

Report of the President & CEO

June 11, 2026

RESOLUTION AUTHORIZING A CONTRACT WITH CELPLAN TECHNOLOGIES, INC. TO CONTINUE PROVIDING CAMERA SERVICES FOR A THREE-YEAR TERM AND A TOTAL CONTRACTING AMOUNT NOT TO EXCEED \$2,435,000


Lourdes Castro Ramirez
President and CEO



Asim Mohammed
Director of Information Technology

Purpose: The purpose of this item is to authorize the Housing Authority of the City of Angeles (“HACLA”) President and CEO, or designee, to enter into a three-year contract with CelPlan Technologies, Inc. (“CelPlan”), to continue safety efforts of Public Housing residents and HACLA staff with the current CCTV surveillance camera system. HACLA wishes to enter into a three (3) year contract term for a total contract amount of \$2,435,000, for the continuation of services effective June 1, 2026, through May 31, 2029.

Regarding: On June 1, 2018, pursuant to Board Resolution No. 9434, HACLA entered into Contract No. HA-2018-5-NF with CelPlan for a five-year term through May 31, 2023 for \$4,250,000, to design, install, warrant, support and maintain the camera surveillance system at various public housing sites. The contract is funded from non-federal sources. Cameras were installed at Avalon Gardens, Estrada Courts, Gonzaque Village, Imperial Courts, Mar Vista Gardens, Nickerson Gardens, Pico Gardens & Las Casitas, Pueblo Del Rio, Ramona Gardens, Rancho San Pedro, San Fernando Gardens, and William Mead Homes. Through seven amendments including under Board of Commissioners (“Board”) Resolution No. 9941 dated April 30, 2023, there have been various camera upgrades and additional installation projects at facilities such as Headquarters, Section 8 Torrance, Section 8 Valley, and the WorkSource Center, the contract term was extended through May 31, 2026, and the total contracting amount has increased to \$7,107,396.

Procurement The proposed contract is not federally funded but federal procurement standards were considered in evaluating the recommended contract award. Various factors including price reasonableness and the avoidance of unnecessary expenses led to a determination that sole sourcing a new contract with CelPlan is in HACLA’s best interest as there is no reasonably practical alternative at this time.

The current camera system allows HACLA and the Los Angeles Police Department (“LAPD”) to monitor HACLA surveillance cameras and utilize archival footage to aid investigations. The surveillance cameras are working well with both HACLA and LAPD satisfied with CelPlan’s performance. All current users are trained how to use

the system and CelPlan's familiarity with its maintenance, security and other requirements helps ensure reliability. The transition to a new system is an avoidable significant expense both in terms of replacing those components incompatible with other systems including servers, networks and cameras, and the administrative time associated with training and rollout for both HACLA and LAPD team members. In addition, it would introduce compatibility and reliability uncertainty. These expenses and uncertainties can be avoided by maintaining the existing system including its demonstrated reliability. Considerable investment has been made in the current system including camera installations that can still be realized over the next three years. Additionally, integration with LAPD operations and security protocols will be maintained as desired by LAPD. Conversion to a new camera system would be unjustifiably costly with no clear benefit.

HACLA's Information Technology ("IT") Department determined that CelPlan's cost proposal remains price reasonable and competitive, reflecting increases aligned with rises in the annual Consumer Price Index. Moreover, the pricing was compared to that under CelPlan contracts with LAPD, the City of Redlands, and the City of Los Angeles, and the IT Department confirmed the pricing is both reasonable and competitive on that basis as well.

In light of all the above and CelPlan's qualifications, experience, and cost-effective estimates for future support, HACLA desires to enter into a new contract with CelPlan for a three-year term for \$2,435,000. The basis for that amount is detailed below.

Contract Costs

This three-year term will carry a \$2,435,000, budget. This includes several components including: 1) Annual camera maintenance and support services for all HACLA sites and facilities (\$1,278,000), 2) Adding a 360-degree (four view) camera at existing camera locations that currently only have one view (\$88,000), and 3) contingency funds set aside for vandalism repairs, equipment upgrades, or installations (not to exceed \$1,069,000).

Element of Contract	Cost
Annual Maintenance	\$426k/year = \$1,278,000 total
360-Degree Camera Project	\$88,000
Contingency (Vandalism/Upgrades/Installs)	\$1,069,000
Total	\$2,435,000

The first component of the contract is for Maintenance and Service of the existing cameras. The service will cost a total of \$1,278,000 (\$426,000 per year) for all

HACLA sites and facilities. The services include a 24/7 customer support service plan and routine maintenance. Currently CelPlan maintains the system components with a real time monitoring platform that allows them to troubleshoot and repair issues as they arise. The maintenance and service plan also includes the replacement of equipment in the event it faces technical issues and cannot be repaired.

The second component of the contract is for the addition of a 360-degree (four view) camera at existing camera locations that currently only have one view. There are currently eight locations across HACLA public housing sites that would greatly benefit from additional camera views. These locations are high priority for LAPD, as adding another camera at these eight locations results in a worthy return on investment for site safety and security. This project will cost \$88,000.

The third component of the contract is the contingency funds to be used in the event of vandalism or at-fault incidents not covered under the camera equipment warranties. These funds may also be used for public housing equipment upgrades or equipment installations, on an as-needed basis. Though approximately 35% of HACLA camera equipment was replaced during the 2023-2026 contract through camera upgrade projects, there is equipment that may need to be replaced over the next three (3) years. Contingency funds will provide the opportunity to replace outdated or defective equipment and install new equipment when needed. Due to the critical importance cameras play for both HACLA and LAPD, it is paramount to have contingency funds available to upgrade the camera system and install new equipment. The total contingency funds are not to exceed \$1,069,000.

Vision Plan: **PEOPLE Strategy #15: Improve security monitoring at all HACLA sites.**

With the new contract, CelPlan will continue to support HACLA in our efforts to enhance resident and staff safety across HACLA sites. The contract will aid HACLA and law enforcement investigations, support the relationships between HACLA, our staff, law enforcement, and our residents, and continue to contribute to resident and staff confidence in our safety efforts.

Funding: The Chief Administrative Officer confirms the following:

Source of Funds: The maintenance and service costs of this contract, \$1,278,000 (\$426,000 annually), will be funded through Payment in Lieu of Taxes (PILOT) funds. The remaining cost of \$1,157,000, will be funded from the LA LOMOD proceeds.

Budget and Program Impact: The necessary funding has been included in the 2026 Operating Budget and will be included in subsequent annual budgets, as required.

Section 3: Does not apply.

Attachment: Resolution

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A CONTRACT WITH CELPLAN TECHNOLOGIES, INC. TO CONTINUE PROVIDING CAMERA SERVICES FOR A THREE-YEAR TERM AND A TOTAL CONTRACTING AMOUNT NOT TO EXCEED \$2,435,000

WHEREAS, the Housing Authority of the City of Los Angeles (“HACLA”) required the design, installation, support and maintenance of camera surveillance systems at various public housing sites and facilities (the “Services”);

WHEREAS, pursuant to Board of Commissioners (“Board”) Resolution No. 9434 dated June 1, 2018, HACLA entered into Contract No. HA-2018-5-NF (“Contract”) with CelPlan Technologies, Inc. (“CelPlan”) for the Services for a five-year term through May 31, 2023 for \$4,250,000, that has since been amended on seven (7) occasions including under Board Resolution No. 9941 dated April 30, 2023, and is in a current total contracting amount of \$7,107,396 and expires May 31, 2026;

WHEREAS, for the reasons set forth in the Report of the President and CEO that accompanies this Resolution, the Board desires to enter into a new contract term with CelPlan for the Services for a three (3) year term and total contracting amount of \$2,435,000 (the “New CelPlan Contract”); and

WHEREAS, the Chief Administrative Officer confirms the necessary nonfederal funds are available and included in HACLA’s 2026 Annual Budget and will be adopted as part of subsequent year’s Annual Budgets.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners authorizes the President and CEO, or designee, to execute the New CelPlan Contract.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

BY: _____
James Johnson, General Counsel

BY: _____
Cielo Castro, Chairperson

DATE ADOPTED: _____