

Development Activity

1612 Apartments (144 units - 1612 Sisk Road, Modesto CA):

The construction loan has closed and construction on the 1612 Apartments will start the first week of May. During construction, the General Contractor will provide weekly progress reports and Staff will have monthly progress meetings with the General Contractor, Architect and Construction Manager. Construction is projected to take 12 to 14 months to complete.

Central Valley Homes Development:

King Kennedy Cottages (23 units) & Helen White Court (12 Units), at Vine Street in Modesto; and, Park Cottages in Turlock (3-units at 1143-1145 Park Street)

The King Kennedy units are substantially completed. Crews are working on finishing cabinet baseboard and installing bathroom fixtures. In the Helen White units, walls have been stuccoed and painted, cabinet installation has been completed and construction crews are in the process of installing flooring in the units.

The final on-site work is in process and crews have been working on the underground electrical. The majority of the underground work will be finished this week allowing crews to start grading the site to prepare for concrete, asphalt and landscaping.

The housing development is anticipated to be substantially completed around the end of May and site work to be completed the middle of June. There is a long lead time for the Helen White switch gear that will push the completion date out to the end of July. The current delivery date provided by the manufacturer for the switch gear is the middle of June. Once the switch gear is delivered, the switch gear will need to be installed and the system tested before calling for final inspection.

Vine Street repair update: The street is substantially completed. The final asphalt work, parking lots and striping are schedule to be completed around the middle of June. As part of the street repair project, there will be street lights installed during the final off-site work.

The 3-unit rehab at Park Street in Turlock is in process and expected to be completed towards the end of May. The project includes rehab of the interior and exterior of the units, clean up of the landscaping, install walkway and sidewalk lighting, repair of property fence, and various other repairs.

Parque Rio (92-96 units - 1500 Robertson Road, Modesto CA)

The sale of the parcel to the Housing Authority has been approved by the partners of the TRRP (Tuolumne River Regional Park Joint Powers Authority) and a Purchase Agreement has been executed. The environmental report for the acquisition is complete and staff is working with TRRP and the Title company towards closing the transaction. After the property has been purchased, the Architect will begin work on the initial site plan, architectural design, survey and geotechnical studies.