Design and Construction Services (DCS) is a division within the Housing Services Department that is tasked with capital improvement projects. It consists of an administrative staff, design and project management group, construction team and environmental services.

- **Administration:** 1 Senior Project Manager, 1 Capital Fund Administrator and 1 Administrative Assistant
- **Design and Project Management Group:** 3 Project Managers and 1 Construction Project Assistant
- **Construction Team:** 3 Superintendents and 92 in-house construction crew members (fluctuates depending on the number of projects)
- **Environmental Services:** 1 Environmental Coordinator and 1 Environmental Technician
HACLA annually receives a capital fund program (CFP) allocation from HUD for capital improvement projects on public housing developments. The type of projects funded are delineated below:

How we identify the physical needs of properties:

- Modernization
- ADA/504 reasonable accommodations
- Addressing deferred maintenance needs
- Replacement of obsolete utility systems and dwelling equipment
- Planned code compliance
- Improved safety and security of residents

How do we prioritize projects:

- Health and Safety
- Regulatory/Legal Requirements (i.e. ADA)
- Continued Habitability
- Replacing Outdated Building Systems and Infrastructure
Capital Fund Award History

- 2012: $5,000,000
- 2013: $10,000,000
- 2014: $15,000,000
- 2015: $20,000,000
- 2016: $25,000,000
- 2017: $20,000,000
- 2018: $25,000,000
- 2019: $20,000,000
- 2020: $20,000,000
- 2021: $20,000,000
What we will cover in this presentation:

I. Projects completed in 2020 and 2021 projects in progress

II. Overview of Capital Improvements

III. 504 ADA Reasonable Accommodations

IV. Upcoming Projects for 2021/2022

V. Awarded Grants
Projects Completed in 2020

10 major capital improvement projects completed:

- Pueblo Del Rio Alba Center Renovation
- Gonzaque Village Gas Lines Interior
- Gonzaque Village Gas Lines Exterior
- Avalon Gas Lines Interior
- Avalon Gas Lines Exterior
- Mar Vista Gardens Water Lines Interior
- Mar Vista Gardens Water Lines Exterior
- Pueblo Del Rio Gas Lines Exterior
- Fire Unit Renovation San Fernando Gardens Unit 107
- Mighty Lights Removal: Mar Vista Gardens, Pueblo Del Rio, Imperial Courts, Avalon Gardens, Gonzaque Village, San Fernando Gardens
2021 Projects

Projects Currently in Progress in 2021

• 26 major capital improvement projects

• Some of the highlights include:
  Pueblo Del Rio Neighborhood Enhancement
  William Mead Windows rehab
  Pueblo Del Rio Window Replacement
  Pueblo Del Rio Roof Restoration
  Renovation of Social Halls at Pueblo Del Rio, William Mead and Imperial Courts
  Infrastructure upgrades at various housing sites

• Sources of funding for 2020/2021:
  HUD Capital fund
  LA County Prop A fund
  PILOT
  HUD LBP grant
  HUD Security grant
Pueblo Del Rio Neighborhood Enhancement

Phase 1, 100% complete

Scope of work:

• Lead based paint stabilization
• Exterior painting
• LED entry light
• Security door
• New signage
• Concrete planters
• Landscaping

Project impact:

• Enhanced overall appearance of the site with minimal impact to initial design intent
• Different paint schemes divided the blocks and created a cohesive look

Landscaping will proceed upon approval of the Historical Review.
Pueblo Del Rio Neighborhood Enhancement

Color Scheme Map

KEY LEGEND

SCOPE AREA

PAINT SCHEME 1

PAINT SCHEME 2

PAINT SCHEME 3
Concrete planter with landscaping

Painted clothes lines
Phase 2, 90% complete

Scope of work:

- Lead stabilization
- Painting
- LED entry light
- Security door
- Signage
- Concrete planters
- Landscaping

Landscaping will proceed upon approval of the Historical Review.
Pueblo Del Rio Neighborhood Enhancement

Phase 3, 90% complete

Scope of work:

- Lead stabilization
- Painting
- LED entry light
- Security door
- Signage
- Concrete planters
- Landscaping

Landscaping will proceed upon approval of the Historical Review.
Phase 4, 80% complete

**Scope of work:**

- Lead stabilization
- Painting
- Security door
- LED entry light
- Signage
- Concrete planters
- Landscaping

Landscaping will proceed upon approval of the Historical Review.
Phase 5, 80% complete

Scope of work:

- Lead stabilization
- Painting
- Security door
- LED entry light
- Signage
- Concrete planters
- Landscaping

Landscaping will proceed upon approval of the Historical Review.
Phase 6, 80% complete

Scope of work:

• Lead stabilization
• Painting
• Security door
• LED entry light
• Signage
• Concrete planters
• Landscaping

Landscaping will proceed upon approval of the Historical Review.

NAHRO Award of Merit

• Project Design category
Scope of work:

- Painting
- LED entry light
- Signage
- Repair damaged fascia when needed

Project impact:

- Enhance overall appearance of the site with minimal impact to initial design intent
- Different paint schemes divide the blocks and created a cohesive look
Pueblo Del Rio Extension Neighborhood Enhancement
Scope of work:

- Re-route pedestrian walkway
- Re-configure curb to accommodate angled truck access
- Install concrete masonry block (CMU) wall with structural rebar
- Install concrete cap on top and bump inside CMU wall for protection

Project impact:

- Easily accessible trash bin as it sits on street level
- Eliminate the need to pull trash bins off the curb with a stinger truck on trash day
- Provide a professional, aesthetically pleasing view by concealing trash bin
- Non-obstructive path of travel
Existing trash bin obstructing pedestrian walkway
New pilot trash enclosure complete with angled truck access

Accessible pedestrian walkway
Scope of work:

- Replace existing 3” sewer lines that have been cracked and have reduced capacity due to build up of foreign materials: 3,900 LF of cast iron pipe
- Added waste and overflow and upstream cleanouts: 195 installed

Project impact:

- Prevented health and safety issues by providing clean sanitary waste lines for residents
- Reduction of stoppages for maintenance of black water due to leaking pipes

Condition of existing pipes
Pueblo Del Rio Sewer Lines

- Cracked sewer lines
- Installed upstream cleanouts
- Newly installed waste and overflow
Scope of work:

- Complete roof replacement of 7 buildings; from the existing deck of the roof
- 36 buildings in the pipeline for roof restoration
- Total of 57 buildings

Project impact:

- Prevent leaks into the units for resident safety
Pueblo Del Rio Roof Replacement

Completed roof replacement
**Pueblo Del Rio Windows**

**Scope of work:**

- Abatement and replacement of steel windows to new vinyl windows in units
- Procurements are being issued to survey the windows and to prepare a Section 106 Historical Review with appointed historic consultant
- Social hall will be used as a hospitality area during construction
- 2,374 of windows for all 390 units in the original Pueblo del Rio
- Currently in preconstruction stage

**Project impact:**

- Improved ventilation
- Improved energy efficiency
- Fully functional and lockable windows

Existing windows
Scope of work:

• Abatement of hazardous materials
• Relocate Computer Learning Center, reconfiguration of accessible bathrooms, expand existing social hall into multi-purpose space, new kitchen, office and storage
• New electrical, plumbing and air-conditioning systems
• New VCT flooring systems throughout the center
• Reconstruct an accessible ramp and parking spaces
• Refinish exterior stucco with anti-graffiti coating
• New building signage
• Currently in preconstruction stage

Project impact:

• Increase educational activities for residents
• Improve quality of life for residents
• Improve ADA accessibility
• Create functional space for multiple use
William Mead Homes Computer Lab and Social Hall Renovation

Scope of work:

• Upgrade of existing restrooms
• Construction of new computer lab
• New flooring
• New window screens
• Accessible ramp
• New mechanical, electrical and plumbing upgrades
• Dodgers Dream Field
• Teen Center

Project impact:

• Increase educational activities for residents
• Improve quality of life for residents
• Improve ADA accessibility
• Create functional space for multiple use
William Mead Homes Computer Lab and Social Hall Renovation

Exterior entrance of the Social Hall
William Mead Homes Computer Lab and Social Hall Renovation

Exterior rear view of the Social Hall
William Mead Homes Computer Lab and Social Hall Renovation

Computer Lab

Teen Center
William Mead Homes Computer Lab and Social Hall Renovation
William Mead Homes Computer Lab and Social Hall Renovation

Expanded view of the Dodgers Dreamfield
Scope of work:

Phase 1
- Start window repair for 9-12 weeks
- Abatement of lead and asbestos, repair latches and handles, paint approximately 2,500 windows

*Replacement and/or repair will be conducted at all 415 units

Phase 2
- Replace 120 severely damaged windows

Project impact:
- Improved ventilation
- Fully functional and lockable windows

Preconstruction work has included:
- Two pilot units completed to determine abatement scope of work and repair
- Survey of window repair vs. replacement of windows
- Amendment of contracts for abatement contractors
Existing window conditions

William Mead Homes Windows
Imperial Courts Gas Lines Exterior

Scope of work:

• Strap all exterior lines
• Install venting for water heaters
• Install earthquake valves
• Replace exterior dryer gas lines going into the unit as needed
• Adjust gas meters as needed
• Replace exterior gas pipe as needed

Project impact:

• Prevented health and safety issues by providing earthquake valves and strapping the gas lines securely in place
• Reduction of stoppages for maintenance of gas leaks due to corroded pipes
Replaced gas lines and installed earthquake valve

Existing gas lines

Imperial Courts Gas Lines Exterior
Scope of work:

Conversion of existing 2,276 square feet (SF) Work Source Center into full ADA 4 one bedroom apartment building

• Abatement of hazardous materials
• Partitioning of four (4) one-bedroom apartment units with accessible bathrooms and kitchens
• New electrical, plumbing and heating units
• New VCT flooring
• New vinyl sliding windows
• New accessible ramp
• New building signage
• Currently in the preconstruction stage

Project impact:

• Provide fully accessible ADA units
Floor Plan of (4) 1 bedroom fully accessible units
Scope of work:

- Strap all exterior lines
- Install venting for water heaters: 4,284 linear feet (LF) of pipes
- Install earthquake valves: 714 installed
- Replace exterior dryer gas lines going into the unit as needed
- Adjust gas meters as needed
- Replace exterior gas pipe as needed

Project Impact:

- Prevented health and safety issues by providing earthquake valves and strapping the gas lines securely in place
- Reduction of stoppages for maintenance of gas leaks due to corroded pipes
Existing pipe condition

Nickerson Gardens Gas Lines Exterior
Nickerson Gardens Gas Lines Exterior

Newly installed seismic valves

New dryer lines
Scope of work:

- Install cleanouts at 601 units
- Replacement of cast iron pipes to ABS pipes
- Clean up and backfill and install cleanout covers (metal/ concrete)

Project impact:

- 601 units will have improved sewer system that will carry waste water out of each unit in an efficient manner
- Reduce ongoing maintenance cost for stoppages
Mar Vista Gardens Sewer Lines

Cleanout installed, trench to be compacted and backfilled

Completed cleanout installation
Scope of work:

• Grounded main panel and underground water pipe
• Install new subpanel with AFCI circuit breakers with additional 4 circuits
• Provide main service disconnect

Project Impact:

• Reduce electrical load on existing panel by adding new circuits and circuit breakers
• Prevents accidental fire for resident safety
Various openings made in walls and ceiling to rewire to designated circuits
Drywall patchwork

Completed electrical and drywall work
Scope of work:

- Remove obsolete mighty light fixture
- Remove conduits and wiring not in use

Various sites:

- William Mead
- Ramona Gardens
- Nickerson Gardens – in progress
- Estrada Courts
- Rancho San Pedro

Project Impact:

- Enhance curb appeal
- Address the safety hazard of non-functioning lights
Mighty Lights Removal Project 2021

Removed mighty light

Removed mighty light and unused wiring
Scope of work:

• Installation of security lighting and fencing at maintenance yards for increased security

• Assessments have been conducted with HACLA staff and CSP to identify areas in need of additional lighting

• Addition of DWP lights throughout the site:

  - Pico Gardens
  - Avalon Gardens
  - Imperial Courts
  - Mar Vista Gardens
  - Gonzaque Village
  - Pueblo Del Rio
  - Ramona Gardens
2021: 17 pending
   75 completed

2020: 169 completed
2019: 133 completed
2018: 191 completed

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<th>Description of Modification (RA code)</th>
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<td>Wheelchair Ramp (U02)</td>
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<td>Install Exterior Handrails (U04)</td>
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<td>Install 2nd Handrail (interior) (U05)</td>
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<td>Walk in shower (U29)</td>
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504 ADA Reasonable Accommodations

YTD 504 Requests Completed
504 ADA Reasonable Accommodations

Grab bar installation
Installed ADA accessible ramps with handrails
# 2021/2022 Future Neighborhood Enhancement Projects

## MAR VISTA GARDENS
- Exterior painting
- LED entry light
- Signage

## INTERIOR RENOVATION – VACANT UNITS AT PUBLIC HOUSING SITES
*contingent on funding

- Kitchen upgrades
  - Cabinet re-paint/replacement
  - Backsplash
  - Countertop
  - Flooring
  - Painting
  - Plumbing fixtures

## AVALON GARDENS/GONZAQUE VILLAGE
- LED entry light
- Signage

- Living Room upgrades
  - Flooring
  - Painting
  - Light fixtures
$250,000 HUD SAFETY AND SECURITY ENHANCEMENT GRANT

- Installation of security cameras and site lighting at 5 sites
- Pueblo Del Rio
- Estrada Courts
- Mar Vista Gardens
- Nickerson Gardens
- Imperial Courts

$5,000,000 LEAD BASED PAINT GRANT

- Removal of hazardous lead based paint at 2 sites
- Pueblo Del Rio
- Estrada Courts

Awarded Grants