

# Social Interest Housing: Rehabilitation and New Construction

## GENERAL DESCRIPTION OF SERVICES

Public Housing Administration - Comprehensive Modernization/Rehabilitation Projects

1990: Raúl Castellón. 2001-2004: Villa España, Brisas de Cayey, La Ceiba, Trina Padilla de Sanz, Los Alamos

### Contract Phase:

- Coordinated response to RFQ for the entity RAY A/E as solicited by the Public Housing Administration (PHA), Housing Department (HD). Entity was awarded the largest contracts from PHAHD between 2001 and 2004.
- Architectural Department Chief, Project Manager and Architect of Record for 2001-2004 projects at RAY A/E.

### Documentation Phase and Analysis:

- Meetings with: Public Housing Administration Directors and Project Managers and Project Administrator
- Public hearings with the Residents
- Documentation of the Existing Conditions of the Housing Units and the Communal Areas: Original Construction Drawings Analysis, As-Built/As-Found Drawings, Site and Off-Site Infrastructure Analysis
- Interviews with Administrator and Residents for each typical unit: one, two, three, four and five bedrooms
- Program Development: Community, Recreational, Head Start, Housing
- Assessment / Documentation Report / Residents Relocation Plan

### Design and Construction Drawings:

- Schematic Design and Presentation to PHA and Residents
- Design Development and Presentation to PHA and Residents
- Construction Drawings and Presentation to PHA and Residents
- Construction Documents, Procurement of GC, Bidding and Negotiation
- Administration of the Construction Contract / Field Observation

### Standard Improvements for the Rehabilitations:

- Quality of Life: Focus on transforming housing projects into neighborhoods. Residents and management actively involved in programming & design phases. Desire of improved social interaction lead to new streets, plazas, sidewalks, community spaces and landscape. Empowering residents with sense of ownership encourages community development and improved identity of place; thus promoting passive security.
- Site Infrastructure: New Civil: Grading, Parking & Storm Sewer. New Plumbing: Sanitary and Potable Water. New Electrical: Lighting and Power; New Telephone System.
- Recreational Areas: New Sports Facilities and passive community spaces
- Community, Head Start and Administration Facilities: Remodel/Expand/New
- Housing Units: Remodel/Expand/New: plumbing & electrical systems, floor finishes, bathroom equipment & accessories, kitchens and millwork, doors & windows, ironwork, roofing systems & rain leaders.
- UFAS/ADA Law Compliance: Conversion of the units into accessible units as per code.
- Structural Integrity: New piping & conduits installation, accessibility code compliance, etc. required selective demolition. Maintaining structural integrity was challenging during design and construction phases.

Architectural Designer. Project Manager and Architect of Record: Iris González Alfonzo. AIA

# Social Interest Housing: Rehabilitation and New Construction

## Owner:

Public Housing Administration  
#606 Avenida Barbosa, Edificio Juan C. Cordero, San Juan, Puerto Rico 00928-1365

## Project Description:

Demolition and New Construction: Brisas de Cayey  
Comprehensive Modernization/Rehabilitation: Others

## Communal Facilities:

Administration Offices  
Community Assembly Room and facilities  
Head Start  
Public Areas  
Recreational Areas  
Parking Areas  
Maintenance and Repair Areas

## Housing Units:

Villa España:	500 units
Brisas de Cayey:	170 (from 210)
La Ceiba:	300
Trina Padilla:	240
Los Alamos:	376
Raúl Castellón:	200
Total:	1,826 units

## Gross Construction Area: Approximately

Villa España:	500,000 SF
Brisas de Cayey:	200,000
La Ceiba:	400,000
Trina Padilla:	250,000
Los Alamos:	350,000
Raúl Castellón:	300,000
Total:	2,000,000 SF

## Construction Cost:

Villa España:	\$34,000,000
Brisas de Cayey:	\$30,000,000
La Ceiba:	\$30,000,000
Trina Padilla:	\$25,000,000
Los Alamos:	\$30,000,000 (On hold)
Raúl Castellón:	\$8,000,000
Total	\$157,000,000

**Construction Dates:** Raúl Castellón: 1992, Others: 2004 – 2010.

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## Comunidades Especiales Improvements

Northern Communities: Arecibo, Florida, Barceloneta, Manatí; Puerto Rico

Architect and Project Manager for RAY A/E

**Owner:** Department of Transportation and Public Works (DTOP)

Urban Development Office

De Diego Avenue, South Building, Floor 17  
Minillas Government Center, Santurce  
San Juan, PR 00912

**Project Description:** Infrastructure Improvements and Communal Facilities; Rehabilitation

### Communities:

Arecibo (Los Muertos, Canta Gallo, El Valle Caninas, Carolina, Buenos Aires, Cienegeta, El Cerro, Palo Blanco); Florida (Cite, La Ceiba, Los Quemados, La Charca, Comunidad La Fuente); Barceloneta (Palenque, Estancias de Arroyo); Manatí (Cerro Quiñónez).

### Communal Facilities:

Communal Facilities, Library, and Recreational Areas  
Civil Works: streets, sidewalks, grading, erosion control  
Infrastructure: Storm Sewer, Potable Water & Sanitary Systems; Power and Lighting

**Gross Construction Area:** Varies in each project

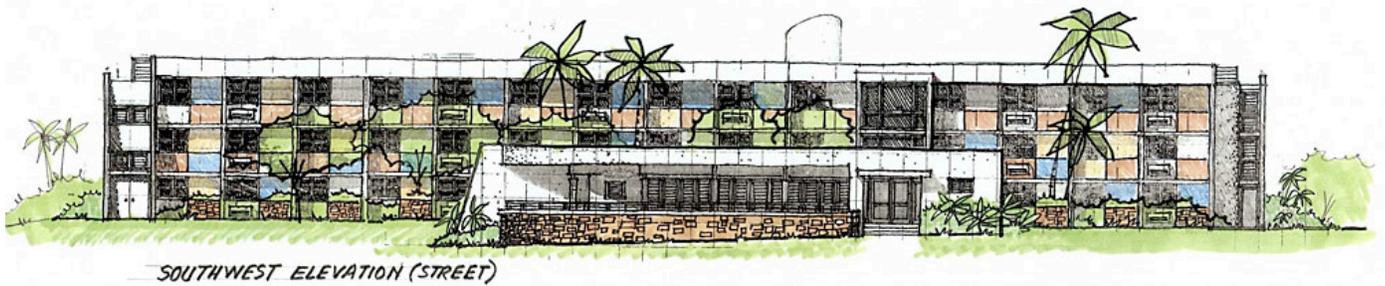
**Construction Cost:** Approximately \$1,000,000 per community

**Construction Date:** Between 2004 and 2008



Architectural Designer, Project Manager and Architect of Record: Iris González Alfonzo, AIA

# Social Interest Housing: Rehabilitation and New Construction



Project Manager for McCullough Dominguez Architects

**Owner:** Volunteers of America

**Project Description:** A three (3) story, HUD Section 202, elderly housing project located in the center of the Municipality of Yabucoa, on a site of approximately 1.5 acres. The units are around 525 SF in area.

**Housing Units:** 38 one bedroom units for elderly and one Manager's apartment

**Communal Facilities:**

- Administration Offices
- Community Assembly Room and Facilities
- Public Areas
- Passive Recreational Areas
- Parking Areas
- Maintenance and Repair Areas

**Gross Construction Area:** Approximately 35,000 SF

**Construction Cost:** \$4,000,000 (as per Budget)

**Construction Date:** 2009



Architectural Designer, Project Manager and Architect of Record: Iris González Alfonzo, AIA

# **Social Interest Housing: Rehabilitation and New Construction**