

INDIAN WELLS HOUSING AUTHORITY

November 7, 2024



To: Housing Authority
From: City Manager Department
Prepared by: Kristen Nelson, Administrative Services Manager
Subject: **Deferred Maintenance and Capital Improvement Project Update**

RECOMMENDED ACTIONS:

Housing Authority **RECEIVES** and **FILES** the updates to the various deferred maintenance and capital improvement projects at both Housing Authority Properties; and

FINDS the action exempt from California Environmental Quality Act (CEQA) review under CEQA guidelines section 15061(b)(3).

BACKGROUND:

The following is a comprehensive update on all capital improvements and deferred maintenance projects presented in the May 16, 2024, staff report, as well as updates on various other matters that have been or are in the process of being addressed since the conclusion of the May 16, 2024, Housing Authority Meeting. Items reported at the May 16th meeting as having been completed are excluded from this report. This update is intended to complement Abode's Quarterly Report and provide documentation of progress and next steps.

Indian Wells Villas

Existing Projects

Since the May 16th update, the projects below have seen progress as follows:

Sidewalk Improvement Project

Status: **COMPLETE**

At the April 2, 2024, Special Housing Authority Meeting, after its second re-bid effort, Staff announced the sole responsive bid from Pacwest Engineering. Pacwest's bid came in at \$418,881, requiring Staff to request a supplemental appropriation of \$161,000 to cover construction budget shortfalls, plus a 10% construction contingency, which the Authority approved. Additionally, Staff began

working in partnership with Abode and Tripepi Smith, the city's communications firm, to coordinate resident communication efforts and ease resident impact as best as possible.

Unfortunately, Pacwest pulled out of the project on May 2nd, stating that, upon review, they are unable to fulfill the awarded contract. Staff immediately put the project out for rebid a third time and awarded the project to Universal Construction Engineering on May 28, 2024 per the Fiscal Policies & Procedures Manual as the lowest responsible bidder.

Work began on the project on June 20, 2024 and, through a combination of Abode and City staff, along with Tripepi Smith's communication efforts, residents reported being pleased with how the project was completed.

At this time, the project is complete outside of one shade sail that needs to be replaced due to measurement error. A 90-day landscape maintenance period has begun, and a final walkthrough will be arranged before the contract is officially termed.

Faulty Flooring Reinstallation

Status: **COMPLETE**

At the February 15, 2024, meeting, Staff advised the Authority that notices were provided to impacted residents in early December with work to beginning Monday, January 8, 2024. Statewide began work in already vacant units, then proceeded to occupied units. Due to unforeseen medical delays and a handful of residents refusing to comply with the work, estimated completion of the work was delayed pending recommendations from Abode and their legal team.

Three (3) units were left incomplete due to medical accommodations preventing the work. As a result, in collaboration with Abode's legal team and Best, Best & Krieger, the City's Housing Authority legal counsel, Staff released Statewide's retention minus the cost associated with the three (3) incomplete units and documented the completion of Statewide's warranty obligation.

Construct a new ADA Path

Status: **IN PROGRESS**

- Approved Budget: \$5,000
- Anticipated Completion: December 1, 2024

The property has several tiled benches along a center path. Currently, there is no ADA accessible path to any of the benches. This project was on hold until the Sidewalk Improvement Project could be completed. These funds will allow for the construction of an ADA path to four (4) benches near the new concrete in the northerly area of the property. The southerly benches are surrounded by trees and tree wells which restrict ADA access.

Air Conditioning Replacement Fund Status: **COMPLETE**

At the May 16, 2024, Housing Authority Meeting, Staff advised the Authority that First Choice's assessments documented 14 units needing AC replacement at Indian Wells Villas. The Authority authorized a supplemental appropriation of \$166,500 for First Choice to complete these replacements and all have been completed as of the time of this report. All other AC repairs or unit replacements from here on out will be handled by Abode as part of their ongoing maintenance under their operating budget.

New Emergency Generator Status: **COMPLETE**

At the May 16, 2024, Housing Authority Meeting, Staff informed the Authority that a new emergency generator had been purchased to replace the existing, irreparable one under the Emergency Purchases exception of the city's Fiscal Policies and Procedures Manual (Section 6.E.). The Authority approved a retroactive supplemental appropriation of \$40,900 to cover this cost, which included all permits and removal of the old generator.

Solar Assessment Status: **COMPLETE**

At the February 15, 2024, meeting, the Housing Authority requested that an assessment of the solar system at Indian Wells Villas be conducted to determine the current condition of the system and a cost/benefit analysis of whether it would be best to upgrade the existing system or replace it entirely with a new one. The assessment should include estimated costs for upgrading versus full replacement for consideration. A supplemental appropriation of \$16,150 was approved by the Housing Authority at the May 16, 2024, meeting to cover the cost of the assessment as quoted by Partner Engineering and Science, Inc. (Partner).

Partner conducted their site visit on May 9, 2024, after gathering information from Renova and Abode Staff. Unfortunately, while Partner's assessment includes total system production data for the entire system, it does not include a breakdown of the system into individual unit or inverter level, as this information was not obtainable through Renova or SunPower.

This resulted in an incomplete assessment. The subsequent report (**ATTACHMENT 1**), which was completed based on the available information, is included here for reference.

City and Abode Staff are working together to determine the best way to move forward considering the missing information and will present options to the Authority at a future date.

Solar Maintenance

Status: **ON HOLD**

The solar system at Indian Wells Villas has been confirmed to be operational, with SoCal Edison confirming each meter as equitably distributing solar to each unit in each building.

To complete all deferred maintenance for the solar system at the property, Staff requested a final supplemental appropriation of \$7,750 to replace a thermally damaged wire, correct a few recurring ground faults, and complete the inverter tracing project. This was approved by the Authority at the May 16, 2024, meeting.

City and Abode Staff are working together to procure qualified vendors who can provide solar maintenance and will gather bids per the City's Fiscal Policies and Procedures prior to proceeding with any work.

Once these efforts are complete, Abode will take over normal ongoing repairs and maintenance as part of their operations budget.

Roof Assessment

Status: **COMPLETE**

At the February 15, 2024, meeting, the Housing Authority requested that an assessment of the roofs at both properties be conducted to determine the current condition of the roofs, determine whether there is a need to replace them and, if so, when, and determine the anticipated cost to reroof the property if necessary. A supplemental appropriation of \$8,000 was approved by the Housing Authority at the May 16, 2024, meeting to cover the cost of the assessment as quoted by Alliance Consulting & Testing, Inc. who completed the inspection the week of May 14 – 17, 2024.

The subsequent report for Indian Wells Villas (**ATTACHMENT 2**) is included here for reference. It documents a handful of recommended repairs and states that "if properly maintained, this roofing system has a life span of 10+ years and likely can be recoated at that time to extend the lifespan."

Next Steps: As a result of the assessment, Abode Staff have been working with numerous roofing companies to obtain bids to complete the repair work rather than proceeding with full roof replacement. Abode has received two (2) bids for the repair work and are working to obtain a third bid as required by the City's Fiscal Policies & Procedures.

New Security Camera System

Status: **COMPLETE**

Abode's IT partner, Agilant, demoed the new integrated security camera system, Verkada, with Staff back on January 31. Trusted internationally by state and local governments, property management companies (including Abode at their other properties), and police departments, Verkada's app-based interface, remote monitoring and storage, and robust control system promise to provide exceptional security for years to come.

West Coast Cable was on property Friday, April 26, 2024 decommissioning and removing the old security system and installing the new Verkada system under the supervision of Abode's Executive Vice President Jerry Gonzales. The network upgrade was completed, numerous cameras are live, and the installation of all remaining cameras concluded over the summer months. Storage of this footage is in compliance with Government Code 34090.6.

Window Repair Fund

Status: **IN PROGRESS**

➤ Anticipated Completion: November 30, 2024

Valley Glass completed a comprehensive assessment of the property and provided a quote for numerous window replacements and balances. The Housing Authority approved a \$63,800 supplemental appropriation at the May 16, 2024 meeting to cover these costs, and the original anticipated completion date was August 2024.

In consideration of the Indian Wells Villas Sidewalk Project, the window repairs were put on hold. With the completion of that project, window repairs are now back on schedule with work to begin November 14, 2024. Once completed, an additional property-wide window cleaning will be done the first week of December 2024.

Mountain View Villas

Existing Projects

Since the May 16th update, the projects below have seen progress as follows:

Air Conditioning Replacement Fund

Status: **COMPLETE**

At the May 16, 2024 Housing Authority Meeting, Staff advised the Authority that First Choice's assessments documented 11 units needing AC replacement at Mountain View Villas. The Authority authorized a supplemental appropriation of \$141,050 for First Choice to complete these replacements and all have been completed as of the time of this report. All other AC repairs or unit replacements

from here on out will be handled by Abode as part of their ongoing maintenance under their operating budget.

Window Repair Fund

Status: **ON HOLD**

- Approved Budget: \$25,000
- Anticipated Completion: A start date and estimated completion date will be provided as soon as a vendor is under contract.

Abode contracted to have window cleaners come out to both Mountain View Villas and Indian Wells Villas prior to window repair assessments. The cleaners were responsible for clearing the sills and jambs, dust and dirt to ensure build up wasn't the cause of any disrepair before the assessments took place. Abode then coordinated an agreement with a window repair company to do the assessments and provide a quote for any necessary repairs.

Abode continues to follow the City's Fiscal Policies and Procedures in an attempt to gather the necessary bids to complete this work. Updates will be provided to the Authority as they become available.

New Security Camera System

Status: **COMPLETE**

Abode's IT partner, Agilant, demoed the new integrated security camera system, Verkada, with Staff back on January 31. Trusted internationally by state and local governments, property management companies (including Abode at their other properties), and police departments, Verkada's app-based interface, remote monitoring and storage, and robust control system promise to provide exceptional security for years to come.

West Coast Cable was on property Friday, April 26, 2024 decommissioning and removing the old security system and installing the new Verkada system under the supervision of Abode's Executive Vice President Jerry Gonzales. The network upgrade was completed, numerous cameras are live, and the installation of all remaining cameras concluded over the summer months. Storage of this footage is in compliance with Government Code 34090.6.

Rekeying

Status: **COMPLETE**

At the June 1, 2023 Housing Authority meeting, then Chair Griffith expressed concern that the departing property management company, Winn Residential, would have keys and accessibility to residents units and other buildings on the property. While this was not an action that was voted on by the Housing Authority at that time, Abode Communities did include this on the Capital Improvement Needs list developed in accordance with their management agreement.

Rekeying was completed simultaneously with the biannual inspections. The new keys open residents' front door, patio door, and garage door. Residents' mailbox key and clubhouse key remain the same.

Roof Assessment

Status: **COMPLETE**

At the February 15, 2024 meeting, the Housing Authority requested that an assessment of the roofs at both properties be conducted to determine the current condition of the roofs, determine whether there is a need to replace them and, if so, when, and determine the anticipated cost to reroof the property if necessary. A supplemental appropriation of \$17,000 was approved by the Housing Authority at the May 16, 2024 meeting to cover the cost of the assessment as quoted by Alliance Consulting & Testing, Inc. who completed the inspection the week of May 14 – 17, 2024.

The subsequent report for Mountain View Villas (**ATTACHMENT 3**) is included here for reference. It documents a handful of recommended repairs and states that they "estimate these roofs have a life span of over 15 years if properly maintained."

Next Steps: As a result of the assessment, Abode Staff have been working with numerous roofing companies to obtain bids to complete the repair work rather than proceeding with full roof replacement. Abode has received two (2) bids for the repair work and are working to obtain a third bid as required by the City's Fiscal Policies & Procedures.

Fire Sprinkler System Replacement

Status: **COMPLETE**

Under the National Fire Protection Association's (NFPA) codes and standards, Title 19, Desert Fire recently completed the mandated 5-year fire sprinkler inspection at both properties. The inspection found numerous heads past their effective date that need to be replaced. The Housing Authority approved a supplemental appropriation of \$38,000 at the May 16, 2024 meeting to cover the costs of these repairs. Desert Fire and the Office of the Fire Marshall confirmed that Mountain View Villas has passed this inspection.

FISCAL IMPACT:

There are no financial impacts associated with the items presented in this Staff Report.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The action is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly; and that the action is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. (14 CCR 15061(b)(3).)

ATTACHMENTS:

1. Indian Wells Villas Solar Assessment
2. Indian Wells Villas Roof Assessment
3. Mountain View Villas Roof Assessment