

MEMORANDUM



The
**Long Beach
Housing
Development
Company**

DATE: October 19, 2011
TO: Board of Directors
The Long Beach Housing Development Company
FROM: Projects Committee
PREPARED BY: Norma C. Lopez, Development Project Manager
SUBJECT: Design Review Stages I, II, and III for Belwood Arms Apartments (CD9)

RECOMMENDATION

Approve Design Review Stages I, II, and III for the rehabilitation of Belwood Arms Apartments.

BACKGROUND

On June 15, 2011, the Long Beach Housing Development Company (LBHDC) approved financial gap assistance of up to \$5,900,000 to a to-be-formed general partnership in which Hunt Capital Partners, LLC, or its affiliate, (Developer) will act as the general partner for the acquisition and rehabilitation of the property located at 6301 Atlantic Ave. The Developer proposes to acquire and rehabilitate a 34-unit apartment building and convert it into an affordable housing project serving families at between 50 to 60 percent of the area median income with affordability restrictions for a period of 55 years. The building consists of 12 one-bedroom / one-bath and 22 two-bedroom / one-bath units. The project's total budget is \$9,200,000.

DESIGN REVIEW PROCESS

In 1998, the LBHDC Board adopted a design review process to evaluate projects it assists. Successful completion of design review is a condition of funding from the LBHDC. The process consists of five stages of review with a milestone approval at the end of each stage. The stages correspond to phases of architectural and artistic design practice, from first concepts to final construction. Comparing the stages to architectural design practice, the first milestone (**Stage I Conceptual Review**) is at the end of Conceptual Design, which can be considered midway through the Schematic Design phase. The second milestone (**Stage II Preliminary Review**) is at the end of the Schematic Design phase. The third (**Stage III Final Review**) is at the completion of the Design Development phase, the point at which all major design and cost decisions should have been made

**MAKING
AFFORDABLE
HOUSING
HAPPEN**

AGENDA ITEM NO. 3

Mailing Address:
110 Pine Avenue
Suite 1200
Long Beach, CA 90802
Tel 562/570-6949
Fax 562/570-5921

for a project. The milestone for the fourth stage (**Stage IV Design Check**) is at the end of Construction Documents, prior to the City of Long Beach's issuance of a Building Permit. The fifth milestone (**Stage V Construction Check**) is at the end of construction, prior to the City's issuance of the Certificate of Final Completion and Occupancy. The Board reviews and approves Stages I, II, and III of the Design Review Process. Stages IV and V are reviewed by staff.

PROJECT DESIGN

The property is an existing two-story apartment building located on the west side of Atlantic Avenue directly across from Houghton Park and just south of Jordan High School. It was constructed in 1964 and has 34 units, 34 parking spaces in enclosed carports, and a pool. The Developer will upgrade kitchens and bathrooms, replace floor coverings, appliances, and lighting; upgrade the roof mounted solar and auxiliary hot water systems; upgrade plumbing and electrical systems; replace the roof; install new energy efficient windows; and provide extensive exterior improvements including new siding, architectural treatments, landscaping and lighting.

Staff worked closely with the Developer and its architect to refine the parameters of the exterior upgrades and to provide feedback and suggestions to create a design on par with the high standards of the most recent affordable housing developments in the City of Long Beach. Exterior design features include attractive balconies in the second story units along Atlantic Avenue, attractive drought resistant landscaping, removal of old trees and planting of new trees along the parkway on Atlantic Avenue, a redesigned entry along 63rd Street, and a new enclosure for the exposed dumpsters in the alley.

Green building and energy efficiency features will be incorporated in the rehabilitation of the building. These include:

- Energy Star rated ceiling fans in master bedrooms and living rooms,
- Energy Star rated appliances in all units,
- Use of faucet flow restrictors and higher efficiency toilets,
- Use of environmentally friendly (no/low VOC) carpet and paint,
- Formaldehyde-free cabinetry,
- Installation of fiberglass insulation to meet R-3 standard,
- Dual glazed, Low E windows,
- New 15 Kw solar PV system to provide electricity to common areas and Manager's unit,
- Interior fluorescent lighting retrofit/replacement,
- Exterior LED lighting retrofit, and

- Promotion of passive cooling including the use of both natural and fixed exterior shading.

Attached for your review are an aerial map, site plan, elevations, floor plans, and a construction budget and scope of work. Staff reviewed the materials submitted by the Developer and recommends approval of Design Review Stages I, II, and III.

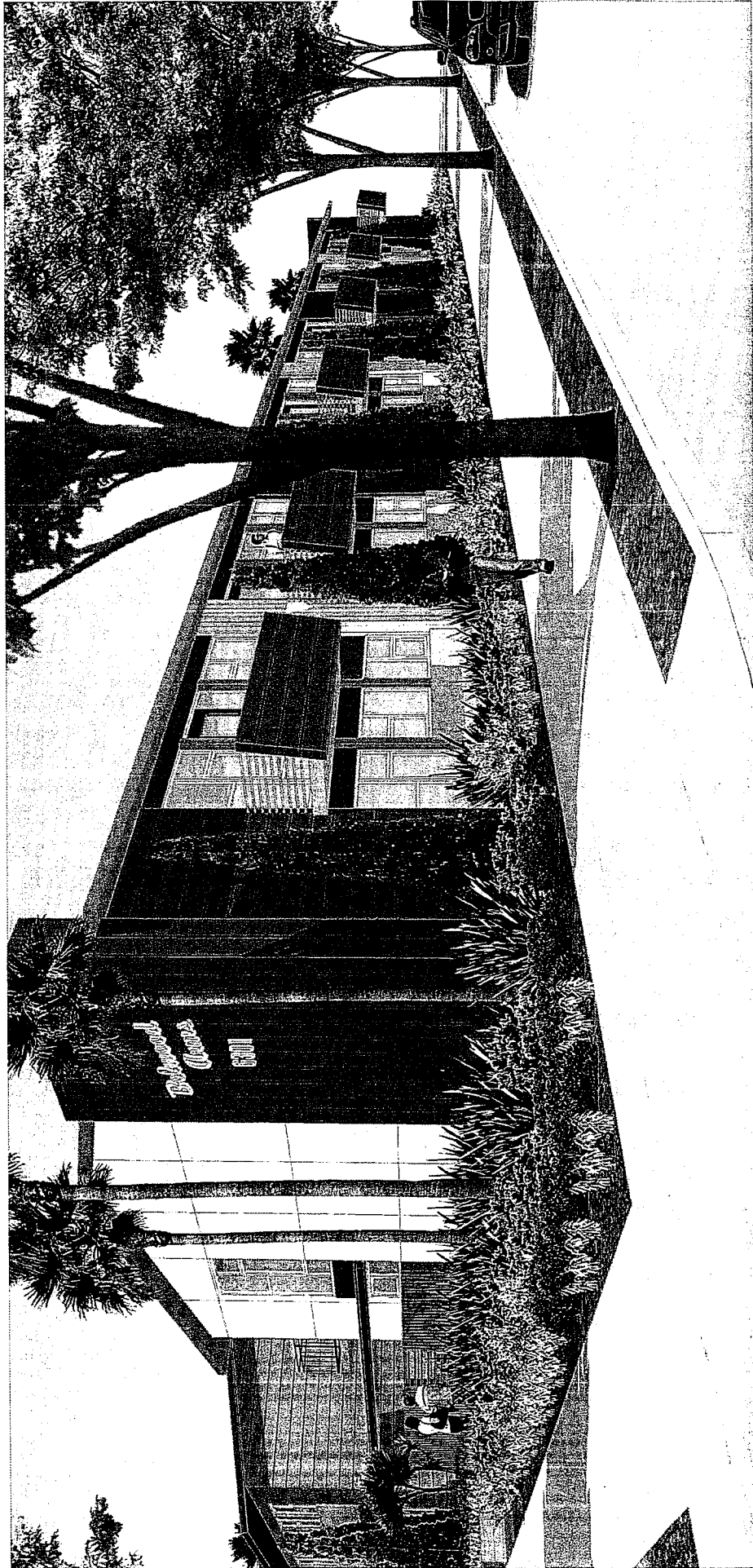
The Projects Committee has reviewed this item on September 11, 2011, and recommends the Board's approval.

Attachments:

- A: Aerial Map
- B: Site Plan
- C: Elevations
- D: Floor Plans
- E: Construction Budget and Scope of Work

ET:PU:NCL



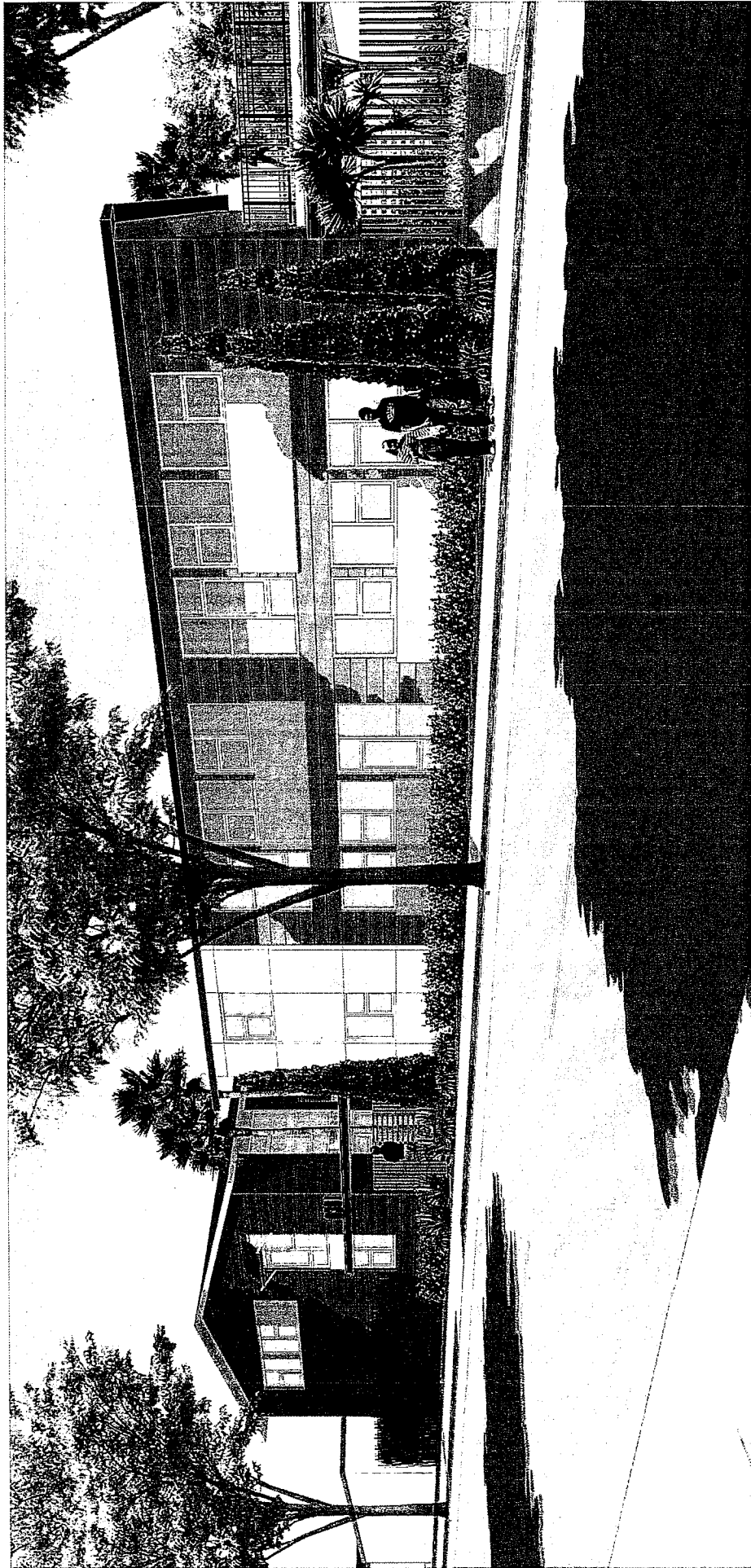


View of Atlantic Elevation looking North

6301 ATLANTIC BLVD CITY OF LONG BEACH

Atlantic Elevation Option A

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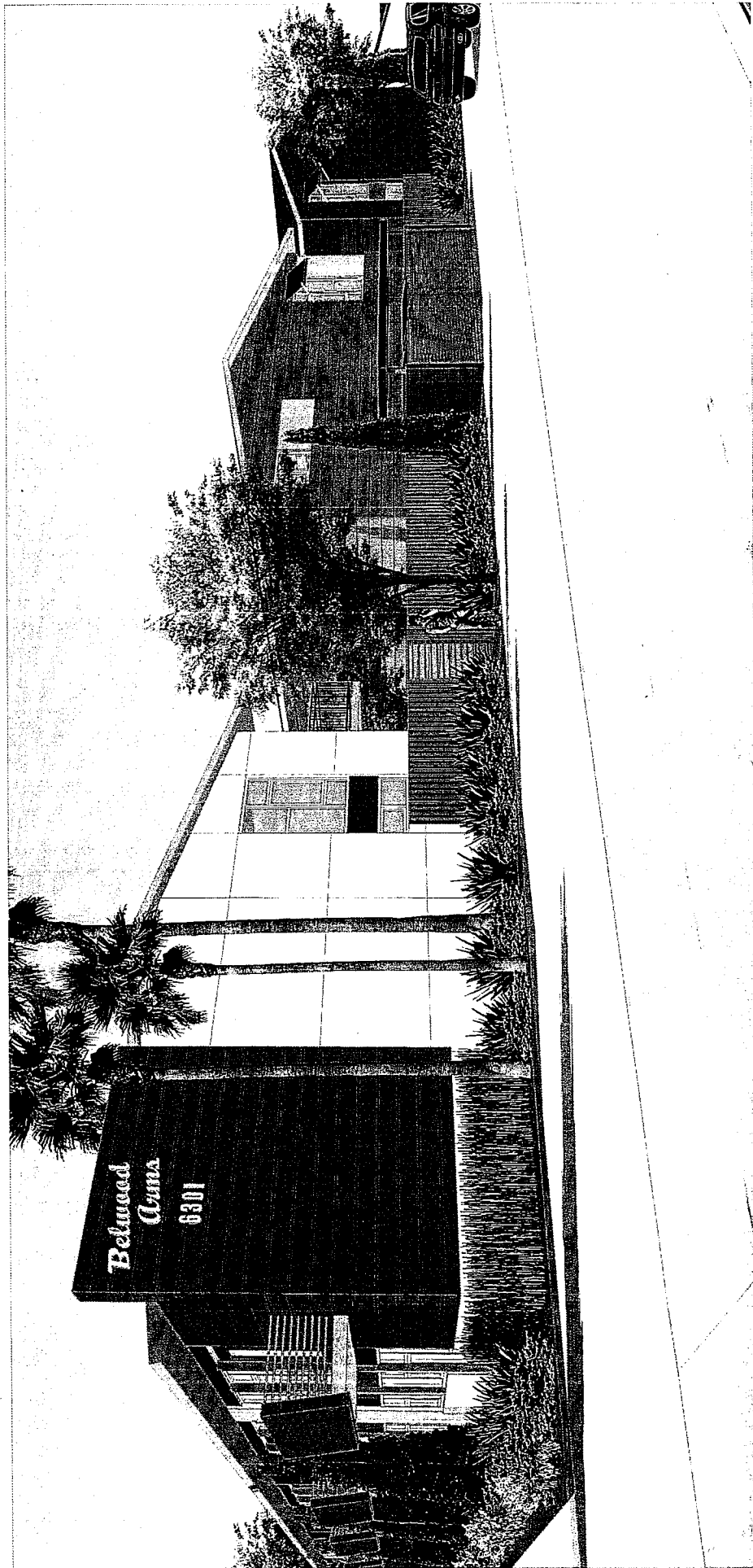


View of 63rd St. Elevation looking West

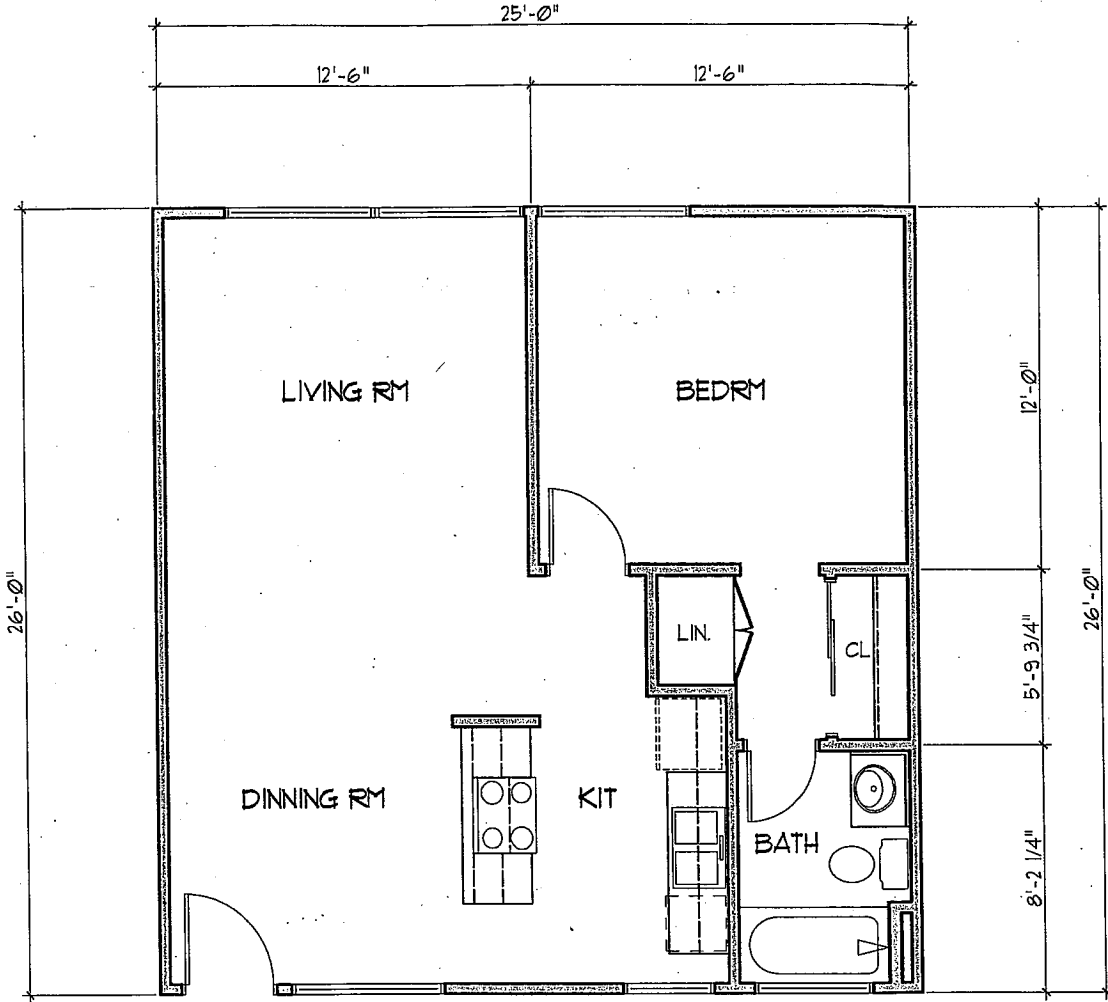
6301 ATLANTIC BLVD CITY OF LONG BEACH

63rd St. Elevation

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View of Alley looking West



FLOOR PLAN

SCALE: 1/4" = 1'-0"
1 BEDROOM | BATH 650 SF.

Bellwood Arms Apartments
 6301 Atlantic
 Long Beach, CA
 Rehabilitation
 34 Units

Exhibit A
Hard Cost
Breakdown

Preliminary
 NON-PREVALING WAGE BASED BUDGET ESTIMATE

25-May-11

Acct.	Category	Hard Costs	Description
2000	Site Work		
2020	Labor, Demolition & Hauling	\$ 105,060	Demolition labor and debris removal
2500	Concrete Paving	\$ 42,631	Patch and repair existing drive aisle, repair valley gutter, re-pave with new AC.
2505	Rework Alley Paving	\$ 12,669	Sawcut and remove asphalt and base in alley to create landscaping beds.
2610	Pest Control	\$ 17,230	Treat as needed.
2900	Landscaping	\$ 114,135	Landscape and drainage inc/remove lg trees & adding trees and landscape.
3000	Concrete		
3010	Walkway Repairs	\$ 28,695	Misc. concrete repairs throughout the site (inc. alley) to meet accessibility requirements.
4000	Masonry		
4010	Trash Enclosure (inc slab)	\$ 12,669	Construct new city-standard trash enclosure, with footings, slab and apron.
5000	Metals		
5200	Stairways	\$ 25,496	Replace all stairs to meet code.
5210	Balcony railing	\$ 32,939	Repair or replace to meet code.
5220	Perimeter Metal Fence	\$ 24,071	Install new metal fencing and gates.
6000	Wood and Plastics		
6010	Rough Carpentry	\$ 64,095	Framing for elevation change and balcony addition
6110	Patio Fence	\$ 6,144	Repair or replace patio divider fencing as needed.
6210	Kitchen Cabinets	\$ 321,767	Remove existing cabinets & replace with new cabinets, granite countertops & faucets.
6215	Bath Vanities	\$ 33,211	Remove existing vanities and replace with new cabinets, granite countertops & faucets.
7000	Thermal/Moisture		
7100	Cement Plaster (Stucco)	\$ 31,875	Stucco for elevation change and balcony addition
7110	Cement-board Siding	\$ 54,834	Install Hardi-board siding per new elevation.
7200	Insulation (No Formaldehyde)	\$ 12,669	Install fiberglass insulation in attic spaces, where accessible (blow-in and batts) to meet R-30.
7300	Roofing	\$ 55,695	Replace roofing with new 25-year, comp. shingle.
7410	Balcony deck	\$ 29,075	Resurface deck coating at deck and walkway surfaces.
8000	Doors and Windows		
8120	Entry doors (inc. laundry room)	\$ 16,850	Replace existing entry door with new fiberglass, 6-panel door.
8130	Interior doors	\$ 15,710	Replace with 6-panel, hollow core.
8140	Closet Doors	\$ 17,737	Re-Frame 8' to 6'-8", install new bi-pass doors.
8150	Garage Doors	\$ 30,922	Replace wood garage doors with new metal doors and divide garages into single units.
8610.	Vinyl Windows	\$ 64,612	Replace existing windows with new, vinyl, dual-glazed windows.
9000	Finishes		
9240	Bathroom mirrors	\$ 3,877	Replace existing mirrors with surface-mount, tri-fold mirrors
9900	Interior paint	\$ 36,613	Repaint all units throughout with low to no VOC paint.
9910	Exterior paint	\$ 53,843	Repaint exterior surfaces, trim and fascia complete including new siding.
10000	Specialties		
10600	Mailboxes	\$ 4,561	
11000	Equipment		
11400	Appliances	\$ 39,413	Replace existing refrigerator, stove, hood, dishwasher & disposer with Energy Star appliances.
12000	Furnishings		
12100	Carpet	\$ 40,921	Remove existing flooring and install carpet w/25% recycled content in bedrooms & living rooms.
12120	Ceramic tile flooring	\$ 22,076	Remove existing flooring and install new ceramic tile flooring in kitchen, bath, dining and hallway (1st Fl.) using low to no VOC adhesive.
12130	Vinyl Flooring (at wood sub-floor)	\$ 13,999	Remove existing flooring and install new vinyl flooring in kitchen, bath, dining and hallway (2nd Fl.) using low to no VOC adhesive.
12150	Vertical Blinds	\$ 14,215	Remove existing blinds, install new vertical blinds.
13000	Special Construction		
13100	In-fill Lower Windows	\$ 46,434	Frame-in and finish lower section of designated upper & lower windows inc/stucco, insul. & drywall.
13200	Remodel laundry room	\$ 6,335	Modernize existing laundry room.
15000	Mechanical		
15400	Misc. Plumbing	\$ 21,537	Misc. plumbing repairs as needed.
15410	Sanitary Sewer Main	\$ 9,502	Hydroflush, locate and camera main lines.
15420	Tub & Showers	\$ 65,258	Remove existing tubs, replace with new fiberglass tubs with three piece surround and new faucet.
15430	Toilets	\$ 10,769	Remove existing toilets and replace with new toilets.
15440	Solar Water Heating	\$ 9,502	Repair existing solar water heating system
16000	Electrical		
16100	Misc. Electrical	\$ 20,460	Misc. electrical repairs as needed.
16150	Energy Star Ceiling Fans	\$ 25,845	Install new Energy Star ceiling fans at living room and master bedroom.
16200	Radiant Heating	\$ 20,891	Repair existing wall heaters
16300	Lighting Fixtures	\$ 15,076	Replace all unit lighting fixtures with new fixtures.
16400	Solar (Photovoltaic) System	\$ 82,349	Install new 15Kw solar photovoltaic power system for common area and Manager's unit.
17000	Contingency		
17000	Contractor Contingency		
	Subtotal	\$ 1,734,268	
	Architectural Fees	\$ 31,500	
	Contractor Gen Req. @ 4%	\$ 69,371	
	Contractor OH & Profit @ 10%	\$ 173,427	
	Total	\$ 2,008,566	