



S.L. Leonard  
& Associates, Inc.



## DIAMOND APARTMENTS, GRANITE COURT AND WOODBURY APARTMENTS

S.L. Leonard & Associates worked with Jamboree Housing Corporation to complete the following three affordable housing complexes in Orange County. All complexes include a community center, tutoring and computer rooms, laundry facilities and a tot lot.

### Diamond Apartments

Completed in December 2008, the Diamond Apartments are home to families in Anaheim who have an adult disabled with mental illness. Addressing homelessness, Diamond Apartments offers on-site services through H.O.M.E.S. Inc.

Number of units:	25 one- and two-bedroom
Square footage:	32,800
Number of stories:	3
Parking:	Covered and open

### Granite Court

Completed in February 2009, the Granite Court Apartments in Irvine offer homes to families earning 30-60 percent of the area median income. The facility also includes an exercise room.

Number of units:	71 one-, two- and three-bedroom
Square footage:	80,400
Number of stories:	4
Parking:	62,100 square feet for one level of above-grade and one below-grade

### Woodbury

The Woodbury Apartments will feature garden-style, walk-up units in Irvine. Residents also will enjoy a pool.

Number of units:	90 one-, two- and three-bedroom
Square footage:	130,000
Number of stories:	3
Parking:	Garages and open
Scheduled completion date:	December 2009

### Project Highlights:

- Helped define and monitor progress toward successful GreenPoint rating
- Completed constructability reviews
- Assisted in selecting contractors and negotiating agreements
- Reviewed construction schedules
- Negotiated change orders
- Provided pre-construction support
- Coordinated value engineering processes
- Monitored weekly progress and ran weekly construction meetings
- Prepared and monitored punch lists

### In Our Client's Words:

S.L. Leonard & Associates assisted us with oversight of the entire construction process, from review of construction documents and assistance with the bidding process and selection of our general contractors through the construction process. S.L. Leonard & Associates became a critical member of our construction team and their services improved the quality of our developments overall. Jamboree worked closely with Linda Mele to develop a cost-efficient process which resulted in cost savings. Both Sean Leonard and Linda Mele added real value to our developments. Our experience working with Sean Leonard and Associates has been excellent. I would definitely work with them again if the opportunity presented itself.

*Johanna Gullick*

*Former Development Director at Jamboree Housing Corporation*

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