



STATUS REPORT

JOSÉ AGUSTÍN APONTE DEMOLITION PROJECT

RQ 3086, AMP-RQ005001004P

May 21, 2019

Designer: To be requested. It is pending the new QBS to be completed in order to determine the new list of potential Designers.

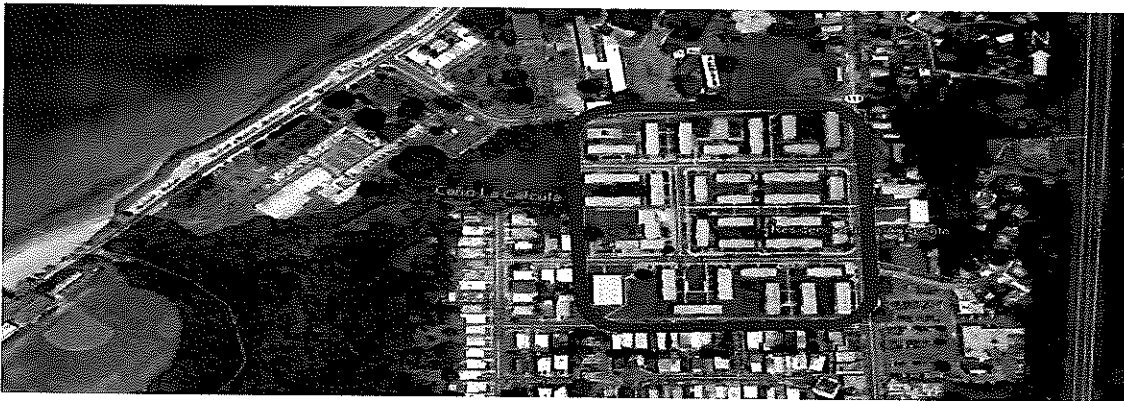
PRPHA Design Manager: Katherine Vázquez, P.E.

Location: Aguadilla, Puerto Rico

HUD's Demolition Approval Status: PRPHA Design Manager gathering technical information to back up the demolition application.

Demolition Cost Estimate: \$4,500,000

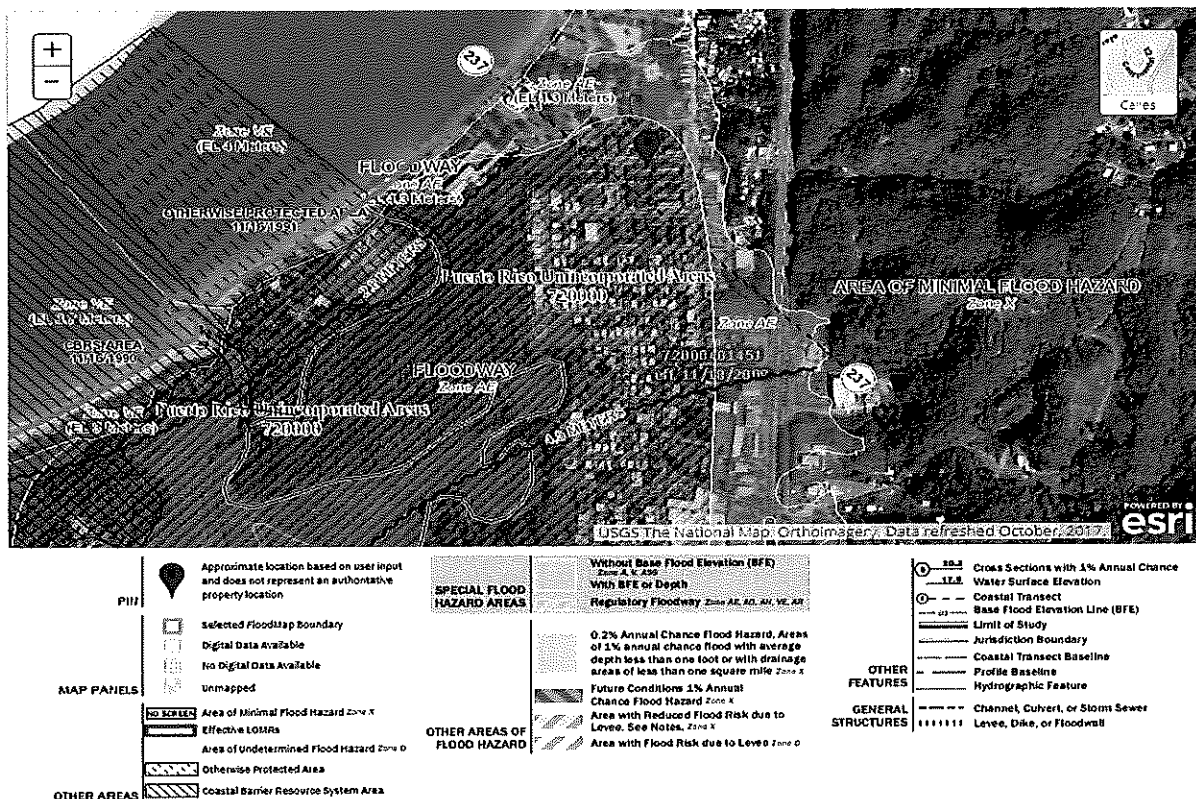
Description: José Agustín Aponte Public Housing Project is located in the Municipality of Aguadilla, at the northwestern corner of Puerto Rico, and was built in 1964. Its bounded on the North by the Lorencita Ramírez de Arellano street, on the South by Girasol street, on the West by San Carlos Borromeo Private School and on the East by Progreso street. This housing project accommodates thirty-one (31) dwelling structures, an Administration/Community/Day Care Building and a Covered Basketball Court. There are 300 dwelling units in total, distributed as follows: 48 one-bedroom apartments, 120 two-bedrooms apartments, 96 three-bedroom apartments, 28 four-bedrooms apartments and 8 five-bedroom apartments.



PROJECT SITE (GOOGLE VIEWS 2018)



Problem Description: The project is located within the regulatory floodway as per FEMA 72000C0145J flood panel. On September 2017, hurricane María made landfall in Puerto Rico (PR) as a strong category 4 hurricane with maximum sustained winds of 155 mph. As the center of the storm moved west-northwestward over southeastern PR into the interior and northwestern PR, widespread hurricane force winds spread all over mainland along with **extremely heavy rainfall that produced major to catastrophic flooding and flash flooding, especially across the northern half of Puerto Rico.** María's center moved over the coastal waters off northwestern PR early that afternoon. Even though hurricane force winds started to diminish once the system moved offshore, tropical storm force winds continued well into the evening and overnight hours across mainland PR.





NOAA Image: TJUA NEXRAD Radar at 354 AM AST showing the center of Hurricane Maria just south of Vieques

With the heavy rainfall, Culebrinas river raised and flooded all first floor apartments (106 dwelling units) of the José Agustín Aponte Public Housing Project, causing considerable damage to the first floor apartments, its electrical and communications infrastructure, architectural finishes, administration office furniture, and also been the cause of the death of a resident.





STATUS REPORT

PADRE NAZARIO DEMOLITION PROJECT

RQ 3044, AMP-RQ005009005P

May 21, 2019

Designer: To be requested. It is pending the new QBS to be completed in order to determine the new list of potential Designers.

PRPHA Design Manager: To be determined

Location: Guayanilla, Puerto Rico

HUD's Demolition Approval Status: Pending to contract Architects and Engineering Services to develop the updated technical information to back up the demolition application.

Demolition Cost Estimate: \$1,800,000

Description: Padre Nazario Public Housing Development is a multifamily walk-up project built approximately 59 years ago. It consists of fourteen (14) dwelling buildings. Distribution of units is included in the following table:

Padre Nazario, RQ005009005P						
DOFA: 3/31/1960						
Bedroom Size	1-BR	2-BR	3-BR	4-BR	5-BR	Total
Existing Units	12	48	48	8	4	120
Proposed Units For Demolition	12	48	48	8	4	120
Number of Dwelling Buildings Existing						14
Number of Dwelling Buildings Proposed for Demolition						14



Number of Non-Dwelling Buildings Existing	1
Number of Non-Dwelling Buildings Proposed for Demolition	1



PROJECT SITE (GOOGLE VIEWS 2018)



STATUS REPORT

BRISAS DEL MAR DEMOLITION PROJECT

RQ 5045, AMP-RQ005006029P

May 21, 2019

Designer: To be requested. It is pending the new QBS to be completed in order to determine the new list of potential Designers.

PRPHA Design Manager: To be determined

Location: Salinas, Puerto Rico

HUD's Demolition Approval Status: Pending to contract Architects and Engineering Services to develop the updated technical information to back up the demolition application.

Demolition Cost Estimate: \$1,380,000

Description: Brisas Del Mar Public Housing Development is a multifamily walk-up project built approximately 48 years ago. It consists of nine (9) dwelling buildings. Distribution of units is included in the following table:

BRISAS DEL MAR, RQ005006029P						
DOFA: 10/31/1971						
Bedroom Size	1-BR	2-BR	3-BR	4-BR	5-BR	Total
Existing Units	20	30	32	8	2	92
Proposed Units For Demolition	20	30	32	8	2	92
Number of Dwelling Buildings Existing						9
Number of Dwelling Buildings Proposed for Demolition						9



Number of Non-Dwelling Buildings Existing	2
Number of Non-Dwelling Buildings Proposed for Demolition	2



PROJECT SITE (GOOGLE VIEWS 2018)



STATUS REPORT

MATTEI I DEMOLITION PROJECT

RQ 5233, AMP-RQ005009007P

May 21, 2019

Designer: To be requested. It is pending the new QBS to be completed in order to determine the new list of potential Designers.

PRPHA Design Manager: To be determined

Location: Jayuya, Puerto Rico

HUD's Demolition Approval Status: Pending to contract Architects and Engineering Services to develop the updated technical information to back up the demolition application.

Demolition Cost Estimate: \$690,000

Description: Mattei I Public Housing Development is a multifamily walk-up project built approximately 35 years ago. It consists of four (4) dwelling buildings. Distribution of units is included in the following table:

Mattei I, RQ005009007P						
DOFA: 12/31/1984						
Bedroom Size	1-BR	2-BR	3-BR	4-BR	5-BR	Total
Existing Units	5	20	21	0	0	46
Proposed Units For Demolition	5	20	21	0	0	46
Number of Dwelling Buildings Existing						4
Number of Dwelling Buildings Proposed for Demolition						4



Number of Non-Dwelling Buildings Existing	1
Number of Non-Dwelling Buildings Proposed for Demolition	1



PROJECT SITE (GOOGLE VIEWS 2018)



STATUS REPORT

MATTEI III DEMOLITION PROJECT

RQ 5247, AMP-RQ005009007P

May 21, 2019

Designer: To be requested. It is pending the new QBS to be completed in order to determine the new list of potential Designers.

PRPHA Design Manager: To be determined

Location: Jayuya, Puerto Rico

HUD's Demolition Approval Status: Pending to contract Architects and Engineering Services to develop the updated technical information to back up the demolition application.

Demolition Cost Estimate: \$450,000

Description: Mattei I Public Housing Development is a multifamily walk-up project built approximately 35 years ago. It consists of ten (10) dwelling buildings. Distribution of units is included in the following table:

Mattei III, RQ005009007P						
DOFA: 12/31/1984						
Bedroom Size	1-BR	2-BR	3-BR	4-BR	5-BR	Total
Existing Units	2	13	15	0	0	30
Proposed Units For Demolition	2	13	15	0	0	30
Number of Dwelling Buildings Existing						10
Number of Dwelling Buildings Proposed for Demolition						10



Number of Non-Dwelling Buildings Existing	1
Number of Non-Dwelling Buildings Proposed for Demolition	1



PROJECT SITE (GOOGLE VIEWS 2018)



STATUS REPORT

NUESTRA SEÑORA DE COVADONGA DEMOLITION PROJECT

RQ 5114, AMP-RQ005005029P

May 21, 2019

Designer: To be requested. It is pending the new QBS to be completed in order to determine the new list of potential Designers.

PRPHA Design Manager: Katherine Vázquez, P.E.

Location: Trujillo Alto, Puerto Rico

HUD's Demolition Approval Status: Pending to contract Architects and Engineering Services to develop the updated technical information to back up the demolition application.

Demolition Cost Estimate: \$840,000

Description: Nuestra Señora de Covadonga Public Housing Development is a multifamily walk-up project built approximately 46 years ago. It consists of thirty-four (34) dwelling buildings. Distribution of units is included in the following table:

NUESTRA SRA. DE COVADONGA, RQ005005029P						
DOFA: 3/31/1973						
Bedroom Size	1-BR	2-BR	3-BR	4-BR	5-BR	Total
Existing Units	80	96	328	0	0	504
Proposed Units For Demolition	16	40	0	0	0	56
Number of Dwelling Buildings Existing						34
Number of Dwelling Buildings Proposed for Demolition						5



Number of Non-Dwelling Buildings Existing	2
Number of Non-Dwelling Buildings Proposed for Demolition	0





PROJECT SITE (GOOGLE VIEWS 2018)



STATUS REPORT

EL TREBOL DEMOLITION PROJECT

RQ 5033, AMP-RQ005010031P

May 21, 2019

Designer: To be requested. It is pending the new QBS to be completed in order to determine the new list of potential Designers.

PRPHA Design Manager: To be determined

Location: San Juan, Puerto Rico

HUD's Demolition Approval Status: Pending to contract Architects and Engineering Services to develop the updated technical information to back up the demolition application.

Demolition Cost Estimate: \$3,200,000

Description: El Trebol Public Housing Development is a multifamily High Riser project built approximately 49 years ago. It consists of three (3) dwelling buildings. Distribution of units is included in the following table:

EL TREBOL, RQ005010031P						
DOFA: 7/31/1970						
Bedroom Size	1-BR	2-BR	3-BR	4-BR	5-BR	Total
Existing Units	46	68	32	6	0	152
Proposed Units For Demolition	46	68	32	6	0	152
Number of Dwelling Buildings Existing						3
Number of Dwelling Buildings Proposed for Demolition						3



Number of Non-Dwelling Buildings Existing	0
Number of Non-Dwelling Buildings Proposed for Demolition	0



PROJECT SITE (GOOGLE VIEWS 2018)



STATUS REPORT

LOS PEÑA DEMOLITION PROJECT

RQ 5159, AMP-RQ005010049P

May 21, 2019

Designer: To be requested. It is pending the new QBS to be completed in order to determine the new list of potential Designers.

PRPHA Design Manager: Katherine Vázquez, P.E.

Location: San Juan, Puerto Rico

HUD's Demolition Approval Status: Pending to contract Architects and Engineering Services to develop the updated technical information to back up the demolition application.

Demolition Cost Estimate: \$1,850,000

Description: Los Peña Public Housing Development is a multifamily walk-up project built approximately 40 years ago. It consists of nine (9) dwelling buildings. Distribution of units is included in the following table:

LOS PEÑAS, RQ005010049						
DOFA: 6/15/1977						
Bedroom Size	1-BR	2-BR	3-BR	4-BR	5-BR	Total
Existing Units	16	64	112	8	0	200
Proposed Units For Demolition	16	64	112	8	0	200
Number of Dwelling Buildings Existing						8
Number of Dwelling Buildings Proposed for Demolition						8
Number of Non-Dwelling Buildings Existing						1
Number of Non-Dwelling Buildings Proposed for Demolition						1





PROJECT SITE (GOOGLE VIEWS 2016)



GOVERNMENT OF PUERTO RICO
Public Housing Administration

STATUS REPORT

DOS RIOS DEMOLITION PROJECT

RQ 5119, AMP-RQ005002012

May 20, 2019

Oversight Manager DV: HAGE-INTEGRA JV

Designer: Pending.

PRPHA Design Manager: Pending.

Location: Ciales, Puerto Rico

Demolition Cost Estimate: \$660,000



Description: On September 20, 2017, Puerto Rico was impacted by Hurricane Maria of Category 5. This hurricane caused a big devastation of the whole island. Ciales Municipality was affected by the flood due to Grande de

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Manatí River. Due to this situation, **48** units of the Dos Rios Public Housing Project were impacted by water and sludge.

This project is located in the Road 6685 KM. 0.4 in the Municipality of Ciales, in the intersection of the Grande de Manatí River and Cialitos River. The project consists of **60** dwelling units. One dwelling unit is converted to administration offices and other to the office of resident's council.

In general terms, the damages in the units were in the following items; kitchen cabinet, electrical systems, doors, windows, closets, fences, painting, and plaster. Also, the converted units were affected. Residents of the impacted units lost all their properties. The units were completely flooding.

Dos Rios is located on Special Flood Hazard Areas and a flood event has been experimented in the past According to the information provided by local residents this type of flooding has occurred at least three (3) times in the last 25 years. Maps of Location, and FEMA Maps Flood Hazard Area and Panel Number are included as attachment.

- **FEMA MAP FOR CIALES, PUERTO RICO – PANEL NUMBER**



According to the preliminary evaluation PRPHA is considering to relocate the project residents and to demolish the whole project. Notwithstanding, in order to take a final decision, the project is under evaluation of an engineering and architectural firm contracted by Department of Housing (**HAGE-INTEGRA JV**) to

Status Report
Dos Rios Demolition Project
Ciales
RQ 5119, AMP-RQ005002012
May 20, 2019
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determine how to work with the flooding problem of the site and the damage caused by the Hurricane Maria flooding.

Design: Pending.

Permits and Endorsements: Project is in an preliminary planning phase.



GOVERNMENT OF PUERTO RICO
Public Housing Administration

STATUS REPORT

ALTURAS DE CIALES DEMOLITION PROJECT

RQ 5200, AMP-RQ005002013

May 20, 2019

Oversight Manager DV: HAGE-INTEGRA JV

Designer: Pending.

PRPHA Design Manager: Pending.

Location: Ciales, Puerto Rico

Demolition Cost Estimate: \$550,000



Description: On September 20, 2017, Puerto Rico was impacted by Hurricane Maria of Category 5. This hurricane caused a big devastation of the whole island. Ciales Municipality was affected by the flood due to Grande de Manatí River.



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Due to this situation, **15** units of the Alturas de Ciales Public Housing Project were impacted by water and sludge.

This project is located in the Road 6685 KM. 0.4 in the Municipality of Ciales, in the intersection of the Grande de Manatí River and Cialitos River. The project consists of **50** dwelling units, administration building and cover basketball court.

In general terms, the damages in the units were in the following items; kitchen cabinet, electrical systems, doors, windows, closets, fences, painting, and plaster. Also, there are damages in the basketball court. Residents of the impacted units lost all their properties. The flooding achieved a height over 7 feet in some units.

Alturas de Ciales is located on Special Flood Hazard Areas and a flood event has been experimented in the past. According to the information provided by local residents this type of flooding has occurred at least three (3) times in the last 25 years. Maps of Location, and FEMA Maps Flood Hazard Area and Panel Number are included as attachment.

- **FEMA MAP FOR CIALES, PUERTO RICO – PANEL NUMBER**



According to the preliminary evaluation PRPHA is considering to relocate the project residents and to demolish the whole project. Notwithstanding, in order to take a final decision, the project is under evaluation of an engineering and architectural firm contracted by Department of Housing (**HAGE-INTEGRA JV**) to

Status Report
Alturas de Ciales Demolition Project
Ciales
RQ 5200, AMP-RQ005002013
May 20, 2019
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determine how to work with the flooding problem of the site and the damage caused by the Hurricane Maria flooding.

Design: Pending.

Permits and Endorsements: Project is in an preliminary planning phase.



STATUS REPORT

RAFAEL HERNANDEZ (KENNEDY) DEMOLITION PROJECT

RQ 4011, AMP-RQ005008016P

May 21, 2019

Designer: Hernán Jr. Machado – Torres, P.E., PSC

PRPHA Design Manager: Katherine Vázquez, P.E.

Demolition Contractor: Homeca Recycling (pending to sign agreement)

Demolition Inspector: To be determined by an ongoing RFP process

Location: PR-2 Mayagüez, Puerto Rico

HUD's Demolition Approval Status: Approved on November 29, 2018

Demolition Cost Estimate: \$1,160,520

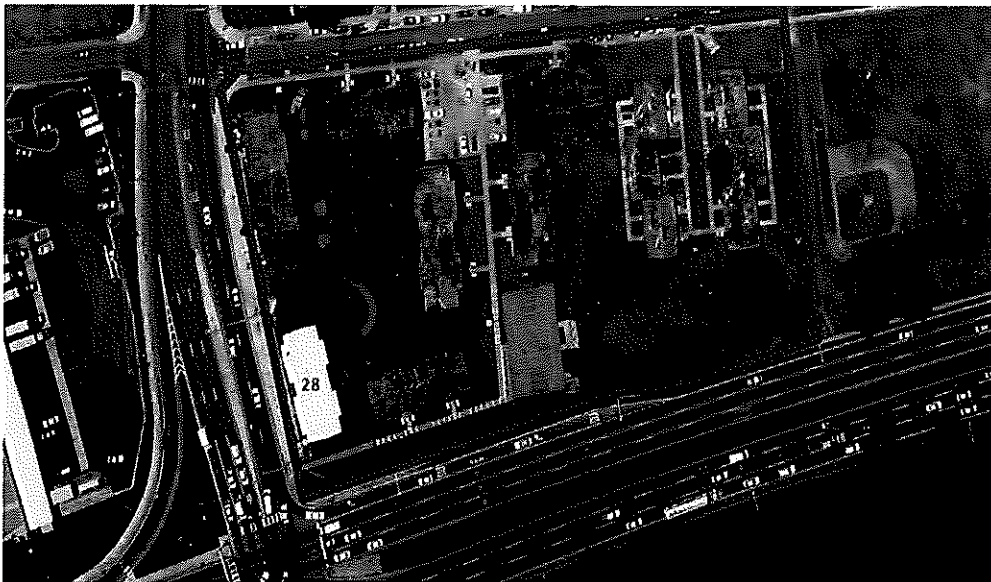
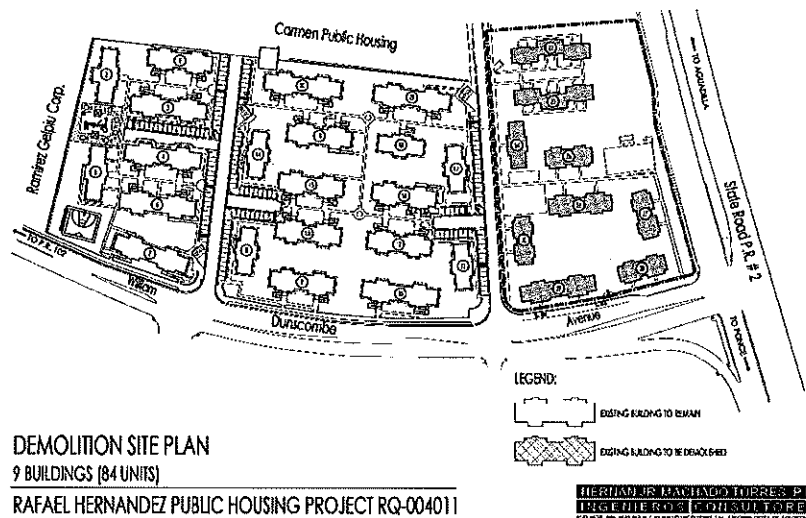
Description: The Project is located on approximately 17.0 acres of land on the Marina Meridional Ward, Mayagüez. It is bound along the South by William Dunscombe Avenue, along the East state road PR#2, along the North by the El Carmen and Manuel Hernández Rosa Public Housing Projects, and along the West by private commercial properties.

Rafael Hernández (Kennedy) Project was constructed in 1965 and consists of 274 walk-up dwelling units, distributed along 30 buildings containing between one (1) to five (5) bedroom units. These buildings are constructed of reinforced concrete and terracotta masonry, supported on grade beams over wooden piles. Out of the 274 units, one hundred and ninety (190) were comprehensively modernized recently, but there are still 84 units which are planned to be demolished to make room for the construction of one hundred and forty four (144) units for the elderly and the new Administration/ Community Center that will serve the whole project.



Therefore, this demolition project proposes to demolish buildings 22 to 30 (containing a total of 84 dwelling units). These units are distributed as follows:

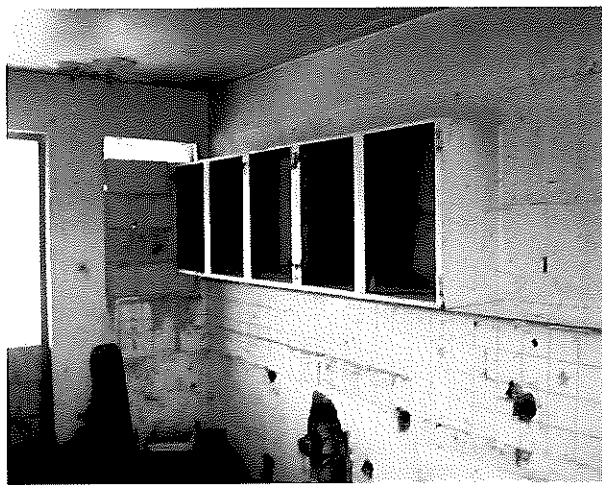
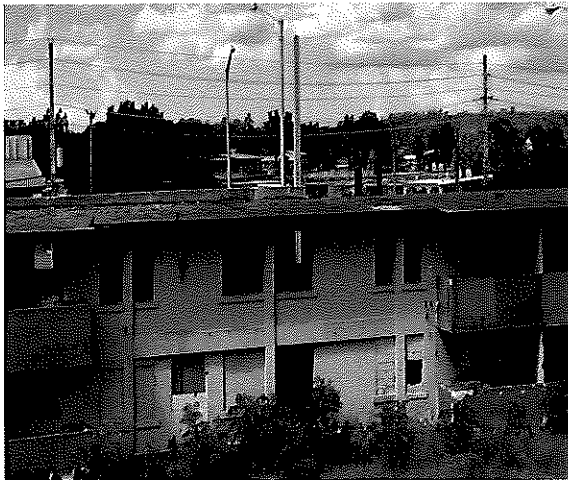
- Sixty (60) One – Bedroom Units
- Twelve (12) Two – Bedroom Units
- Eight (8) Three – Bedroom Units
- Four (4) Four – Bedroom Units



Currently, there are no residents living in buildings 22 to 30 as a result of the resettling measures taken by the PRPHA between January, 2008 and March, 2010,

due to existing poor structural conditions and health hazards associated with potential exposure to asbestos and lead based paint. The 84 families that were living in these buildings were resettled, 74 to vacant modernized units in this Development and other PRPHA's Developments, and 10 left the units vacant for different reasons. After residents' relocation, units have been severely vandalized.

Buildings to be demolished suffer from evident structural damage and deficiencies, such as demolished terracota block walls, crumbling cement plaster, floor cracks, exploited and exposed steel, roofs damaged by spalling and others by fires, lack of infrastructure (potable water, sanitary and electrical rough-in). These buildings show a significant level of deterioration and obsolescence.



Pictures of Units' Current Conditions

Demolition Contract Status: The bid opening for the demolition contract was celebrated on March 27, 2019. Only two bids were received. The lowest bidder was Homeca Recycling, whose bid was under the demolition cost estimate prepared by the designer. Therefore, the bid can be awarded to this company. Therefore, the Management Agent, who is in charge of this bidding process, recently sent the Award Notification to Homeca Recycling requiring some necessary documents to complete the contracting process. It is expected to complete this process in the next two (2) weeks.

On the other hand, the Management Agent is running a RFP process to select a company for the General Inspection services necessary for the demolition works. The proposals are expected to be received on next week. Once selected and contracted the Inspection's company, the pre-construction meeting will be held.

Demolition works are expected to start on July, 2019.



STATUS REPORT

TORRES DE LA SABANA DEMOLITION PROJECT

RQ 5103, AMP-RQ005005011P

May 21, 2019

Designer: AECOM Caribe, LLP (formerly URS Caribe, LLP)

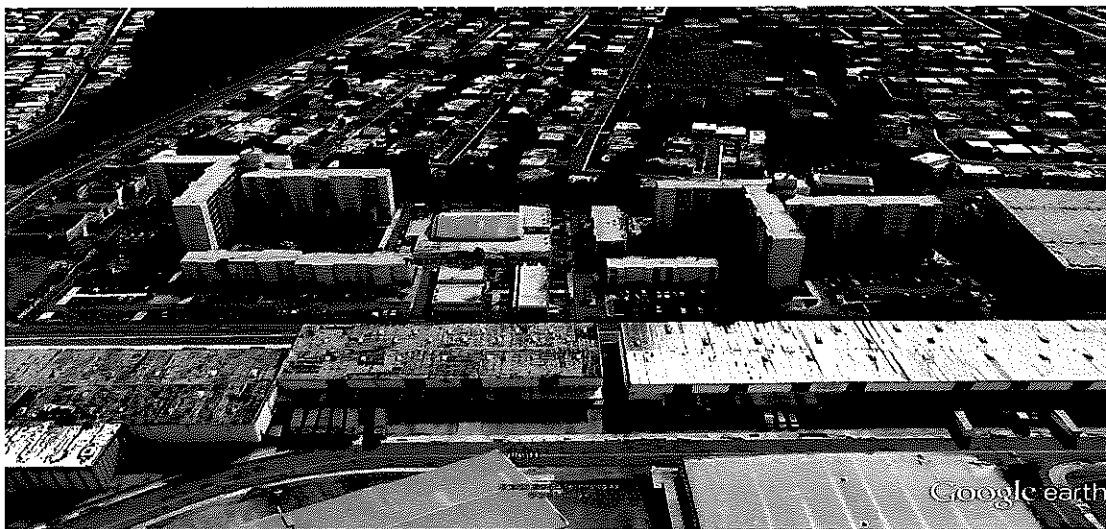
PRPHA Design Manager: Iván Blanco, P.E.

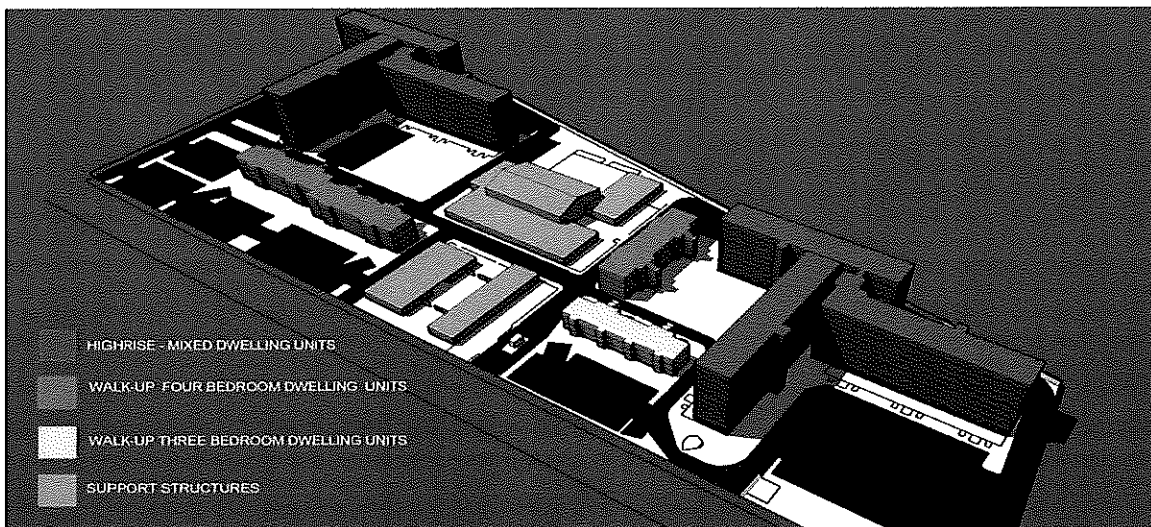
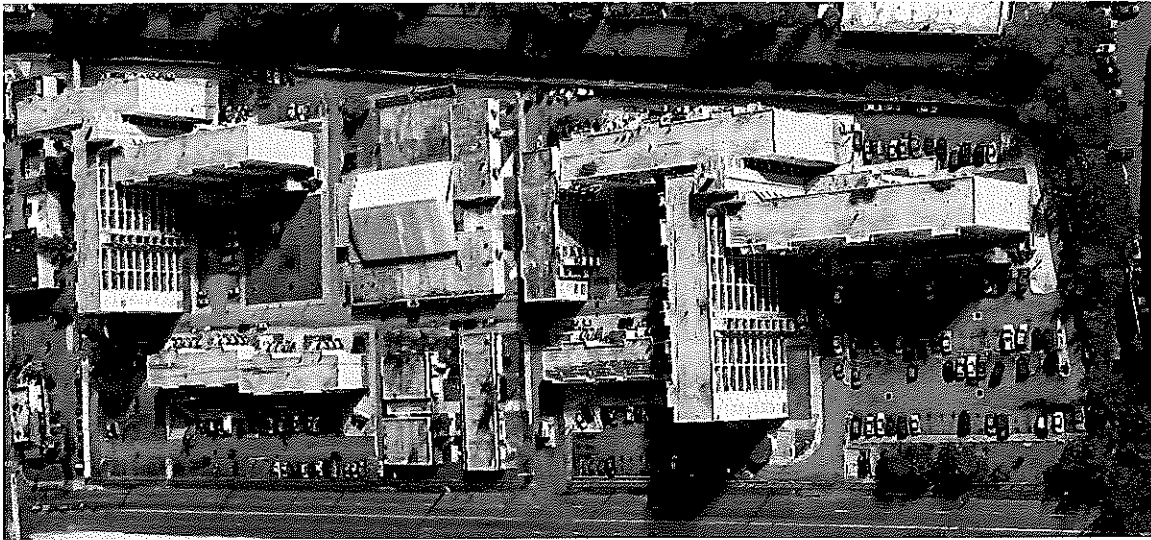
Location: Carolina, Puerto Rico

HUD's Demolition Approval Status: Demolition Conditional Approval was received on February 13, 2018. Conditions consist in six (6) informational needs stipulated by Fair Housing and Equal Opportunity Office. PRPHA may not proceed with the demolition until FHEO's conditions are satisfied. The last information requested by FHEO was submitted on November 28, 2018. Final answer is pending.

Demolition Cost Estimate: \$4,900,493

Description: The Torres de Sabana Public Housing Project is located in the Municipality of Carolina, Puerto Rico. It was constructed in the early 70's and its occupancy date was June 15, 1973. The parcel of 8.65 acres accommodates a total of nine (9) structures at the project site: the Community Center, the Administration Building, the Recreational Facilities and Social Services area, and six (6) dwelling units' buildings (housing a total of 452 dwelling units).

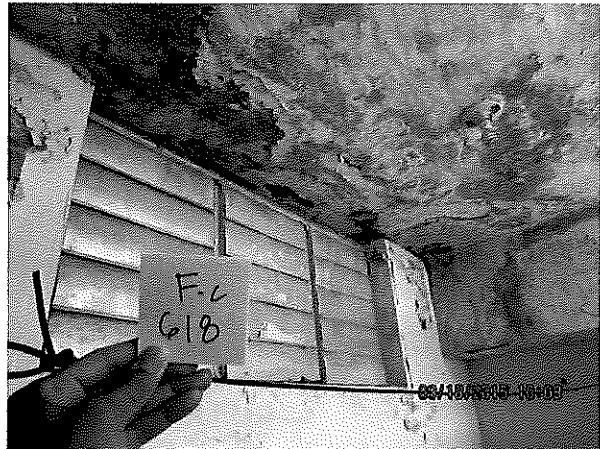
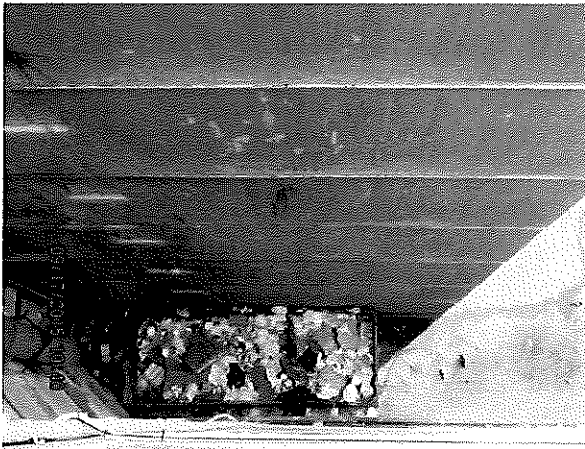
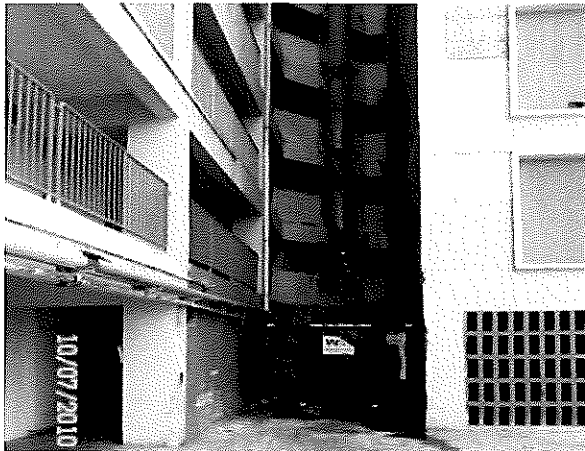


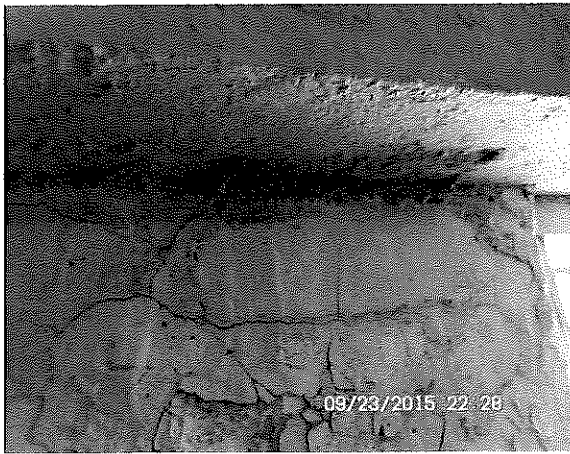


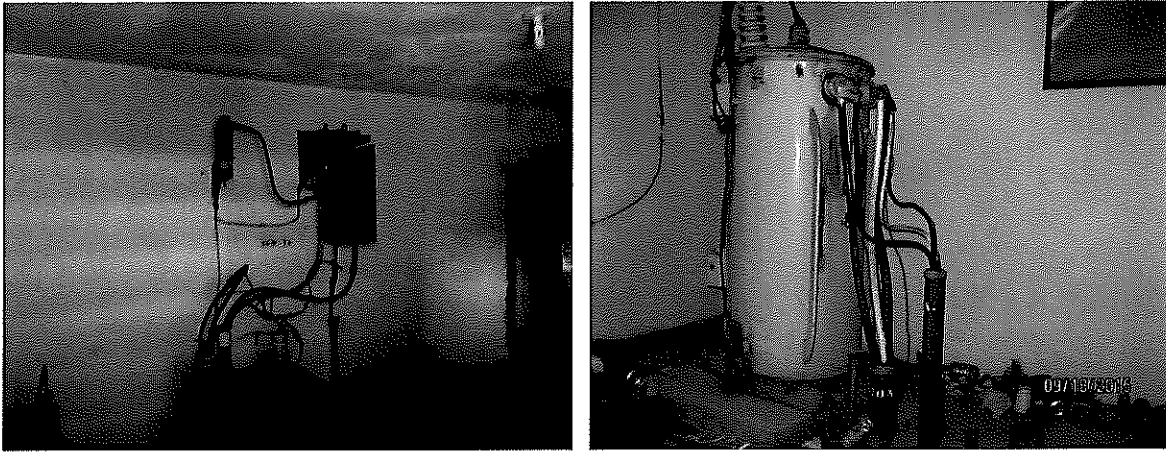
Actual conditions of the Torres de Sabana development do not comply with structural, fire, life safety, electrical and construction codes, and also does not contain a single unit complying with accessibility standards. Those conditions make the development obsolete as to physical conditions and other factors making them unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the project to useful life. The facilities are over 40 years old and are highly deteriorated, and will require a very large amount of money just to bring it to an acceptable living condition. The rehabilitation construction cost estimate for the rehabilitation of the project is \$76,770,426.37, which includes the structural retrofit costs (buildings' reinforcement), electrical retrofit costs, new fire protection systems, new conveying systems, new complying

stairways, required site works up to five feet from the envelope of the buildings (as permitted by the regulation), reinforcement and other necessary works for the non-dwelling buildings, etc.

Currently, there are 18 units occupied, which we expect to relocate soon.







Pictures of Units' Current Conditions

Design: Bid documents are ready and waiting for final demolition approval in order to start the bidding process.

Permits and Endorsements: Demolition permit notification is effective from February 27, 2019.



GOVERNMENT OF PUERTO RICO
Public Housing Administration

STATUS REPORT

BELLA VISTA MODERNIZATION PROJECT

RQ 3101, AMP-RQ005002005

May 21, 2019

Designer: Jorge Del Rio, Arquitectos, C.S.P.

Monitor (Design Phase): Eng. José M. Paris Escalera, P.E.

Location: Arecibo, Puerto Rico

Date of HUD Approval for Demolition Building 2: November 22, 2017.

Construction Cost Estimate: \$19,060,838



Description: Bella Vista Housing Complex is a multifamily residential community located in Barrio Pueblo sector in the Municipality of Arecibo, constructed

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around 1961. The project is 55 years old. Zoning is R-5/R-A. The existing project consists of 150 dwelling units distributed in 18 multifamily buildings. The dwelling units are composed of thirty-two (32) one bedroom units, sixty (60) two bedroom units, forty (40) three bedroom units, twelve (12) four bedroom units and six (6) five bedroom units. The project has the following converted dwelling units: Unit 1 of five-bedroom for **Administration Facilities** and Unit 120 of three-bedroom for **Police Station CCTV Monitor Center** (security equipment).

Design: Project is in the **Bidding, Construction and Contract Document Phase** pending to revise documents to incorporate PR Building Code changes.

Permits and Endorsements: Environmental endorsement was obtained, and the consult to the governmental agencies was submitted.



GOBIERNO DE PUERTO RICO
Administración de Vivienda Pública

STATUS REPORT

LOS CEDROS DEMOLITION PROJECT

RQ 5106, AMP-RQ005005022P

May 21, 2019

Designer: LPA Group or Lombardo Pérez Associates

PRPHA Design Manager: José M. Paris Escalera, P.E.

Location: Trujillo Alto, Puerto Rico

HUD's Demolition Approval Status: Approved on April 26, 2019. Pending for a commitment with San Juan Fair Housing & Equal Opportunity Office.

Demolition Cost Estimate: \$5,400,000

Description:



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Los Cedros Public Housing Development is a high rise multifamily project built approximately 45 years ago. It consists of two 18-floors towers , each one with nine apartments, two of them one-bedroom, and the other 7 are two-bedroom apartments. In total, Los Cedros has 324 dwelling apartments.

Los Cedros is in such an obsolete condition that actually only 147 dwelling units are occupied. The elevators have been out of service for many years, causing heavy damage and inoperability of the mechanical systems. Therefore the upper six floors of each tower are vacant and the administration has closed all available access to them.

The following table includes the distribution of buildings and dwelling units of the project:

Los Cedros, RQ005005028 DOFA: 12/03/1972						
Bedroom Size	1-BR	2-BR	3-BR	4-BR	5-BR	Total
Existing Units	72	252	0	0	0	324
Proposed Units For Demolition	72	252	0	0	0	324
Number of Dwelling Buildings Existing						2
Number of Dwelling Buildings Proposed for Demolition						2
Number of Non-Dwelling Buildings Existing						1
Number of Non-Dwelling Buildings Proposed for Demolition						1

Design: The project is in the **MOU/Schematic Design Phase**. This Phase was approved on May 13, 2019 after receiving the demolition application's approval. On April 26, 2019.

Permits and Endorsements: The project is in the schematic phase. Environmental endorsement was obtained, and the consult to the governmental agencies was submitted. Permits will be procured by the Designer in the next design phase, Design Development.



STATUS REPORT

SANTA CATALINA DEMOLITION PROJECT

RQ 5028, AMP-RQ005009035

May 21, 2019

Contractor: La Mar Construction, LLC

Designer: AECOM Caribe, LLP (formerly URS Caribe, LLP)

Management Agent: J.A. Machuca

Contracted Inspection: O.C. Group, PSC

PRPHA's Monitor: Eng. Arturo Acevedo, P.E.

Location: Yauco, Puerto Rico

Date of HUD's Demolition Approval: November 26, 204 (Bldg. 14) & June 6, 2017 (Bldg. 32)

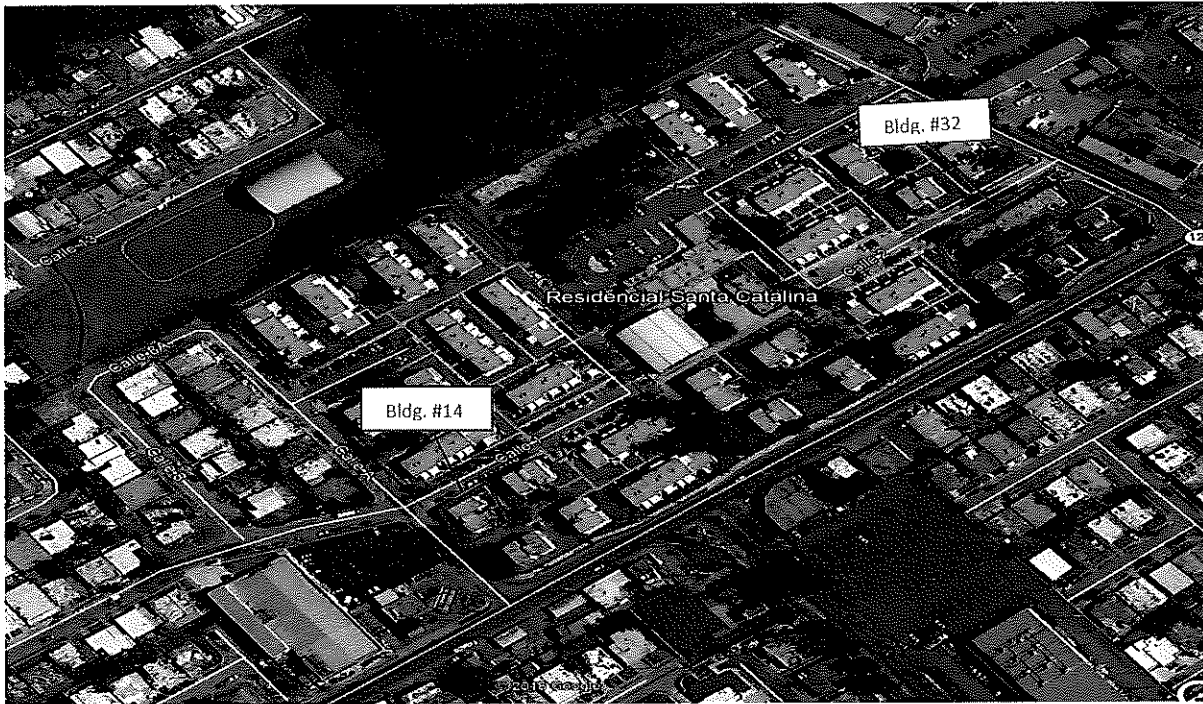
Demolition and Re-construction Contract Amount: \$3,350,000

Construction/Demolition Start Date: April 1st, 2019

Description: Back in 2010, the Puerto Rico Public Housing started the comprehensive modernization of Santa Catalina Public Housing. Around year 2013 building #14 was delivered to the General Construction Contractor (La Mar Construction Corp.) to start the toxic materials abatement works on the building. After finishing the abatement works, **the General Contractor commenced the comprehensive modernization works on the building, and during the selective demolition works they noticed that some of the structural elements of the building did not have the expected strength.** Walls were too weak and crumbled easily, so he brought up the situation. This situation was referred to the structural engineer, who recommended taking cores of the structural elements to determine the concrete quality all throughout building #14. The laboratory results established that the average resistance of the walls were not compliant with the Puerto Rico's Building Code. After these results, the PRPHA determined also to test the other buildings of Santa Catalina and found out that building #32 exhibited similar conditions. Therefore, the structural engineer recommended either



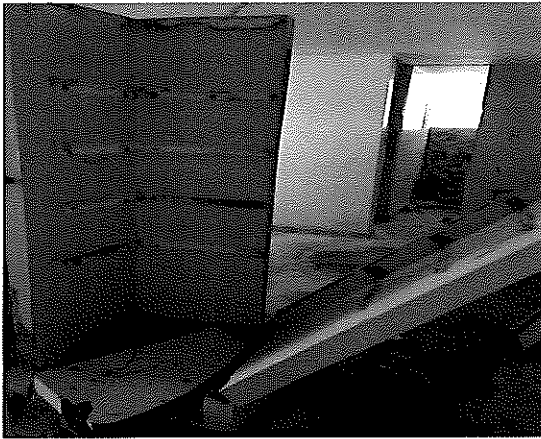
reinforcement or demolition and re-construction of buildings #14 & #32. After a thorough cost analysis, the PRPHA determined the latter alternative to be the most cost effective measure for both buildings.



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Building #32 exterior conditions prior to demolition



Building #32 interior conditions

Demolition and Construction Project Status: Demolition and Re-construction project started on April 1st, 2019. Buildings #14 & #32 are already demolished. The Contractor is working on the construction of the new buildings.

Permits and Endorsements: The Construction Permit is currently effective.



STATUS REPORT

VILLA MONSERRATE DEMOLITION PROJECT

RQ 5154, AMP-RQ005004002P

May 21, 2019

Program Manager (PM): Klassik Builders, Inc. (Contract # 2010-000058)

Designer: José Carlos Joglar, Arquitecto, PSC

Monitor (Design Phase): Eng. Iván Blanco Rivera, P.E.

Location: Aguas Buenas, Puerto Rico

Date of HUD Approval for Demolition: August 15, 2015.

Demolition Estimate: \$5,300,000 (due to Governor Executive Order PR 2018-033 this cost will increase).

Cost Estimate for Additional Cost: \$1,400,000 (due to Governor Executive Order PR 2018-033 this cost will increase).

Description: The project is located in a semi-rectangular and steep parcel of approximately 4.06 "cuerdas". It borders on the North with the *Quebrada Los Muertos*, on the South by a private property of Gladys Lassa, on the East by highway 174 and by the West with private ownership of Paudilio Ayala.

The project was built around 1970 and occupied on May 30, 1975. It consists of 104 units distributed in 7 buildings of 4 floors. They are distributed as follows:

- Thirty-two (32) two-bedrooms units
- Sixty-four (64) three-bedrooms units
- Eight (8) four-bedrooms units

The communal facilities consist of a 1 story building, housing administrative offices, mailboxes, maintenance and workshop offices. Also, it has an uncovered basketball court.

The project is vacant since 2004 due to unhealthy conditions related to the presence of asbestos found in the structural elements of the residential buildings.



One of the findings during the evaluation for the modernization in 2003 by Guillermet-Ortiz & Associated was that the topography of the site is steep with big slopes causing marked erosion during large rainfall events.



Imagen Google January 2004

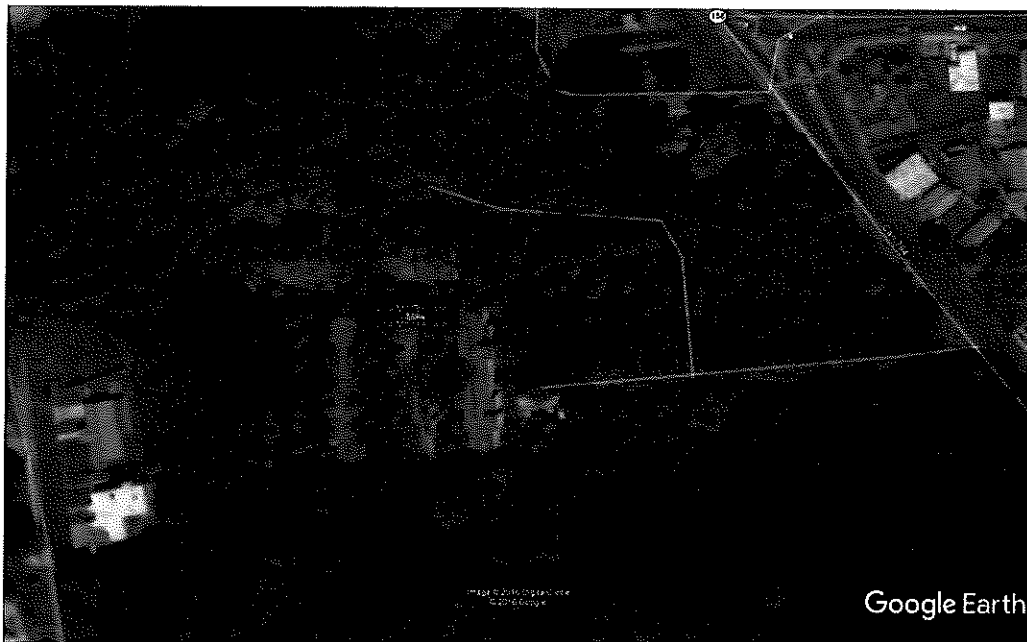


Imagen Google 2016



Imagen Google 2019

Design: Design works for demolition was completed and HUD demolition permit was obtained on August 14, 2015 (Demolition Application # DDA5233). On April 26, 2016, the Environmental Quality Board gave the go-ahead to the technical specifications for the controlled method for the removal of beams containing asbestos ("Ray Beams") used in the ceilings and floors of dwelling buildings of the project. It also approved the no-use of amended water ("*agua enmendada*") during the process of demolition of these beams. Design Contract termination date was October 10, 2017.

Permits and Endorsements: Endorsements are expired.

Environmental Services for Monitoring: It was pending to decide how the PRPHA would hire the environmental monitoring services for the demolition of the "Ray Beams" removal stage. The PM was requesting a letter of intent to contract these services, but due to the high contract amount (near of \$1 million), the Development and Construction Area determined to consider making a separate procurement process.

PM: The Project Manager requested the PRPHA to issue them letters of intent for alleged extra costs not included in its proposal for the management of permits, and the additional time for construction due to the environmental monitoring for demolition of the Ray Beams. PM conditioned the continuation of its services to

the payment of its last invoice from the design stage and the issue of letters of intent. The PM established the estimated construction time to be 20 months, but warned that he could not guarantee the same. This, due to the special environmental conditions of this project, including the availability of water for the process by the AAA, and that the same has not been performed previously in Puerto Rico.

Possible additional costs:

Due to the complexity of the environmental issues, the estimated cost of this demolition would be increased by the following additional costs, which would elevate the total cost of the project to approximately seven million dollars (\$7,000,000.00). Also, the recently emitted Governor's Executive Order PR 2018-033 represents additional costs that will increase the projects total demolition amount (not included on the table below). Therefore, due to the high costs of this project, the PRPHA determined to remove it from the PRPHA Agency's Plan. PRPHA is considering the alternatives for the project's disposition without demolition.

Task	Cost Estimate
Renewal of permits, additional observing time during construction and other related costs of the designer.	\$50,401.60
Environmental services for air monitoring during the mitigation prior to demolition due to the presence of the Ray beams.	\$19,900
Environmental services for air monitoring servies during the demolition due to the presence of the Ray beams.	\$979,397
Cost estimate of PM services per additional construction time, due to special removal process of contaminated Ray beams. Estimated at least 7 months of additional time.	\$350,000
Sub-total	\$1,399,698.60
Demolition Estimate	\$5,300,000.00
Total	\$6,699,698.60

Note: Due to the conditions laid down in the technical specifications (section 13), which requires that we must stop work under the controlled method for the removal of the Ray beams under conditions of wind speed of over 20 mph, an impact of increase in construction time is a high possibility and therefore, an increase in the total cost above is possible, too.