a Cal Aim Initiative reimbursable service. The shelter currently already provides the service at the shelter and is not billing for it. The City will need additional infrastructure to bill for these services.

In addition to Cal Aim support, the City has an opportunity to partner with San Joaquin County Behavioral Health Services (BHS). This opportunity would be an addition to the footprint scope of work which would give the City the opportunity to subsidize shelter operations costs through reimbursable services and support with operations of the facility. A portion of the shelter residents are currently receiving behavioral health services, and this partnership would provide the opportunity for them to receive shelter beds coupled with their services that are paid for through BHS. This opportunity is being made available through BHS working through expansions with the Behavioral Health Services structures within counties and linked to the implementation of statewide Proposition 1. Proposition 1 is a two-part Initiative aiming to improve access to behavioral health services. This includes funding for treatment facilities, housing support and changes to the Mental Health Services Act. The City of Tracy is being given the opportunity to partner as the implementation process of Proposition 1 begins.

Please refer to Attachment B- Full Site Program Plan for an overview of potential funding opportunities based on available programs in terms of services and bed utilization with additional partnerships for cost recovery to sustain the shelter site ongoing.

STRATEGIC PLAN

This agenda item supports the Public Safety Strategic Priority, Implement the adopted Homelessness Strategic Plan.

FISCAL IMPACT

Funding for the contract to operate the City's Temporary Emergency Housing Facility is included in the General Fund's adopted operating budget for Fiscal Year (FY) 2024-25. The FY 2024-25 Homeless Services operating budget totals \$4.6 million and includes funding for City staff, the contract with the shelter provider, and operating costs including utilities and building maintenance. With the current bed count of 86, the cost per bed to operate the shelter is \$53,488 annually. Upon completion of construction, the bed count is expected to rise to approximately 150 beds. The increased bed count is expected to increase the cost of the contract with the shelter operator from \$2 million annually to an estimated \$3.5 million annually. Other costs, such as utilities and building maintenance will also increase with the addition of the new building. This change is estimated to bring the FY2025-26 Homeless Services annual budget to approximately \$6.5 million, or \$43,500 per bed.

Staff continues to seek partnerships that continue the goals of the shelter and offset operating costs. The benefit to becoming a Cal Aim provider and agreeing to provide Behavioral Health Beds by partnering with Behavioral Health is the opportunity to subsidize shelter operations for bed utilization while also partnering with County Housing and Mental Health providers.

Through becoming a Cal Aim provider some of the contracted costs may become reimbursable. The actual reimbursable cost is subject to whether the shelter operator can access the Cal Aim funds via referral of the individual clients into Cal Aim services and that clients meet the criteria for placement into these specialty beds. Actual recovery amounts from the sources identified above may vary at any given time within the term of the contract. Reimbursements from Cal Aim, Medi-Cal, or Behavioral Health Services will be contingent on the needs of the individual client referred. If funds are reimbursed, they will be documented and credited towards ongoing shelter operations.

CEQA DETERMINATION

A Notice of Exemption was issued on October 16, 2020, for the TEHF in accordance with Government Code sections 65660-65662 for low barrier navigation Centers and Section 15269(c) of the CEQA Guidelines. This action is consistent with the project considered in the Notice of Exemption and no further environmental review is necessary.

San Joaquin County, as the responsible entity under the National Environmental Protection Act (NEPA) for the federal grants related to this Project, conducted an Environmental Assessment in 2023 and released a Finding of No Significant Impact on January 18, 2024, in compliance with NEPA and applicable federal regulations.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that City Council receive an update regarding the impending completion of Phase II construction of the Temporary Emergency Housing Facility (TEHF), CIP 71112, impacts to provision of services and provide input for future vision for the site.

Prepared by: Virginia Carney, Homeless Services Manager

Reviewed by: Brian MacDonald, Parks, Recreation and Community Services Director
Sara Castro, Director of Finance
Arturo M. Sanchez, Assistant City Manager
Matthew Summers, Interim Assistant City Attorney

Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS

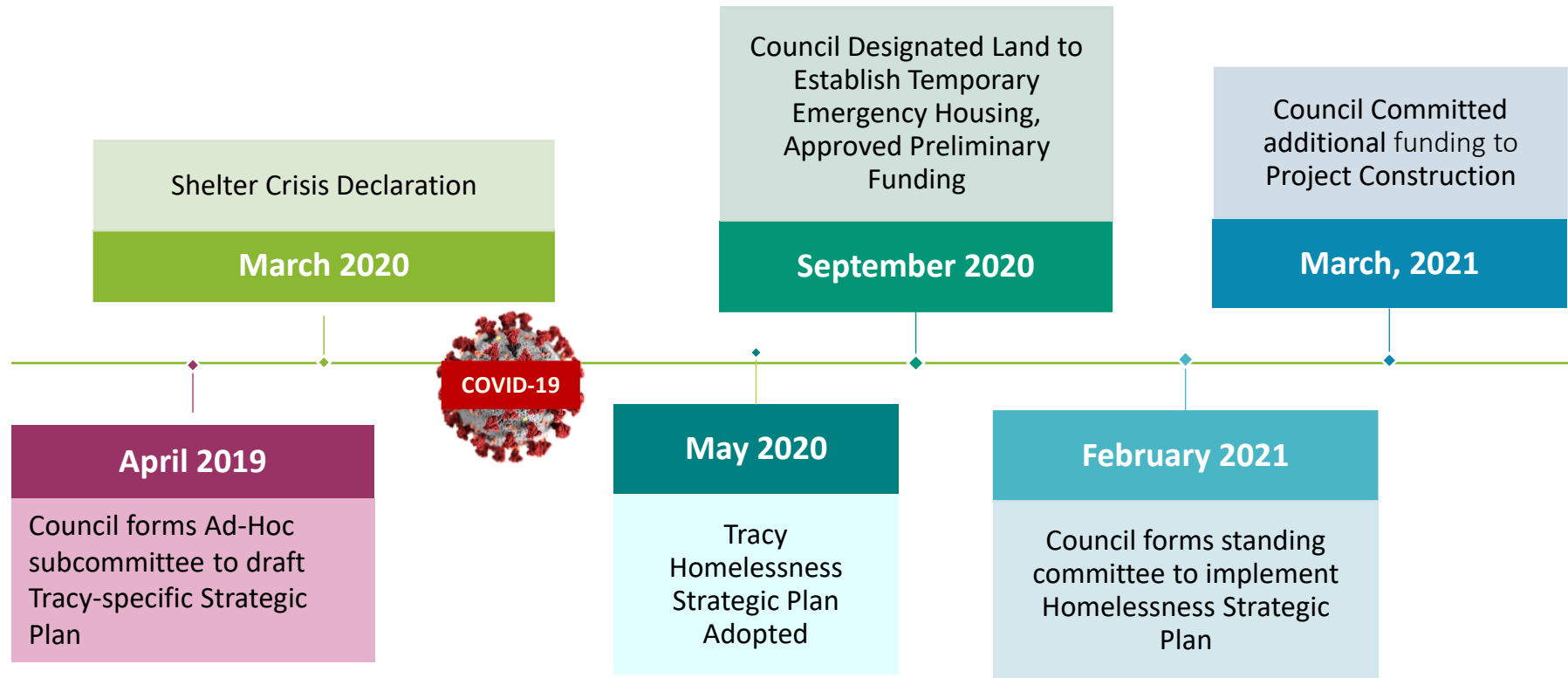
Attachment A - PowerPoint presentation – TEHF Full Site Recommendation Plan
Attachment B - Full Site Program Plan
Attachment C - Mobile Modular Summary Options

Temporary Emergency Housing Facility Site – Future Vision

February 18, 2025, City Council Workshop
Virginia Carney
Homeless Services Manager



Tracy City Council Actions





HOMELESSNESS STRATEGIC PLAN — SUMMARY

GOAL 1	GOAL 2	GOAL 3	GOAL 4
Increase Housing Options in the City of Tracy	Increase Access to Coordinated Support Services for People Experiencing Homelessness	Develop Action Plans for Engaging with People Experiencing Homelessness	Enact Specific Strategies for Vulnerable Subpopulations Experiencing Homelessness
OBJECTIVES			
1. SHORT-TERM: Identify immediate temporary “Emergency Housing” options & integrate crisis support services. 2. MID-TERM: Identify “Transitional Housing” options & integrate wrap-around support services with Navigation Center. 3. LONG-TERM: Increase affordable housing stock & assist in securing “Permanent Housing” with continued support services from Case Managers. 4. CONTINUOUS: Proactively pursue local, state, and federal funding to support housing options and support services. 5. Create property-owner economic initiative to increase the number of private housing options to support housing for people transitioning out of homelessness.	1. Create a centralized location to provide a “Navigation Center” where people experiencing homelessness can access appropriate services and resources on their immediate needs. 2. Secure funding for family reunification, job training, and appropriate support services at the Navigation Center. 3. Enhance coordination between local service providers and county agencies. 4. Evaluate effectiveness of current spending and consider reallocating resources, while continuing to pursue other funding options.	1. Establish “Law Enforcement Protocol” 3. Partner with county agencies (including the D.A.’s Office & County Jail) to evaluate opportunities for diversion programs or other alternatives to incarceration for people experiencing homelessness — including a warm “hand off” to service providers to render immediate crisis support services or emergency housing.	1. Identify people experiencing or at-risk of becoming vulnerable subpopulations in Tracy — including, but not limited to, seniors, youth, the LGBT community, victims of crime, and people with mental health needs. 2. Assign “Case Managers” for the vulnerable subpopulations who will educate and provide connections to appropriate support services and housing options. 3. Identify and apply for funding opportunities to secure resources that are specifically available to support people from the vulnerable subpopulations. 4. Develop a targeted initiative program to prevent “new” at-risk individuals from becoming homeless.

SHORT-TERM: Identify immediate temporary “Emergency Housing” options and integrate crisis support services.



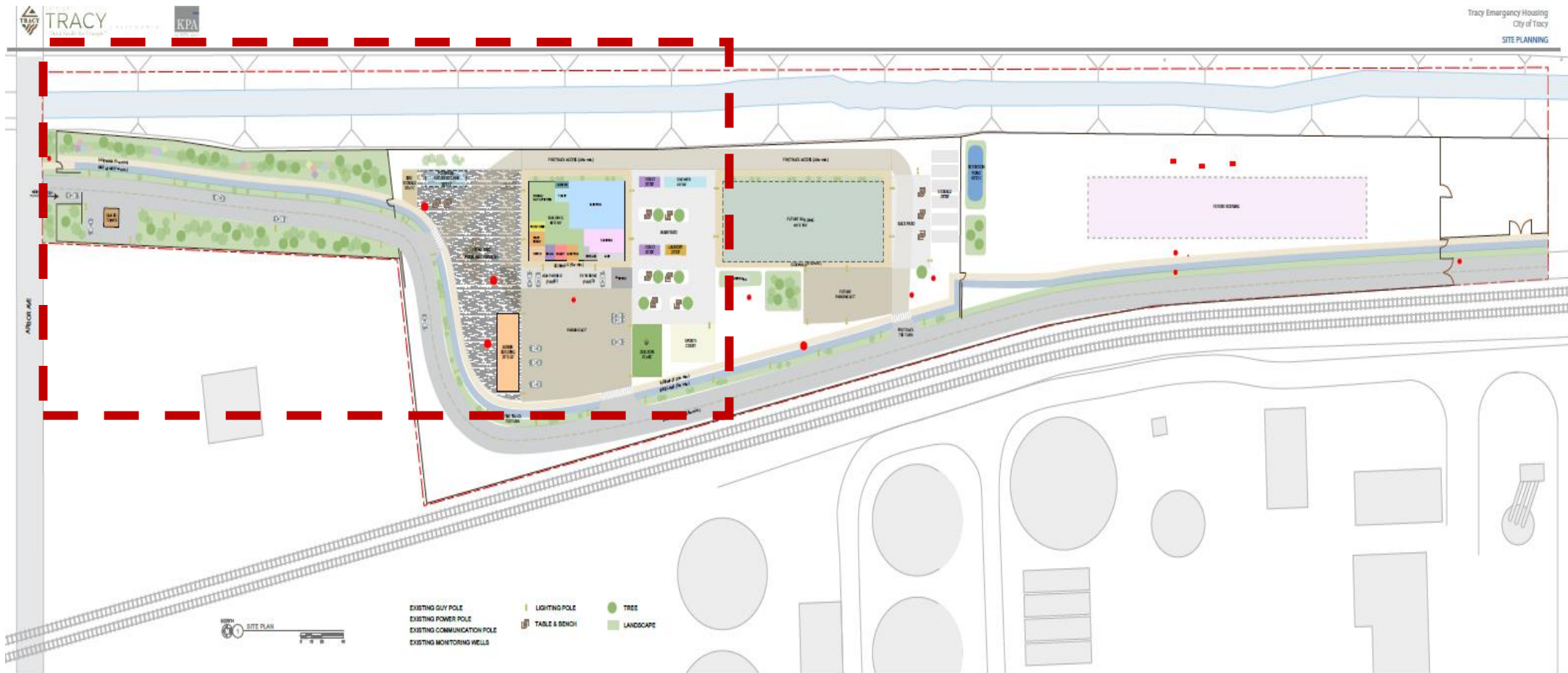
2021 ORIGINAL PROJECT DESCRIPTION

- ✓ 4 acre project – unimproved **City-owned** property
- ✓ 5,600sf structure with ADA compliant walkways, ventilation, and parking facility
- ✓ Will house approximately 68 guests/clients, with room for expansion based on funding availability
- ✓ Intended to be a low-barrier shelter accommodating people, pets, and possessions
- ✓ Request for Proposal to identify an operator

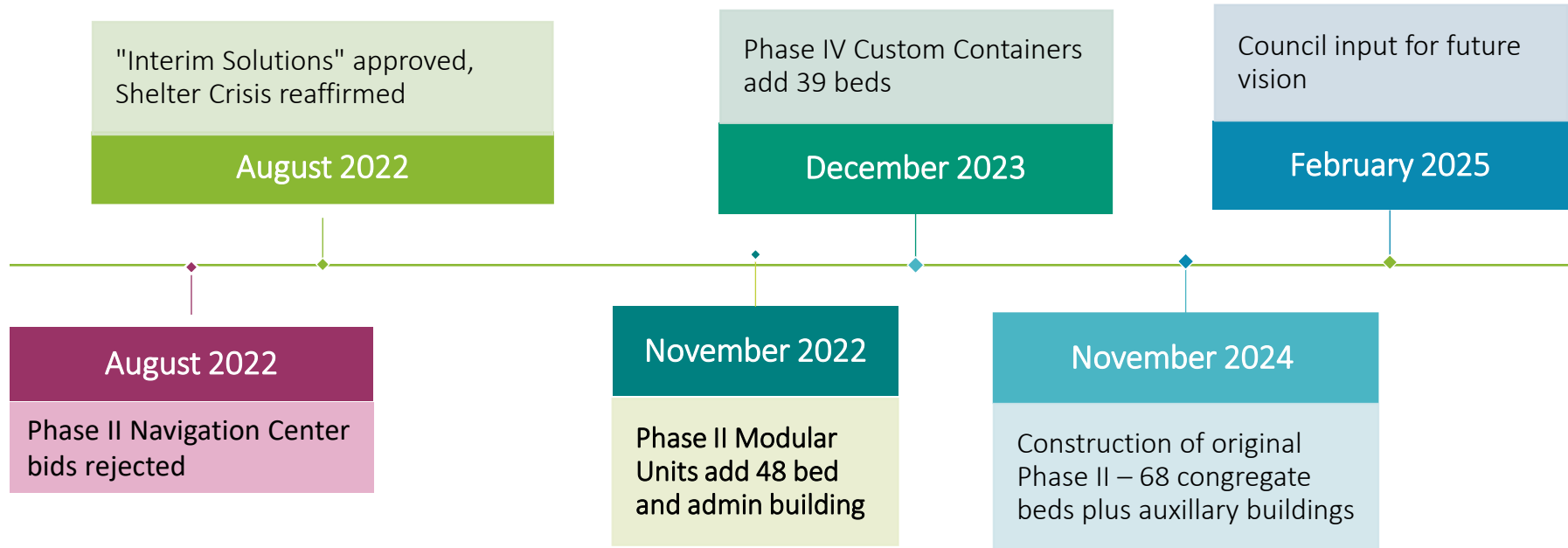
PROJECT LOCATION MAP



ORIGINAL 2021 SITE LAYOUT AND CONCEPTUAL PLAN



Tracy City Council Actions



Temporary Emergency Housing Facility (TEHF) Shelter Site - Campus Concept



- Phase I - Site Preparation & Underground Utilities - Completed in August 2022
- Phase II - Site Improvements & Sprung Structure – Construction started in Summer of 2024 and is set to complete in Summer of 2025 – Navigation Center Concept
- Phase III - Modulares – Opened as the very first shelter phase in November of 2022 with 48 Beds in Operation
- Phase IV - Custom Containers – Eight Custom Container Dormitory Units in service as of December 21, 2023, Providing 38 Additional Low Barrier Shelter Beds

Current Program Model – Phase III/Phase IV

Low barrier non
congregate living
spaces

Housing first model
through
individualized
housing stability plan

On site case
management support
for the duration of
shelter stay

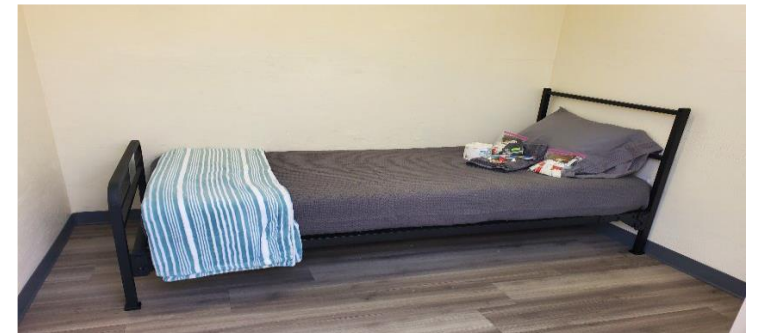
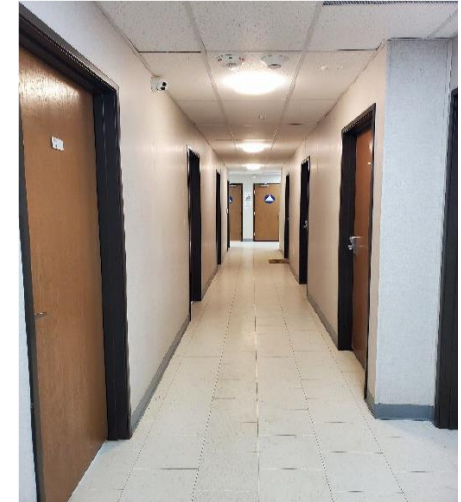
Access to on site
laundry service 3
days a week

3 meals a day and
snacks provided

Bus passes provided
for city
transportation

On site pet support
from animal services
and volunteer
organizations

Connections to other
partner agencies and
outside resources



TRACY SHELTER REFERRING AGENCIES



Familiar Faces
Outreach Team City
of Tracy



Tracy Community
Connections
Outreach Team



Sutter Tracy Hospital



SJ County Agencies
(BHS, SJ Cares, CoC)



The Salvation Army



City of Tracy
Homeless Services
Division

FUTURE SHELTER SITE FOOTPRINT OPTION #1



- Close Interim site and revert to original TEHF plan of only servicing Phase II operations, once completed.
- Funding
 - Ongoing City allocation, can subsidize with Housing, Homeless Assistance and Prevention (HHAP), Emergency Food and Shelter Program (EFSP) and other County/City available funds.

PHASE I
Site Preparation

PHASE II
Site Improvements
Congregate Housing & Administrative Offices

FUTURE SHELTER SITE FOOTPRINT OPTION #2



PHASE I
Site Preparation

PHASE II
Site Improvements
Congregate Housing & Administrative Offices

PHASE IV
Custom
Container Dorms
(Single Person Rooms)

- Amend Phase III
 - Reduce the overall footprint of the facility by terminating lease agreements for the modular units (Phase III – 48 units and administrative building currently in service).
 - This would leave Phase II and Phase IV.
- Potential funding opportunities for Phase III if lease continues –
 - Kaiser Grant for 95k
 - Cal Aim reimbursable services
 - Path Cited Infrastructure grant

FUTURE SHELTER SITE FOOTPRINT OPTION #3



- Amend Phase IV
 - Partner with County agencies to lend a portion of the shelter premise to them to conduct unhoused supportive services which may help defray the cost of ongoing operations costs.
- Funding opportunities for Phase IV
 - Partner with Behavioral Health for on site housing supports which include a 200k infrastructure allocation and funding for rental subsidies of \$300-400 monthly per bed.

PHASE I
Site Preparation

PHASE II
Site Improvements
Congregate Housing & Administrative Offices

PHASE III
Expansion with
Individual Modular Units

FUTURE SHELTER SITE FOOTPRINT OPTION #4



- Remove all public programming and city funding, shift to an independent contractor to operate the full site with no cost to the city
- Funding opportunity
 - No cost to the city, sublease the land and buildings

PHASE I	PHASE II	PHASE IV	PHASE III
Site Preparation	Site Improvements Congregate Housing & Administrative Offices	Custom Container Dorms (Single Person Rooms)	Expansion with Individual Modular Units

POTENTIAL NEXT STEPS

- Contract with Behavioral Health Services for container units (Phase IV) and additional MOU for Navigation center respite beds
- Utilize Technical Assistance Marketplace and Health Management Associates to assist with drafting policies and procedures for a Medical Respite Program
- Contract with Health Plan of San Joaquin for Cal Aim Community Supports
- Partner with Health Management Associates (HMA) to work through Path Cited grant for Medical Respite Infrastructure and additional staff
- Continue to work with Kaiser to develop Medical Respite program and utilize 95k grant for additional staff/consulting services to support implementation of the program
- Release Request for Proposals for full site plan

QUESTIONS

Attachment B

All figures based on 12 months

Current Use			Potential Future Use					
Space	Description of Program	Cost	Possible Cost Recovery	Potential Programs	Funding Time Line	Funding	Space	Needs
Modulars (City Leased)	PHASE III Non Congregate - *Admin Building: Operator office space, Kitchen prep, dining hall and rec room *48 beds in operation via (4) four dorms Pets, Partners and Possessions ALLOWED LOW BARRIER	\$93,552 yearly lease cost	\$108 per diem/per day	Cal Aim short term post hospitalization	Pending Application	Cal Aim	Modulars	Push in service providers/Operator
			TBD	Kaiser Recuperative Medical Respite	Application Awarded	Kaiser	Modulars	Push in service providers/Operator
Navigation Center (City Owned)	Phase II: Site Improvements & Sprung Structure- tentative Construction start time is August 2024 - Congregate Triage setting - Beds range from 34-68 depending on space - Drop in for intakes - Diversion to other programs in the County - Pets, Partners and Possessions Limited - Emergency Shelter Setting/ Day services support		\$386-444 Midpoint PMPM (per member per month)	Cal Aim Community Supports (Housing Navigation, Sustaining and Tenancy Services, Deposits)	Pending Application	Cal Aim	Navigation	Operator
			TBD	Transition Age Youth	Providing Services	Partnerships	Current space availability	Partner with other agencies to provide additional services
				Streets Team	Future	Operator	Navigation	Office Space/Funding to expand current volunteer program
				Veterans	Providing Services	VA	Current space availability	Partner with other agencies to provide additional services
				Behavioral Health Mental Health Respite	Prop 1 implementation	BHS	Navigation	MOU/Contract
				MET - PD Beds	Future	PD/BHS	Navigation	Current site plan
				Emergency low barrier shelter	Providing Services	City	Current space availability	Current site plan
				Work program	Future	CDBG	Navigation	Partner with other agencies to provide additional services
Containers (City Owned)	Phase IV: Custom Containers – Completed in December (8) custom container dormitory units providing 38 additional beds with temporary showers and restrooms – currently in operation		\$300-400 per month per bed	Transitional Housing	Potential partnerships for rapid rehousing/housing funding through county housing providers	Partnerships with CVLIHC/BHS	Containers	Funding

Mobile Modular Management Corporation

60-Month Lease Cost Summary:

Total Monthly Cost	\$ 9,856.92
Total Annual Cost	\$ 118,283.04
Paid YTD	\$ 378,464.35
60- Month Lease Grand Total	\$ 741,911.79

Modular	Admin	#2	#3	#4	#5
Monthly Charge	\$2,862.24	\$1,748.67	\$1,748.67	\$ 1,748.67	\$ 1,748.67
Annual Cost	\$34,346.88	\$20,984.04	\$20,984.04	\$20,984.04	\$ 20,984.04
60 Month Lease	\$171,734.40	\$104,920.20	\$104,920.20	\$ 104,920.20	\$ 104,920.20
One-Time Delivery	\$20,565.27	\$18,449.08	\$18,449.08	\$ 18,449.08	\$ 18,449.08
Charges Upon Return	\$15,811.00	\$10,081.00	\$10,081.00	\$ 10,081.00	\$ 10,081.00
Total	\$208,110.67	\$133,450.28	\$133,450.28	\$ 133,450.28	\$ 133,450.28
Grand Total:	\$741,911.79				

Early Term Cost Summary: Grand Total

24-Months	\$ 134,135.00
36-Months	\$ 173,135.00
48-Months	\$ 176,135.00
60-Months	\$ 188,135.00

Term Length	Early Term Fee	Total Per Modular	Total-All Modulares	Charges Upon Return	Grand Total
24-Months	\$ 650.00	\$ 15,600.00	\$ 78,000.00	\$ 56,135.00	\$ 134,135.00
36-Months	\$ 650.00	\$ 23,400.00	\$ 117,000.00	\$ 56,135.00	\$ 173,135.00
48-Months	\$ 500.00	\$ 24,000.00	\$ 120,000.00	\$ 56,135.00	\$ 176,135.00
60-Months	\$ 440.00	\$ 26,400.00	\$ 132,000.00	\$ 56,135.00	\$ 188,135.00

Purchase Cost Summary:

Purchase Price (All Modulares)	\$ 782,840.00
Taxes	\$ 64,584.30
Fee/License/Registration Fee	\$ 23,485.20
Grand Total	\$ 870,909.50

Modular	Admin	#2	#3	#4	#5
Purchase Price	\$ 199,720.00	\$ 145,780.00	\$ 145,780.00	\$ 145,780.00	\$ 145,780.00
Taxes based on Purchase	\$ 16,476.90	\$ 12,026.85	\$ 12,026.85	\$ 12,026.85	\$ 12,026.85
Fee/License/Registration Fee	\$ 5,991.60	\$ 4,373.40	\$ 4,373.40	\$ 4,373.40	\$ 4,373.40
Total	\$ 222,188.50	\$ 162,180.25	\$ 162,180.25	\$ 162,180.25	\$ 162,180.25
Grand Total	\$ 870,909.50				