



Comprehensive Modernization

Saint Nicholas Houses
Resident Update
December 2023

Agenda



Project Recap

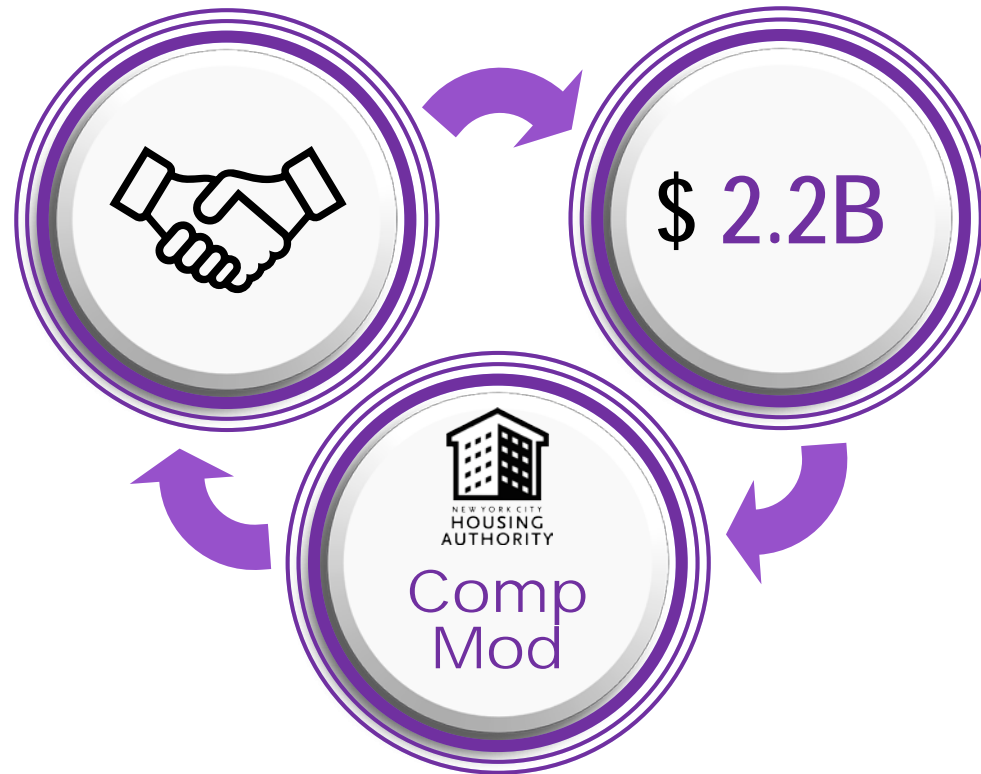
Scope of Work Overview

Discuss Temporary Relocation

Q&A

Historic Opportunity

In 2019, NYCHA entered into an agreement with the federal government to accelerate critical work known as the **HUD Agreement**.



NYC will provide a total of **\$2.2 billion** in incremental funding over the next 5 years to address issues related to lead, mold, elevators, heating and pests and waste management NYCHA-Wide.

NYCHA will use city and federal funding to deliver comprehensive interior and exterior renovations at St. Nicholas Houses

St. Nicholas needs Critical Repairs

NYCHA held Public Meetings in November 2021, March 2022 and August 2022 and attended monthly RA meetings. What we heard:





- Kitchens and bathrooms needs complete overhaul
- Many appliances don't work (stove, refrigerator, etc)
- Cracked ceilings, tiles, floor and paint
- Complaints of mold and leaks
- Need for window replacement
- Inconsistent heat during the winter
- Poor plumbing and water flow



Funding Allocation- City and Federal Funds



Saint Nicholas Houses is getting the investment it needs! The historic funding will entail large-scale upgrades and improvements to your home.

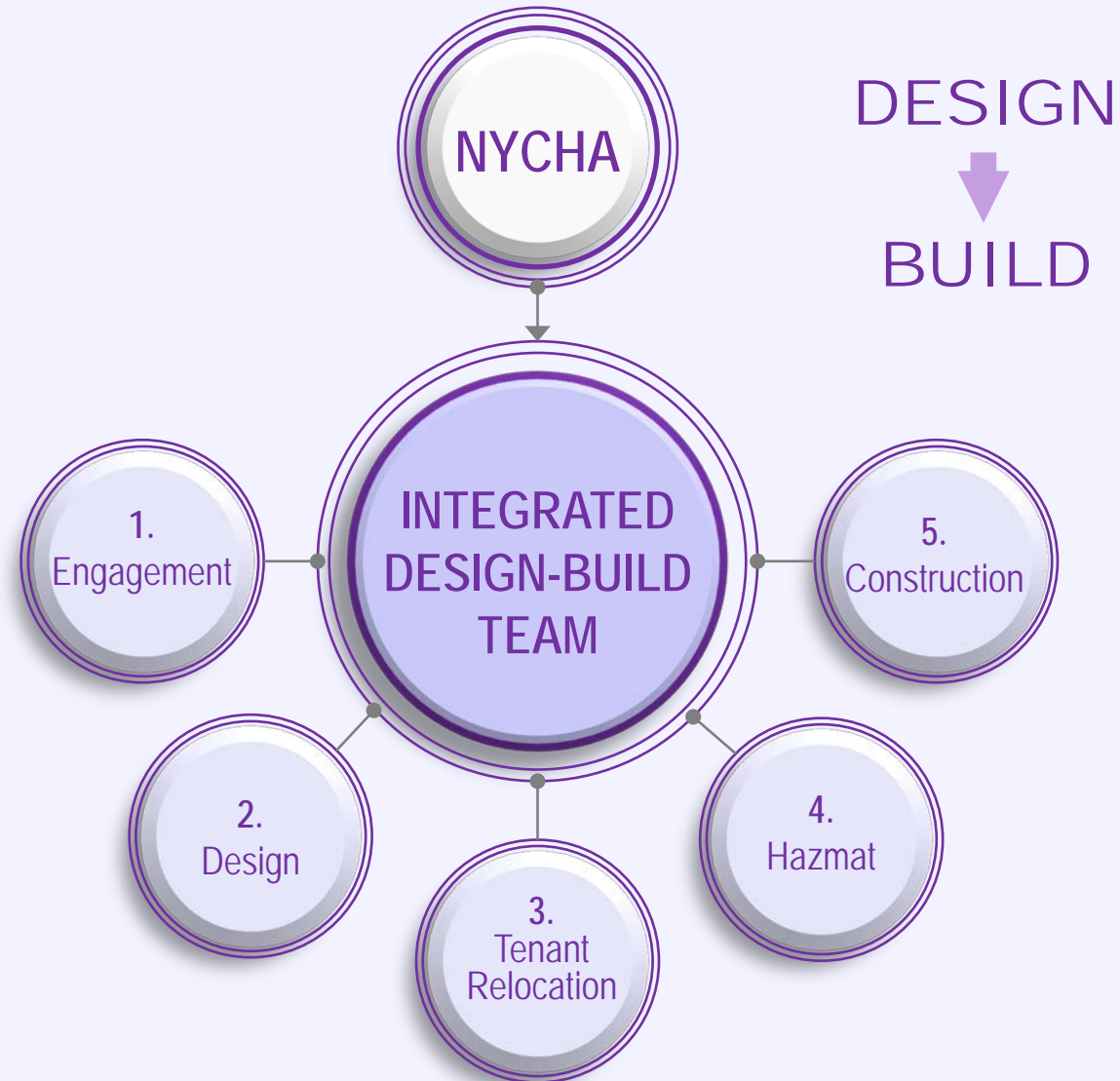
Residents 	3,340+
Total Units 	1,526
Buildings 	13
Funding 	\$500,000,000+

New Approach for Comp Mod: Integrated Design-Build Team

One Contract
for Design and Construction

**Single Point of
Responsibility**

Five Areas of Focus



Design-Build – Selecting a Contractor Based on Quality



EVALUATION CRITERIA INCLUDE:

- Team qualifications and experience
- Compliance with strict licensing requirements
- Financial health
- Successful completion of similar projects
- Proposed scope of work
- Quality of the proposed design (30%)
- Impact on NYCHA residents
- Anticipated project duration
- Cost (including Proposal Stipend)

Moving forward with the **Best Team!**



After a year-long competitive procurement process, NYCHA has completed the selection process of the DB team to work at St Nicholas based on **best value and resident input.**

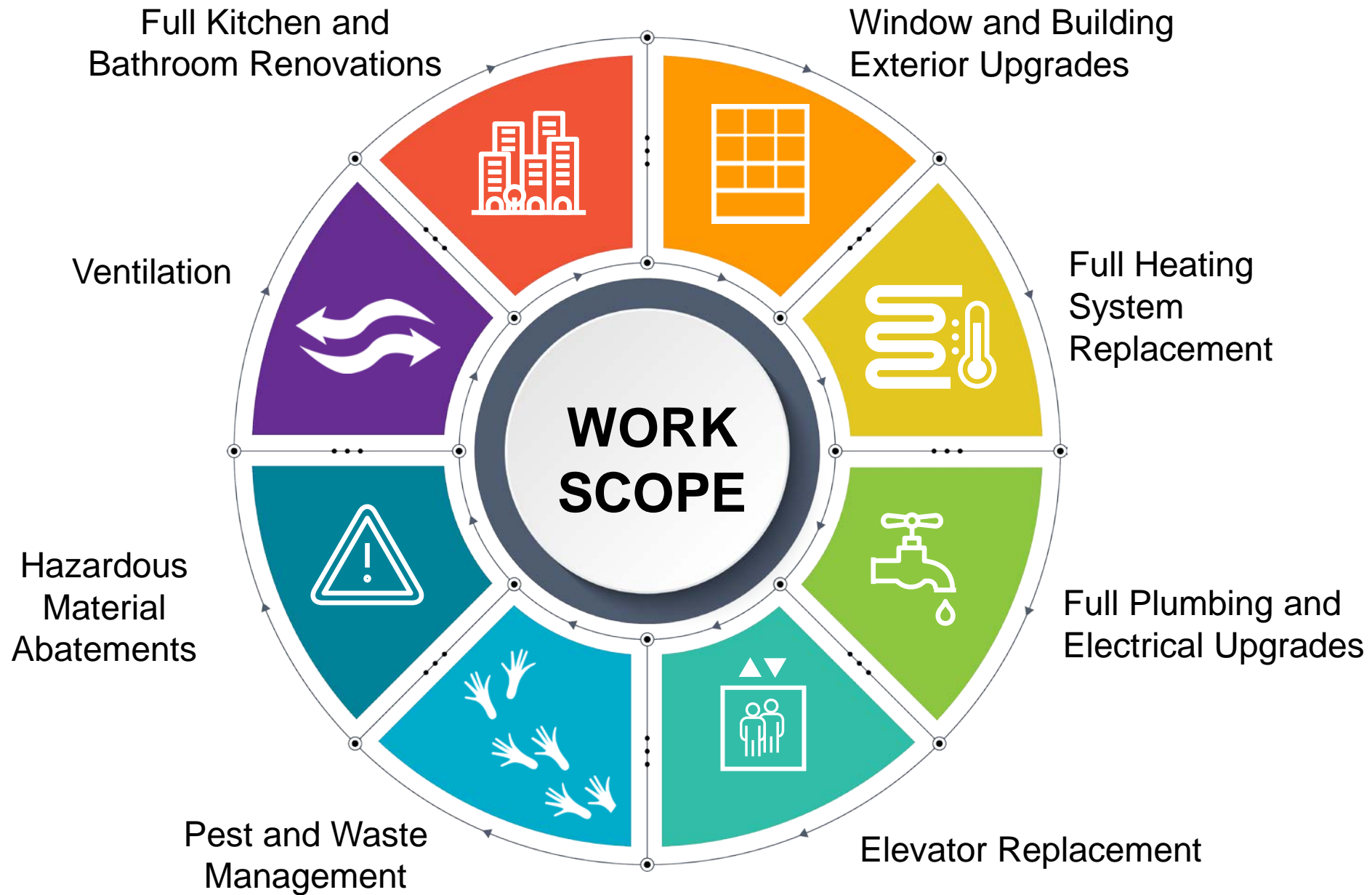


Best value focuses on factors *other* than price, such as quality and expertise!

Announcing your Design Build Team



- **Project Recap**
- **Scope of Work Overview**
- **Discuss Temporary Relocation**
- **Q&A**



Hazardous Materials Abatement



- ✓ Removal of all lead-based paint in apartments and common areas
- ✓ Removal of all mold in apartments and common areas
- ✓ Making your home a safe and healthy place to live

Full Kitchen Renovation



- ✓ New sink
- ✓ Countertops and full backsplash
- ✓ Fresh coat of paint
- ✓ Upgraded stainless steel appliances like fridges and electric stoves
- ✓ Brand-new cabinets and floors
- ✓ LED lighting

**Photo represents renovation at a different NYCHA property and for depiction only.*

Full Bathroom Renovation



- ✓ New sink
- ✓ Toilet
- ✓ Bathtub and shower head
- ✓ Fresh coat of paint
- ✓ Cabinets
- ✓ New Flooring and tiles

**Photo represents renovation at a different NYCHA property and for depiction only.*

Ventilation



- ✓ Repair/Replace or add ventilation systems to improve indoor air quality and circulation to promote healthier living environment
- ✓ Prevent the growth of mold and remediate the root causes of current mold growth in each apartment

Full Plumbing and Electrical Upgrades



- ✓ Full plumbing replacement*
- ✓ Essential electrical upgrades to better serve current electric needs
- ✓ Addition of more electrical outlets for increased convenience and safety

*Saint Nicholas was rated one of the top 20 developments for the worst plumbing systems in NYCHA

Elevator Upgrades-Full Replacement



- ✓ Complete replacement of all elevators to ensure better and more reliable service
 - ✓ **10 Elevators** to be replaced under existing contract to fast track those in most need
 - ✓ **18 Elevators** to be replaced under Comp Mod Project

Heating and Hot Water Upgrades



- ✓ Brand new heating and hot water systems
- ✓ Ensuring consistent, reliable heat and hot water service to all residents
- ✓ Ensuring the proper storage of hot water to provide safe water quality standards in all buildings in coordination with NYCHA's Healthy Homes Office of Water Quality

Window and Building Exterior Upgrades



- ✓ Replacement of **all** windows throughout the development
- ✓ Repairs and restoration of all brickwork, also known as façade work to prevent water intrusion and better insulation to keep heating and cooling inside the building.

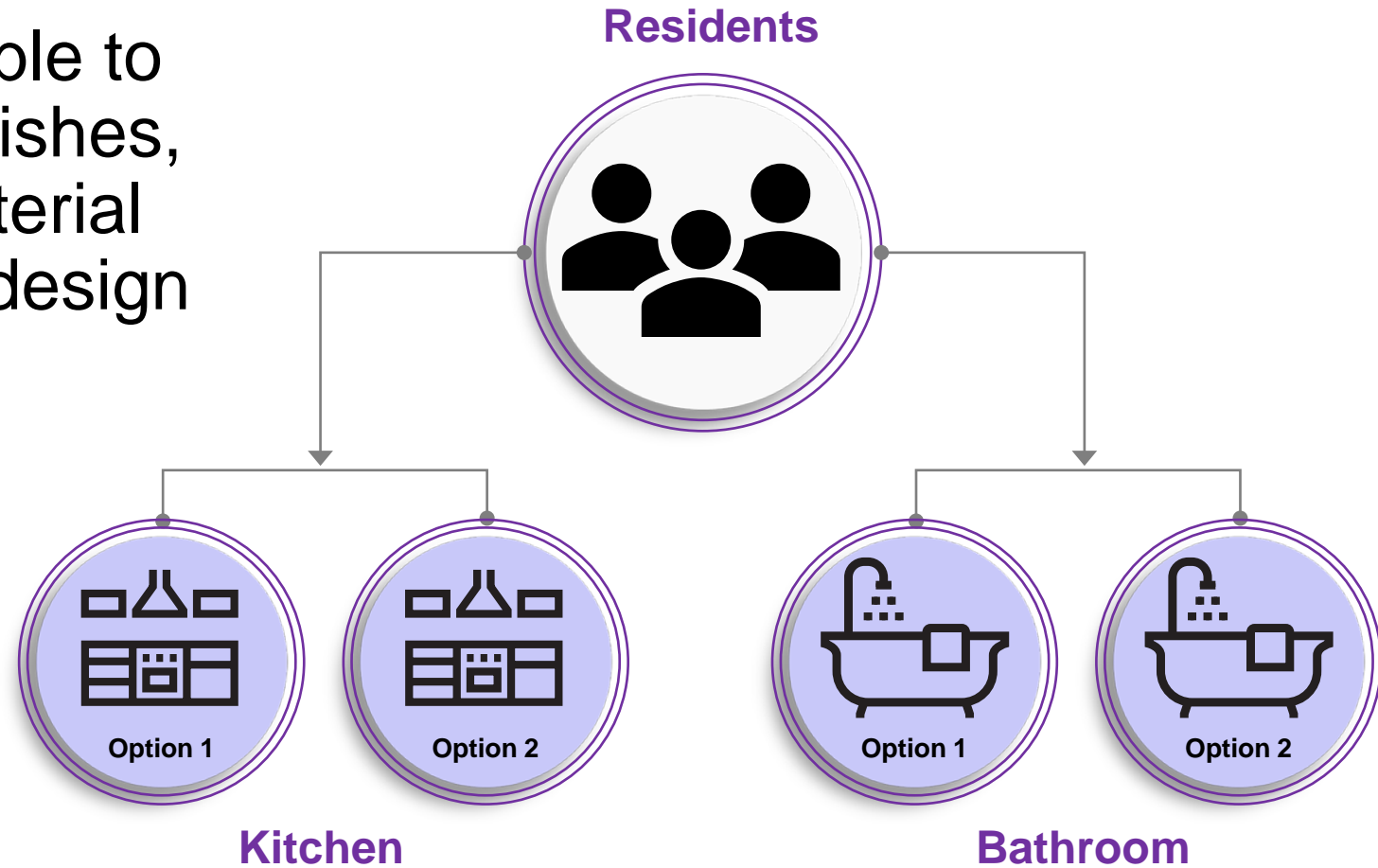
Pest and Waste Management



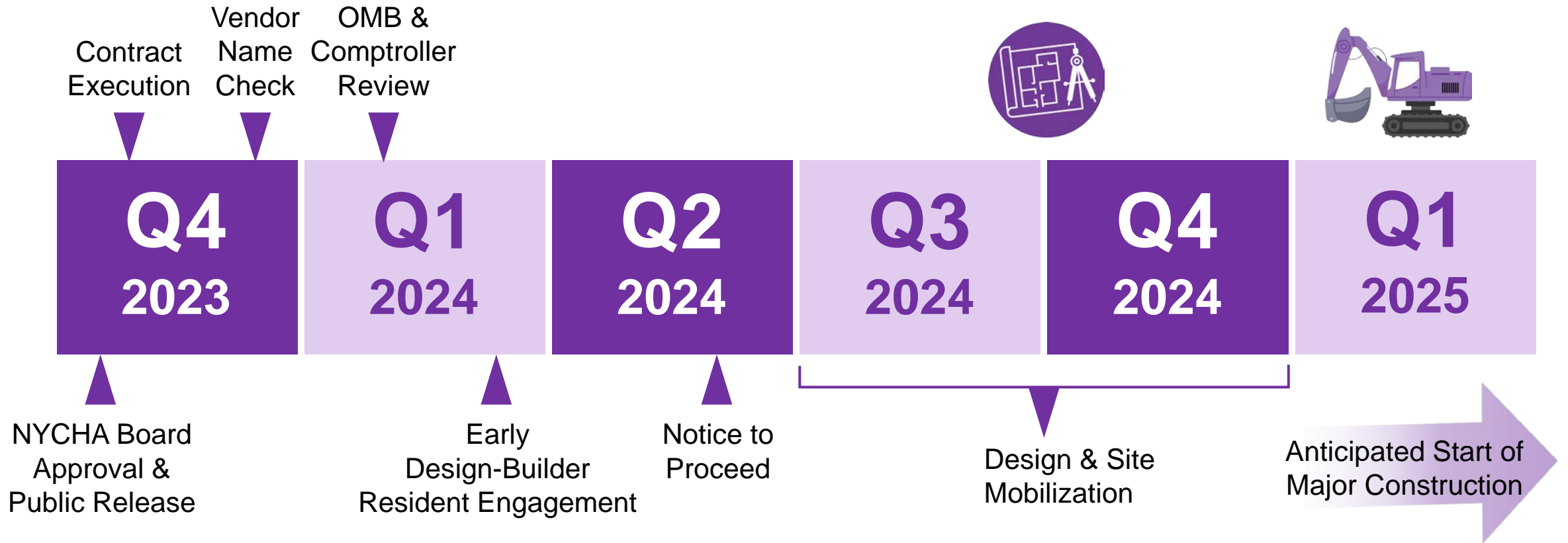
- ✓ New exterior waste yard improvements to better handle waste
- ✓ Comprehensive sealing of apartments to prevent pests

Residents Will Provide Input into Renovation Preferences

Residents will be able to provide input on finishes, color and other material options during the design process in 2024



Next Steps



Next Resident Engagement meeting will be with the selected Design Build team for introduction and continued engagement

Project Recap

Overview of Planned Work Scope

 **Discuss Temporary Relocation**
Q&A

Why Temporary Resident Relocation?

Removal of lead-based materials and mold



Large and extensive nature of work



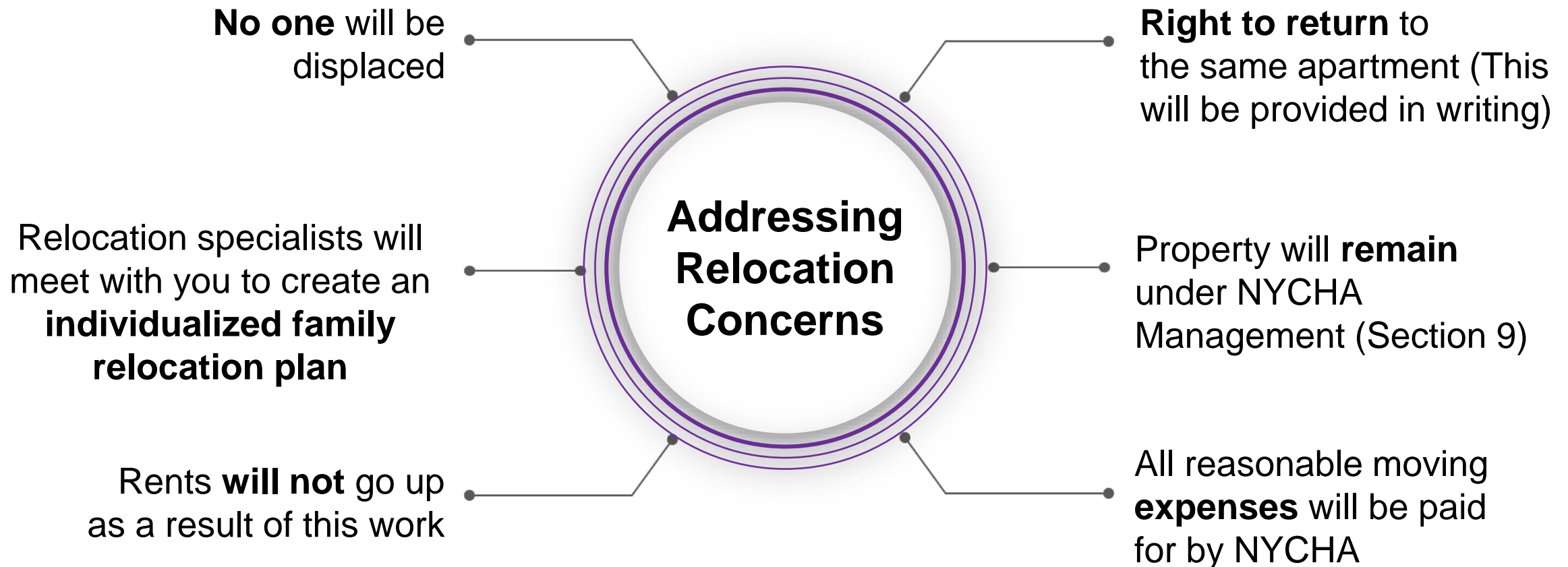
Ensuring the fastest and safest means

== The need for temporary relocation

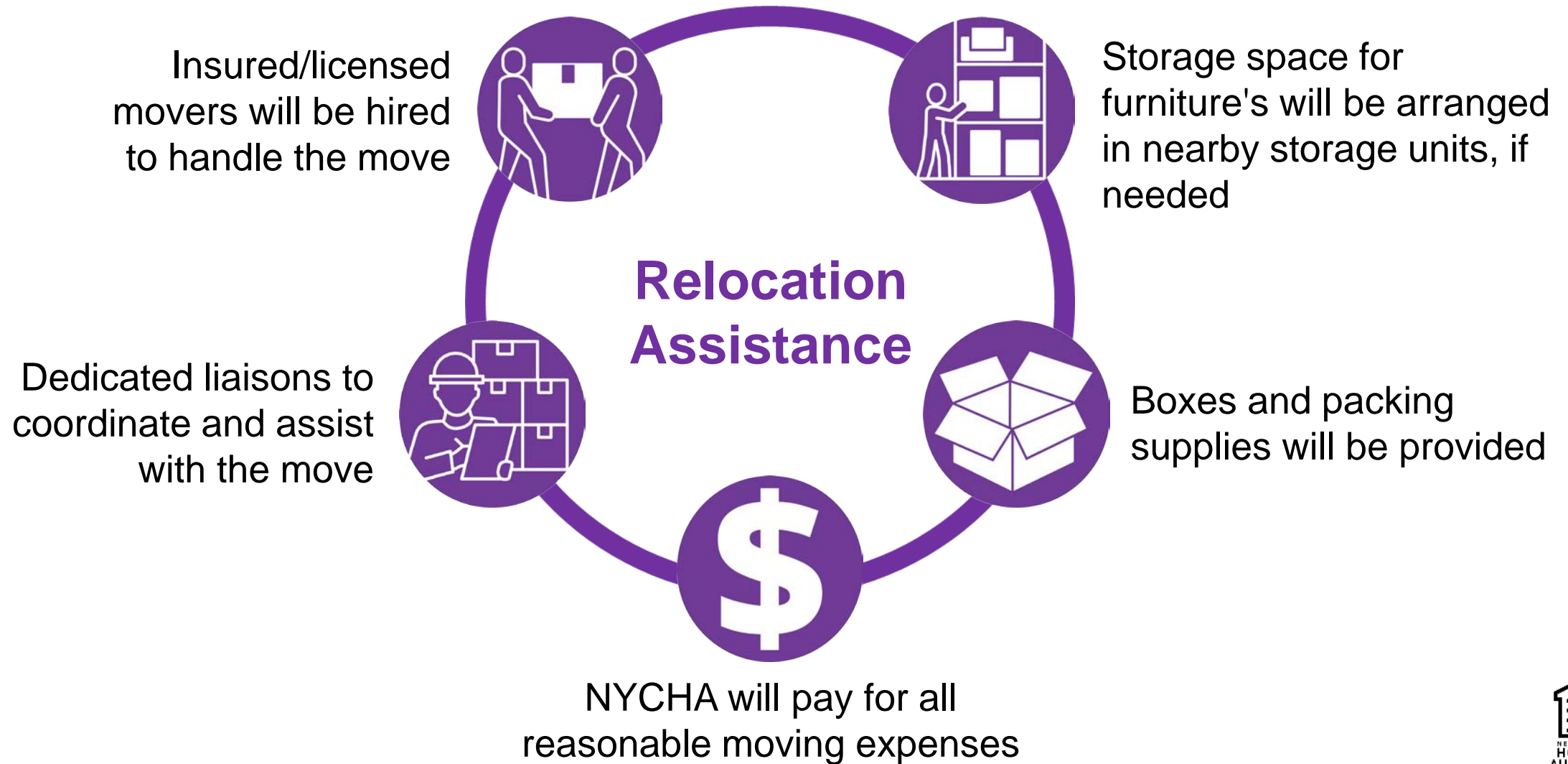


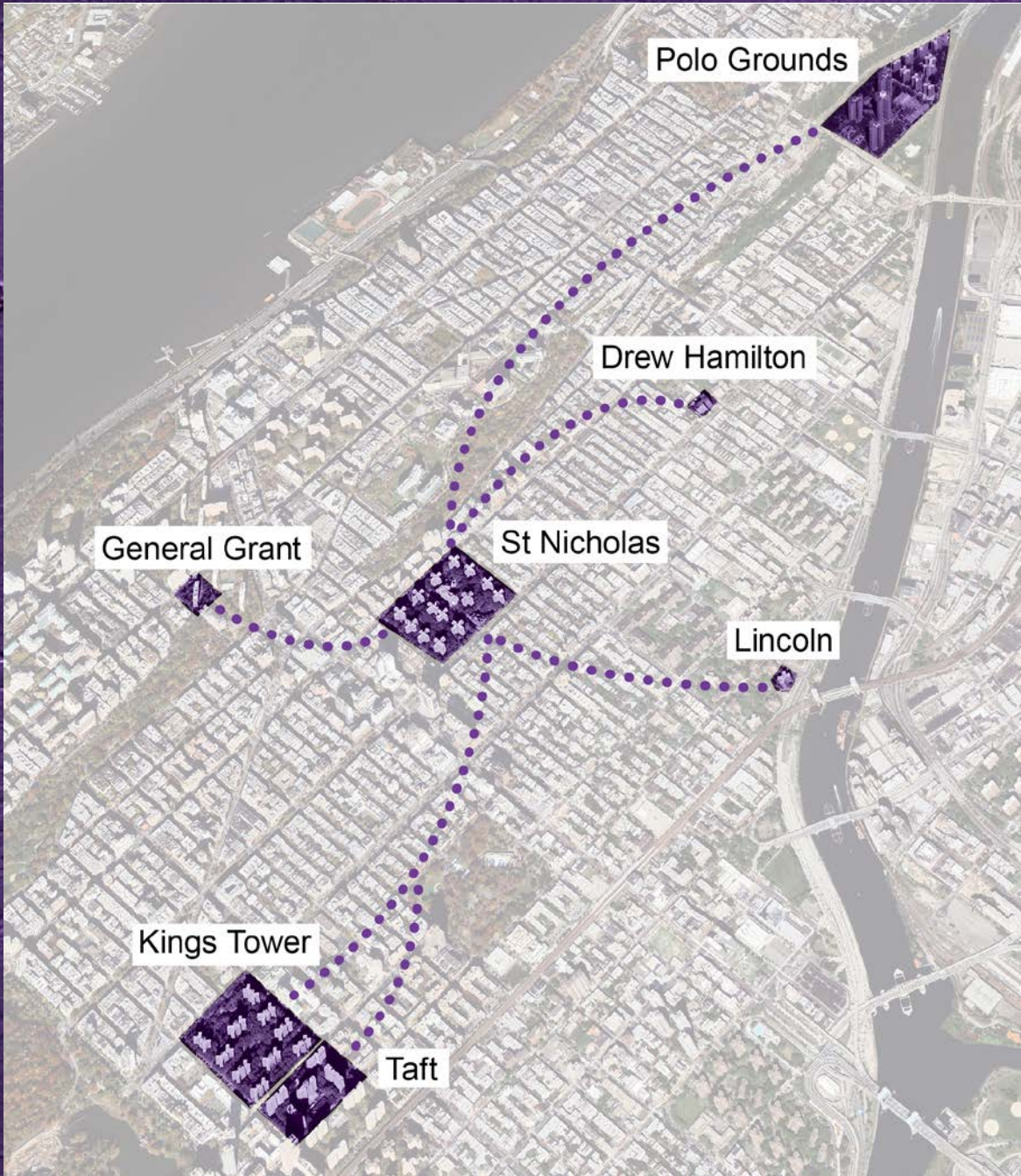
You are not required to move at this time. This will be collaboratively planned with a relocation team well in advance of construction.

Short-Term Inconvenience for Long-Term Benefit



NYCHA will provide support every step of the way





Where will we be temporarily relocated?

Apartment vacancies are being held to build-up stock within St. Nicholas and surrounding NYCHA properties within 1.5 miles

Property	Distance (Miles)
Drew Hamilton Houses	1
Polo Grounds Houses	1.5
General Grant Houses	1
Lincoln Houses	1
Kings Tower Houses	1.2
Taft Houses	1.4

Temporary Relocation Process and Duration



Renovation work will occur in phases. **2 buildings at a time.**



Once work is complete, residents will **return** to their apartment and next 2 buildings begin.



Duration of move will be no more than **6-9 months**. More detailed schedules will be provided by the Design Builder.

Comp Mod Engagement Office is Open!



Located at the Property Management Office

Office hours every
Wednesday **10 am to 7 pm** and
Friday **9 am to 6 pm**

Or make an appointment to chat with the NYCHA Comp Mod team

Thank You



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<https://on.nyc.gov/comp-mod>

