

The goal of the IBed4All project is to develop self-sustainable full-service pay-to-stay homeless rehabilitation facilities, and to offer facility components to shelter retrofits. This overview is in the conceptual phase, but we have concluded enough research regarding its contents to prove the feasibility of the project's concepts and designs.

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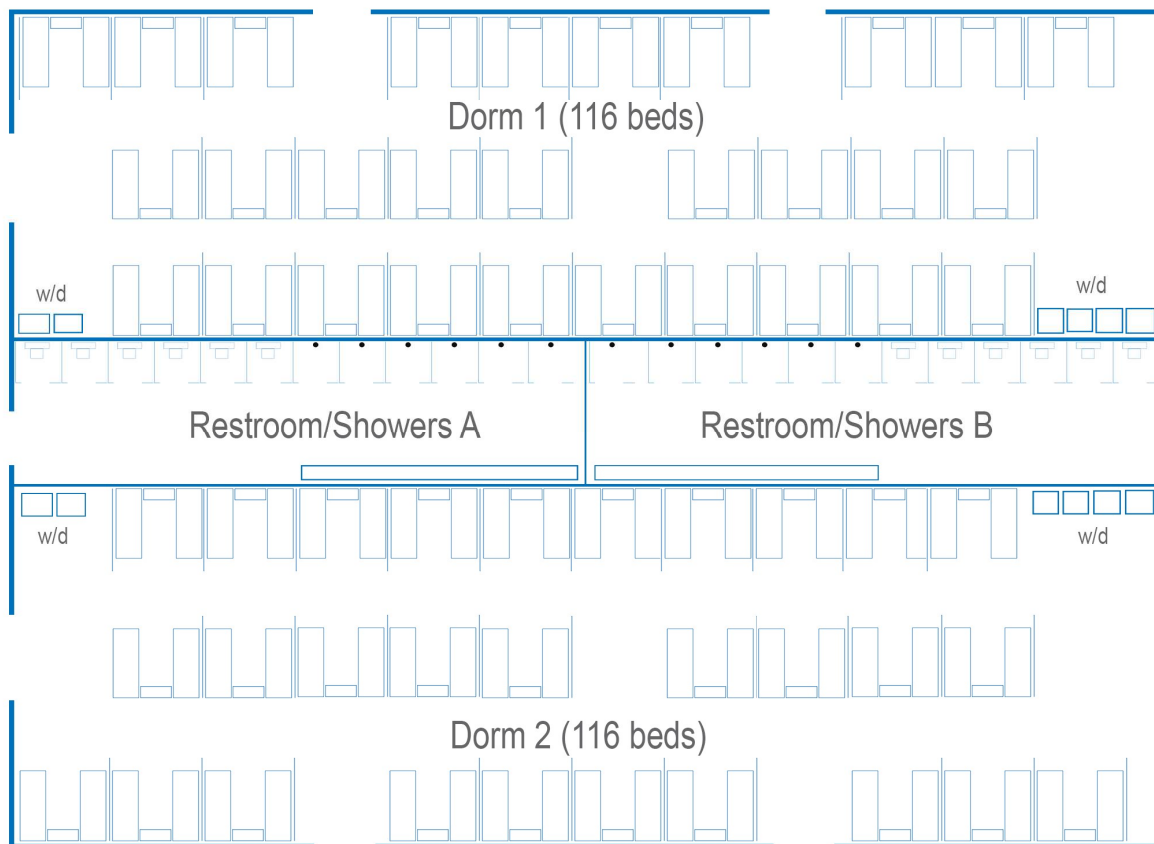
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Housing Units with dorms and restrooms/showers

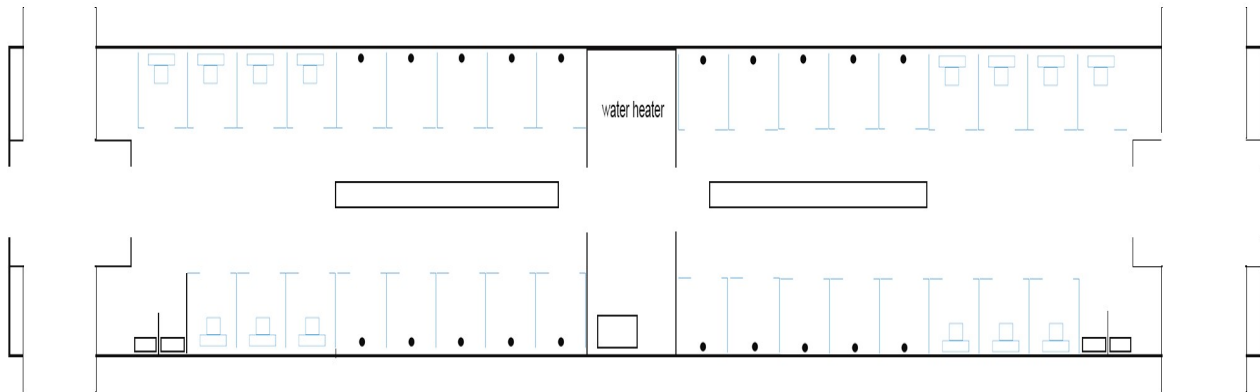
We have developed a 232 bed, free-standing housing unit with two dorms sharing two different restroom/shower rooms. Each dorm is equipped with washer and dyers, cell-phone charging units, cooling and heat and 4 bed partitions for semi-privacy. These housing units can be built for approximately \$300,000 with rapid build times.

The trick to the inexpensive and rapid build is the use of steel, prefabbed and insulated buildings. The restroom & shower rooms are built with the homeless in mind and are basic in design.



Both dorms have 29 2-bunk (4 beds with 4 lockers) partitions, totaling 116 beds per dorm, totally 232 beds per housing unit building.

Each of the two restrooms are equipped with 2 urinals, 7 toilets, 10 shower stalls and 10 sinks. Both restrooms are also equipped with a utility sink and closet space for dorm cleaning supplies. The restrooms are being designed to allow for pressure hose cleaning.



Cost Break-down of the 232-bed Housing Unit

Steel, insulated prefabbed building 100' x 80'	\$ 60,000
Concrete Foundation 100' x 80'	\$ 66,000
Flooring	\$ 30,000
Restroom and Shower Room plumbing buildout	\$ 60,000
Electrical / lighting	\$ 30,000
Cooling/Heating	\$ 20,000
Bunk bed @ \$400 each X 116	\$ 46,400
4XLockers @ \$200 each X 58	\$ 11,600
Partitions @ \$200 X 70	\$ 14,000
Cell phone power station @ \$1000 X 2	\$ 2,000
Washer/Dryer @ \$2000 each X 6	\$ 12,000
Resident Storage Garage	\$ 25,000
Estimated (conceptual) cost to build	\$ 377,000
If the housing unit is built on an asphalt/concrete lot	- \$ 66,000
Estimated cost to build without concrete or asphalt	\$ 311,000

464-Bed full-service facility

We have determined a 464-bed facility would sustain the overhead and employee expenses .vs the \$12 per bed, per day price per resident. Smaller facilities can breakeven, leaving little room for accommodating free-stay residents pending benefits.

464-Bed Facility components with estimated build costs:

232-Bed Housing Unit X 2	\$ 754,000
464-person cafeteria (pre-cooked food delivery) 100'x50'	\$ 210,000
Food freezer/storage portable	\$ 50,000
Office/Intake building 100'x50'	\$ 250,000
Store and services building 100'x50'	\$ 200,000
Medical & Dental checkup, exam and cleanings	\$ 300,000
Asphalt	\$ 200,000
Park, playground & dog runs	\$ 25,000
PC Lab, Pet care and Barber setup	\$ 15,000
Internet TV access	\$ 10,000
Computers/Office and staff	\$ 20,000
Sewer, plumbing	\$ 300,000
Fencing	\$ 100,000
Buildout employee hours	\$ 60,000
Initial Clothing/toiletries @ \$30 x 464	\$ 13,920
Estimated (conceptual) cost to build facility	\$ 2,507,920
Cost per resident (464) to build: \$ 5.405	
If the facility is built on an asphalt/concrete lot	- \$ 458,000
Estimated cost to build without concrete or asphalt	\$ 2,049,920
Cost per resident (464) to build: \$ 4,418	

464 Bed Pay-to-Stay Homeless Rehabilitation Facility



464-Bed Sustainable Monthly Operations – Feasibility WorksheetMonthly Revenue (pre-donation totals)

\$12 per night @ 464 residents	\$ 169,824
Facility store revenue \$20 @ 464 for average	\$ 9,280
Total pre-donation monthly revenue	\$ 179,104

Monthly Expenses

Food cost @ \$4.50 per day X 464	\$ 63,684
Toiletries @ \$10 X 464	\$ 4,640
Resident clothes fund	\$ 5,000
Utilities	\$ 15,000
Maintenance	\$ 5,000
Maintenance/repair fund	\$ 5,000
Corporate support & software logistics	\$ 8,492
Laundry supplies, paper products	\$2,000
Trash pickup	\$ 1,000
Pet care supplies/food	\$ 2,000
Childcare supplies	\$ 5,000
Insurance	\$ 2,000
Employees	\$ 47,250
Administrator @ \$ 6,000 x 1	\$ 6,000
Housing Supervisor (days) @ \$4,000 x 1.5	\$ 6,000
Housing Supervisor (swing) @ \$4,000 x 1.5	\$ 6,000
Intake clerk @ 3,500 x 1	\$ 3,500
Kitchen Supervisor (days) @ \$ 3,500 x 1.5	\$ 5,250
Kitchen Supervisor (swing) @ \$ 3,500 x 1.5	\$ 5,250
Maintenance/Grounds @ \$3,500 x 1	\$ 3,500

Store clerk @ \$2,500 x 1	\$ 2,500
Security Guard (overnight) @ 3,500 x 1.5	\$ 5,250
Social Worker @ 4,000 x 1	\$ 4,000
Total monthly expenses	\$ 166,066

Donation Revenue

Each facility's Endowment Board will be responsible for organizing localized donation drives. Corporate and private-person participation acknowledges support from the local community. Such donation offers would include but not limited to;

Private-person monthly \$10 - \$100 donations (reoccurring)

Corporate "adopt a resident" \$366 per month donation

Corporate "Food-4-a-Meal" \$ 696 per month donation

Corporate "Food-4-a-Day" \$ 2088 per month donation

Corporate "support the kids" \$ 500 per month donation

Corporate "support the pets" \$ 200 per month donation

If 50 companies donated an average of \$300 per month, the facility would earn an additional \$ 15,000 in monthly revenue.

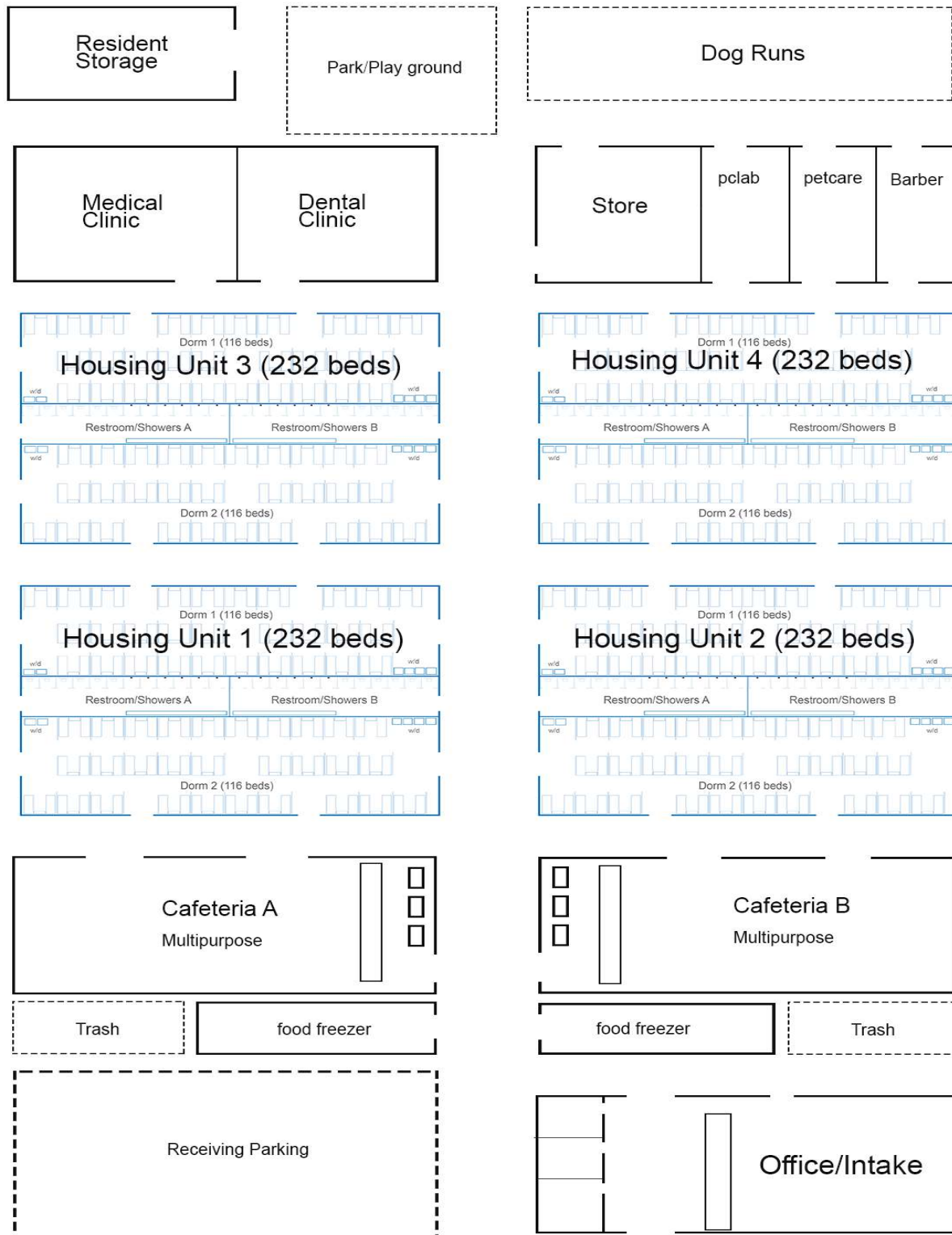
928-Bed full-service facility

We have determined a 928-bed facility would maximize overhead and employee expenses .vs the \$12 per bed, per day price per resident.

928-Bed Facility components with estimated build costs:

232-Bed Housing Unit X 4	\$ 1,508,000
464-person cafeteria 100'x50' @ \$180,000 X 2	\$ 420,000
Food freezer/storage portable X 2	\$ 100,000
Office/Intake building 100'x50'	\$ 250,000
Store and services building 100'x50'	\$ 200,000
Medical & Dental building 100'x50' equipped	\$ 550,000
Asphalt	\$ 200,000
Park, playground & dog runs	\$ 25,000
PC Lab, Pet care and Barber setup	\$ 15,000
Computers/Office and staff	\$ 20,000
Internet TV access	\$ 10,000
Sewer, plumbing	\$ 400,000
Fencing	\$ 100,000
Buildout Employee Hours	\$ 80,000
Initial Clothing/toiletries x 928	\$ 27,840
Estimated (conceptual) cost to build facility	\$ 3,905,840
Cost per resident (928) to build: \$ 4,209	
If the facility is built on an asphalt/concrete lot	- \$ 632,000
Estimated cost to build without concrete or asphalt	\$ 3,273,840
Cost per resident (928) to build: \$ 3,528	

928 Bed Pay-to-Stay Homeless Rehabilitation Facility



928-Bed Sustainable Monthly Operations – Feasibility WorksheetMonthly Revenue (pre-donation totals)

\$12 per night @ 928 residents	\$ 339,648
Facility store revenue \$20 @ 928 for average	\$ 18,560
Total pre-donation monthly revenue	\$ 358,208

Monthly Expenses

Food cost @ \$4.50 per day X 928	\$ 127,368
Toiletries @ \$10 X 928	\$ 9,280
Resident clothes fund	\$ 10,000
Utilities	\$ 25,000
Maintenance	\$ 7,000
Maintenance/repair fund	\$ 7,000
Corporate support & software logistics	\$ 16,982
Laundry supplies, paper products	\$3,000
Trash pickup	\$ 2,000
Pet care supplies/food	\$ 3,000
Childcare supplies	\$ 7,000
Insurance	\$ 4,000
Employees	\$ 56,500
Administrator @ \$ 6,000 x 1	\$ 6,000
Housing Supervisor (days) @ \$4,000 x 1.5	\$ 6,000
Housing Supervisor (swing) @ \$4,000 x 1.5	\$ 6,000
Intake clerk (days) @ 3,500 x 1.5	\$ 5,250
Intake clerk (swing) @ 3,500 x 1	\$ 3,500
Kitchen Supervisor (days) @ \$ 3,500 x 1.5	\$ 5,250
Kitchen Supervisor (swing) @ \$ 3,500 x 1.5	\$ 5,250

Facility Build & Operational Overview

Revision: 20200307

Maintenance/Grounds @ \$3,500 x 1	\$ 3,500
Store clerk @ \$2,500 x 1	\$ 2,500
Security Guard (overnight) @ 3,500 x 1.5	\$ 5,250
Social Worker @ 4,000 x 2	\$ 8,000

Total monthly expenses**\$ 278,130**

The revenue overage could cover 218 or 23% non-paid residents a day throughout the month.

Medical & Dental Operational Expenses

Every homeless person in California has access to Medi-Cal and Denti-Cal benefits. Each facility would contract to a local medical group and dental clinic for such services, giving such organizations access to 928 new and ongoing patients. Doctors could handle checkups, exams and dental cleaning onsite and local transportation would move residents to and from offsite medical facilities.

Drug Rehabilitation

Outpatient medicated assisted treatment with drugs such as Buprenorphine for opioid dependence and chronic pain is now available and covered under Medi-Cal. The medical group associated with each facility could easily provide onsite treatment plans.

Mental Health Therapy

Outpatient mental health therapy is covered under Medi-Cal and the medical group associated with each facility could easily provide onsite treatment plans.

The facility's cafeteria can also be used as a multipurpose room which can easily support group meetings.

Normally, medical groups do not bring together family practice, drug rehabilitation and mental health therapy under a single umbrella. Because our facility population is unique to the homeless, our medical group partners would be able to create onsite programs that cater to our residents, all paid for by Medi-Cal.

PC Lab, Pet Care and Barber Operational Expenses

Each facility's Endowment Board will be responsible for organizing a localized volunteer group. Students, veterinary & humane society staff, barbers and other groups would be activated to staff these important services for facility residents.

Religion and the Churches

Each facility's Endowment Board will be responsible for organizing local churches to provide onsite services and religious mentoring to residents as desired. The facility's cafeteria can also be used as a multipurpose room which can easily support religious services and group meetings.

Police Protection

Each facility will have a strong relationship with local law enforcement. In return for housing the area's homeless population and full access to law enforcement personnel, the local police department is asked for regular patrol-checks and a high-visibility presence to deter outside illegal influences. Facilities are drug and alcohol free, and residents are subject to abide by all state and local laws.

Resident Work Assignments – daily operational support

Resident work assignments are scheduled on a weekly basis by the housing supervisors, rotating residents managed by the facility management software application. Residents agree to participate in volunteer work to stay at the facility.

Weekly work assignments – PER DORM:

- 1 resident: dorm sweep/mop/trash removal
- 2 residents: restroom/shower cleaning & stocking
- 2 residents: Kitchen, breakfast crew
- 2 residents: Kitchen, lunch crew
- 2 residents: Kitchen, dinner crew
- 2 residents: facility custodial crew
- 2 residents: facility groundskeeping crew
- 1 resident: Store/services building crew

The kitchen staff supervises the kitchen crews. The Housing Supervisors supervise the dorm and custodial crews and the Maintenance staff supervise the groundskeeping crews.

County Social Services Support

It is essential that facility residents have easy access to county, state and federal social services. Resident bed assignments double as mailing addresses which allow them to receive mail from these agencies.

Each facility provides office space in the office/Intake building for social service employees and the 1Bed4All project encourages counties to staff social workers onsite. Easy, fast access to social services is a key element to getting the homeless off the streets.

Transportation Services

Each facility will coordinate with the county to ensure public transportation is easily accessible to residents. County social services provides bus passes for the homeless and other non-profit transformation services are available. Bringing the homeless together helps transportation services in the moving of these people to job, medical and social service appointments.

Job Placement & Training

The facility management software application stores resident work skills and experience, that local business can search on the 1Bed4All “Give Me a Try” employment portal. The search tool connects businesses with residents directly to encourage temporary, part-time and ultimately full-time employment.

Each facility will also coordinate with county social services to connect residents with county job training and placement programs.

Facility Management Software

The 1Bed4All project is developing a homeless facility management software application that manages resident bed assignments, shower and laundry availability, volunteer work assignments, job placement services, EBT and other agency gateways for EBT and other payment method processing, food ordering and outside volunteer schedules. Resident to-do lists for success and appointment reminders are also planned features, along with any other enhancement requirements.

The 1Bed4All project is staffed with skilled software developers with substantial experience in building complex applications and government agency gateways.

The software is an essential part of managing the volunteer work schedules and facility logistics, making full-service rehabilitation successful at minimum staff levels.

\$12 a Day Funding Concept

The concept behind the pay-to-stay program is to use EBT benefits provided to the homeless for shelter and food services. If facilities can charge a resident’s EBT card \$6 for food and \$6 for cash each day, 1Bed4All can provide full-service homeless rehabilitation services at no additional cost to the taxpayers.

The perfect solution would be that authorized pay-to-stay facilities could charge resident EBT cards a daily \$12 shelter fee for nights they are in the facility. The EBT system would move \$6 from the food account and \$6 from cash account automatically – or – if a person is homeless and living in a facility, the county gives such person \$366 of shelter funds, instead of food and cash.

Residents that do not receive EBT benefit can pay cash for their stay (\$12 a day). Other forms of homeless revenue such as SSI benefits, VA support, part-time work and panhandling are accessible.

Facilities can afford a percentage of beds to be unpaid so that people pending benefits can be sheltered. Residents agree to pay \$12 a day and that they are responsible for payment.

Cafeteria logistics Overview

Facility cafeterias can provide three meals a day for all residents with only one paid kitchen employee. We utilize commercial ovens that heat pre-cooked food trays, so there is no need for an actual kitchen, and resident volunteers serve meals and clean the kitchen. Kitchen work assignments are scheduled on a weekly basis by the housing supervisors, rotating residents managed by the facility management software application.

Daily meal menu examples:

Monday: breakfast: scrambled eggs, bread and fruit – Lunch: hot-pocket and fruit – Dinner: lasagna, bread and pudding.

Tuesday: Breakfast: hard-boiled eggs and Danish = Lunch: corn dogs and fruit – Dinner: Mac and Cheese and fruit.

Daily menus and food ordering can be automated using the facility management software application.

It is our goal to develop a “cookie-cutter” design that we can build into our facilities, or into pre-existing building retrofits.

Restroom/Shower Room Build Logistics

Restroom and shower rooms can be expensive to build for traditional designs use expensive fixtures and poorly designed plumbing buildouts. Well, the homeless don’t need or require expensive fixtures and we are consulting with well experience plumbing professionals to design a plumbing flow that efficiently moves large amounts of water and sewage. Toilets and shower stalls are separated with partitions and enclosed with curtains. All the showers drain to the middle of the room. No-thrill basics that get the job done.

It is our goal to develop a “cookie-cutter” design that we can build into our dorms, or into pre-existing building retrofits.

Free to Pay-to-Stay Shelter Conversions

A state program that allows for free shelters to convert to pay-to-stay facilities would be the fastest way to get help to the homeless. Existing shelters would agree to provide all the services required for a pay-to-stay facility and for doing so, they are granted access to the pay-to-stay EBT shelter payments.

The 1Bed4All project could manage such a program and provide these shelters with the training to provide services and the software to manage their facilities and EBT payments.

Land Donations

A strong relationship with counties and the community is essential to project success. The project is offering a solution to the homeless problem at no additional cost to the taxpayers. We ask that the land for our facilities be donated or \$1 long-term leased from unused county, state or federal land. The more land donated, the more facilities we can build.

The approximate property dimensions for the 464-bed facility is 275' x 400'

The approximate property dimensions for the 928-bed facility is 275' x 550'

Asphalt or concrete lots saves a substantial amount of build cost.

Solar Power

Solar power would save on monthly utility expenses but would add to the build cost of facilities. Further research on the sized panel systems needed and costs will need to be completed.