



Comprehensive Modernization Department

Todt Hill Houses
November 2023

Agenda



Project Recap

Scope of Work Overview

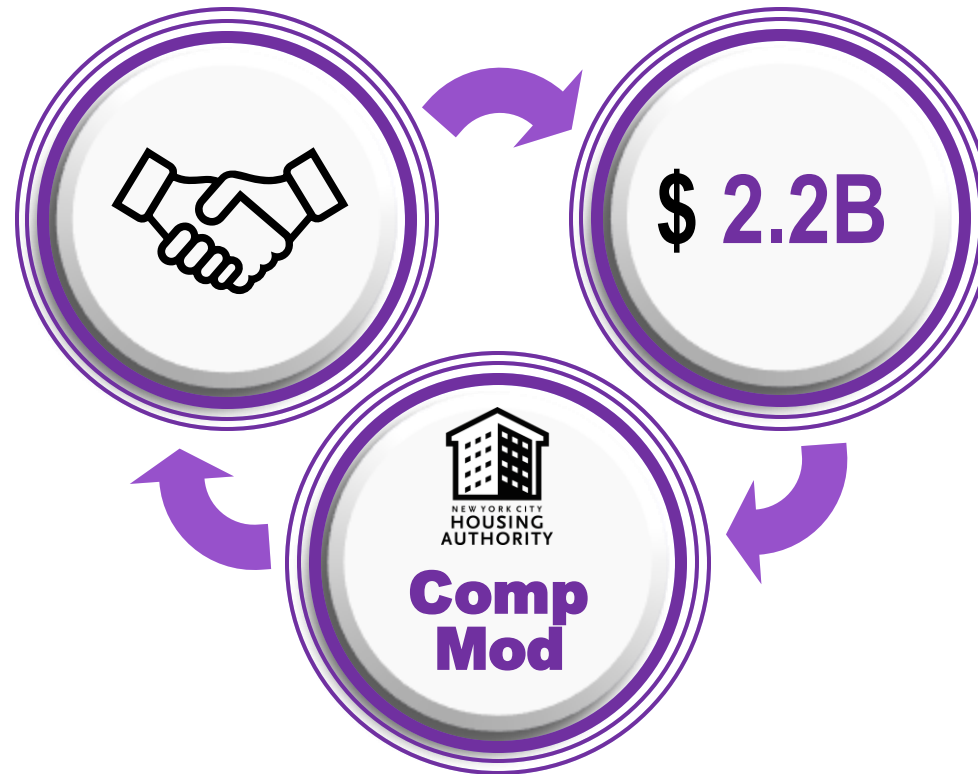
Discuss Temporary Relocation

Timeline & Next Steps

Q&A

Historic Opportunity

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



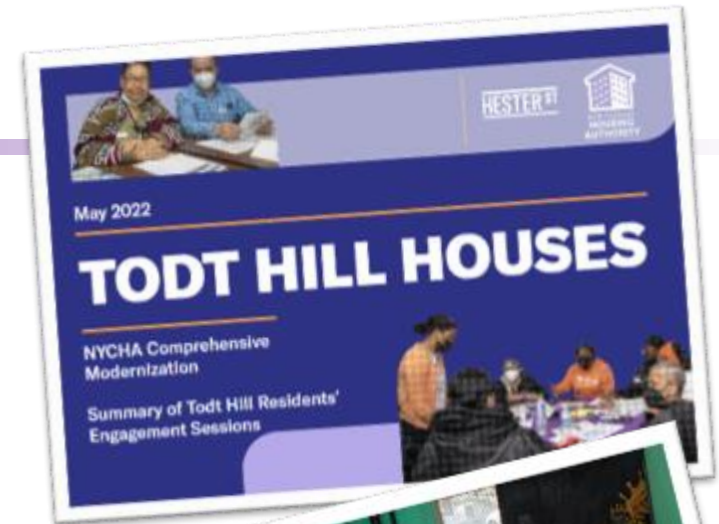
NYC will provide a total of **\$2.2 billion** in incremental funding over the next 5 years to address issues related to lead, mold, elevators, heating and pests and waste management NYCHA-wide.

NYCHA will use city and federal funding to deliver comprehensive interior and exterior renovations at Todt Hill Houses

Todt Hill needs Critical Repairs

NYCHA held Resident Meetings in February 2022, April 2022 and June 2022. What we heard:





- Kitchen and bathroom needs complete overhaul
- Want quality appliances and materials that last
- Faulty radiators
- Strong preference for window replacement (cold draft enters during winter)
- Cracked ceiling, tiles, floor and paint
- Complaints of mold and rusty pipes



Funding Allocation – City and Federal Funds



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

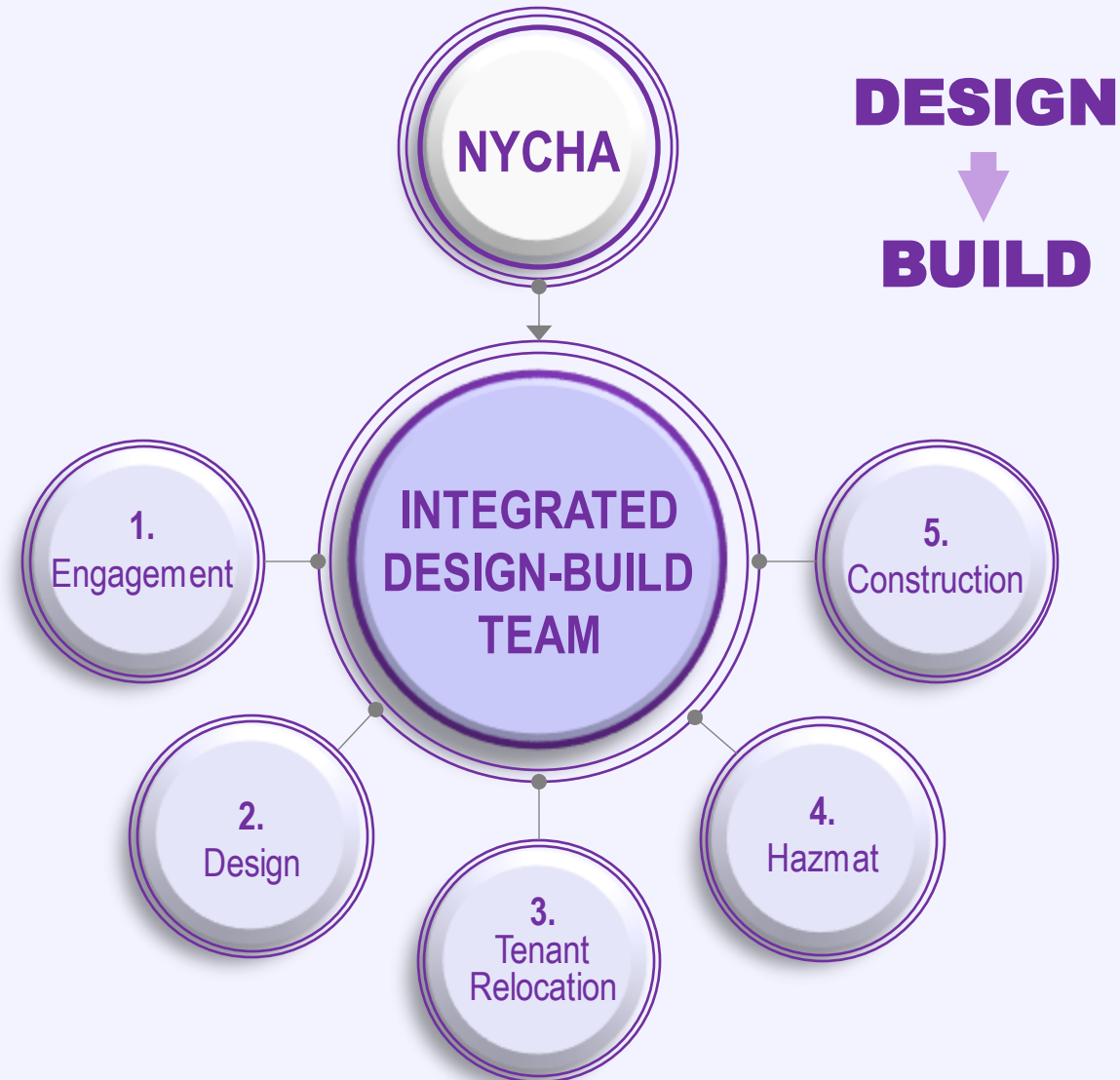
Residents 	1,000+
Total Units 	502
Buildings 	7
Funding 	\$150,000,000+

New Approach for Comp Mod: Integrated Design-Build

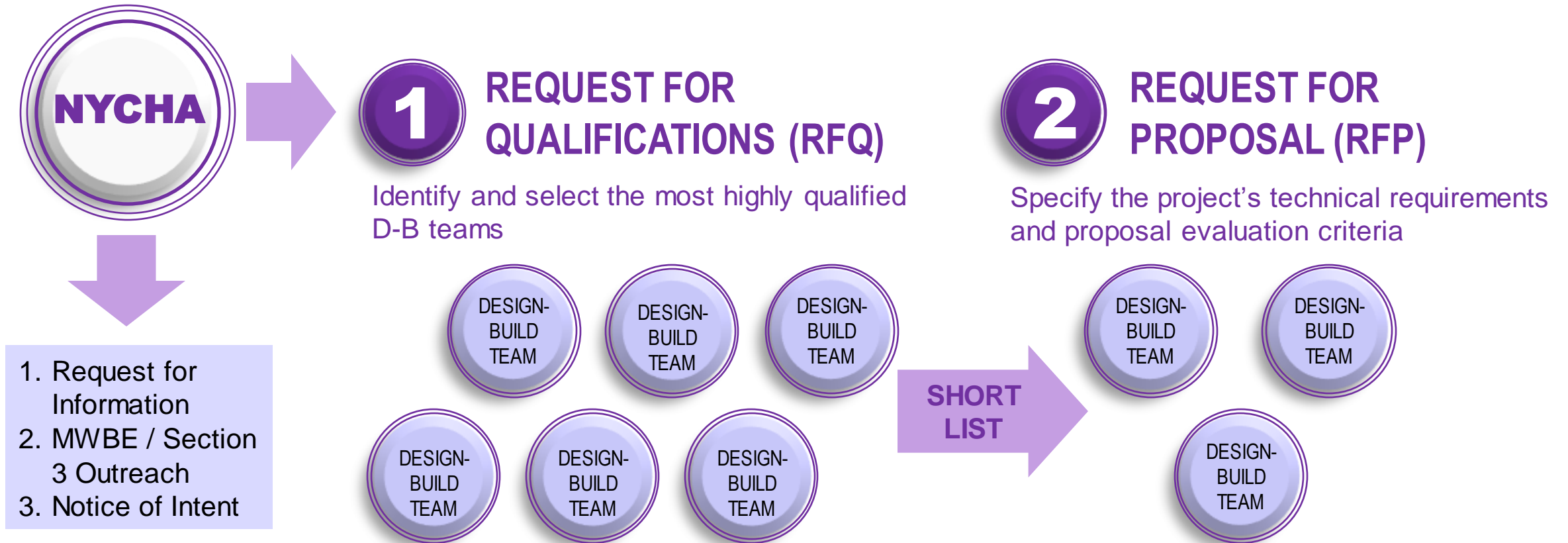
One Contract
for Design *and* Construction

**Single Point of
Responsibility**

Five Areas of Focus



Design-Build – Two-Step Procurement Process



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!**

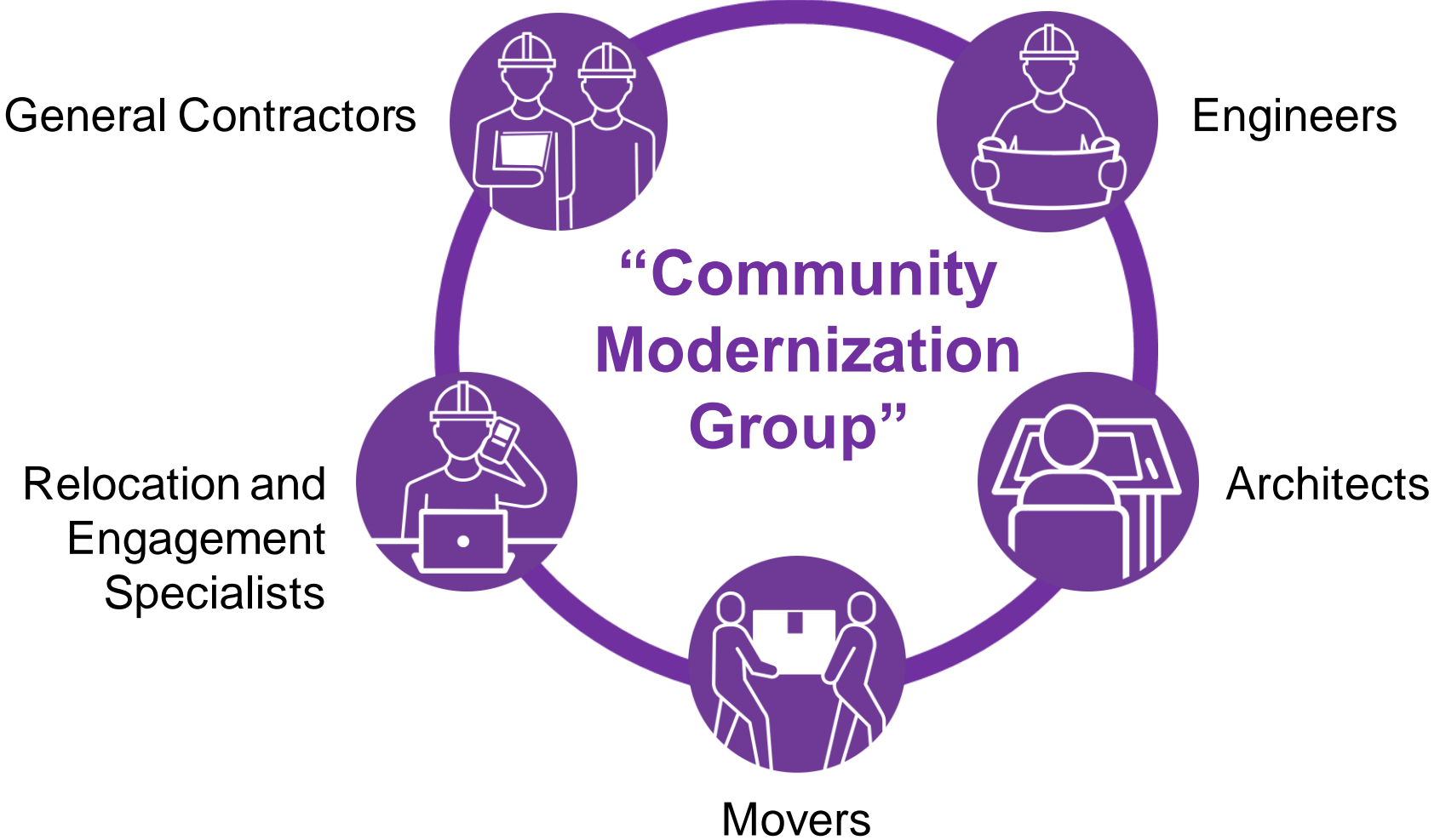


After a year-long competitive procurement process, NYCHA has completed the selection process of the DB team to work at Todt Hill based on **best value and resident input.**



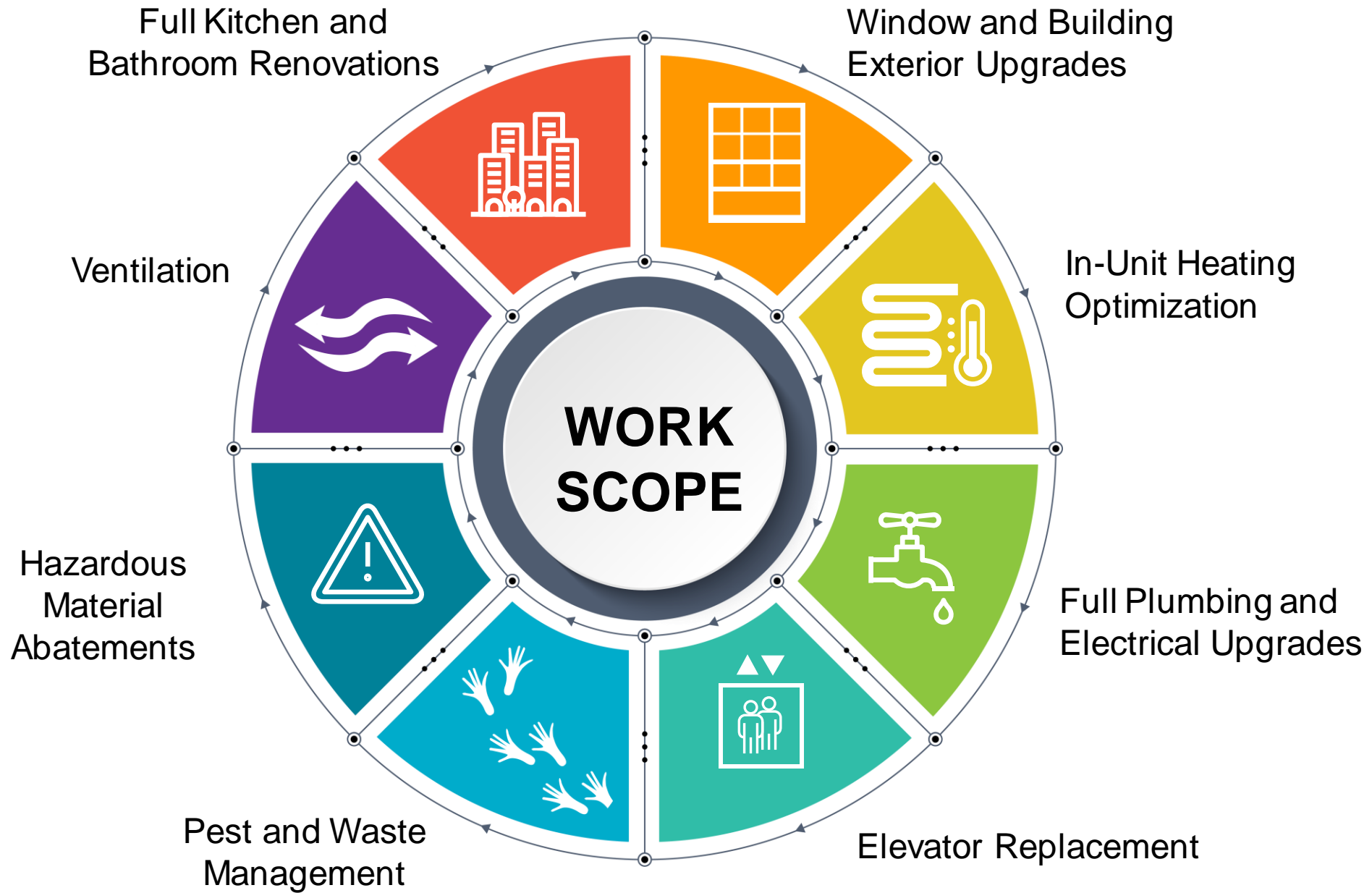
Best value focuses on factors *other* than price, such as quality and expertise!

Announcing your Design Build Team



Objective

- **Project Recap**
- **Scope of Work Overview**
- **Discuss Temporary Relocation**
- **Timeline & Next Steps**
- **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

Elevator Upgrades-Full Replacement



- ✓ Complete replacement of all elevators to ensure better and more reliable service

In-Unit Heating Optimization



- ✓ Replacement of the steam trap and valve to provide consistent and reliable heat to apartments

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.

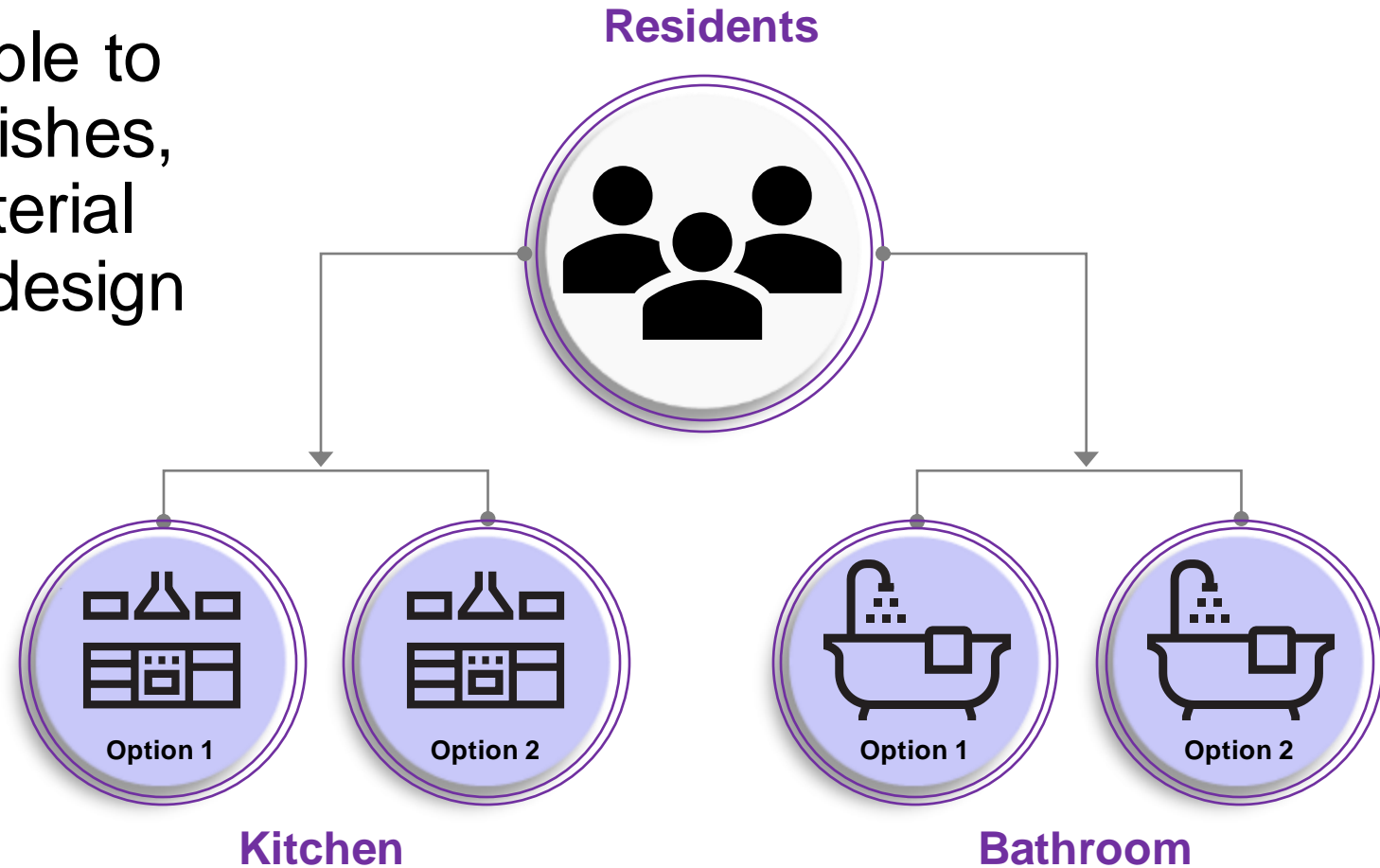
Pest and Waste Management



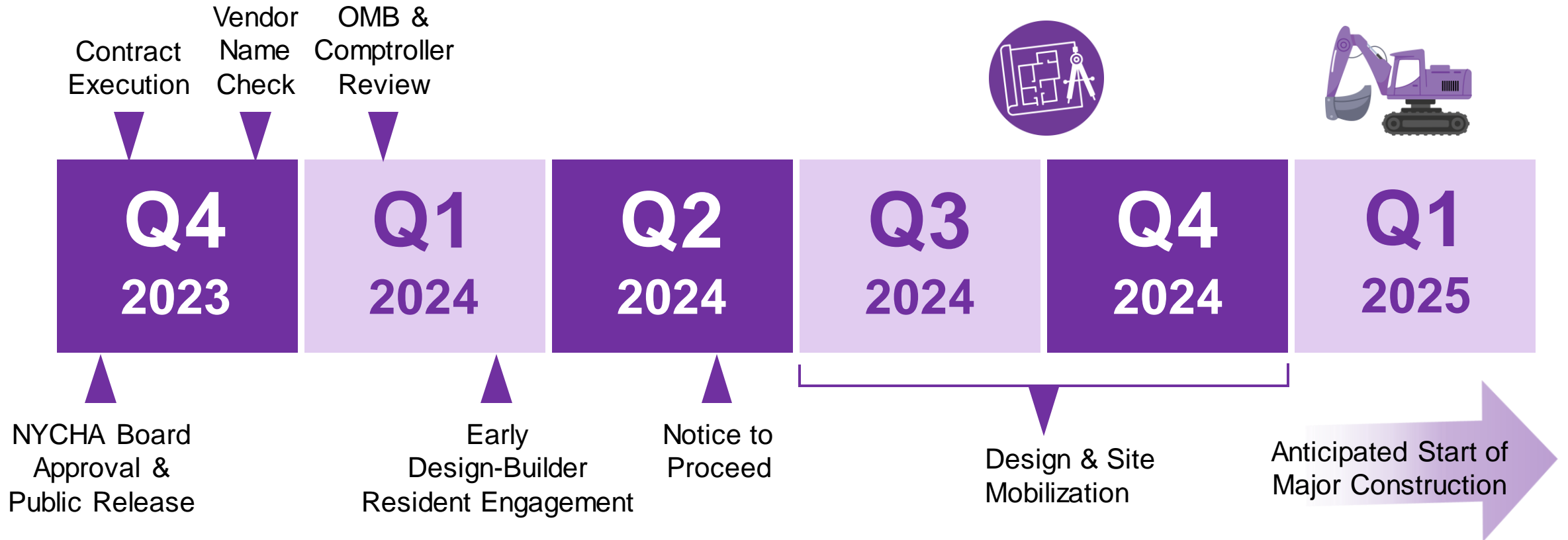
- ✓ New exterior waste yard improvements to better handle waste
- ✓ Comprehensive sealing of apartments to prevent pests

Residents Will Get Give Input on Certain 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

Objective

Project Recap

Overview of Planned Work Scope

 **Discuss Temporary Relocation**

Timeline & Next Steps

Q&A

Temporary Resident Relocation

Removal of lead-based materials and mold



Large and extensive nature of work



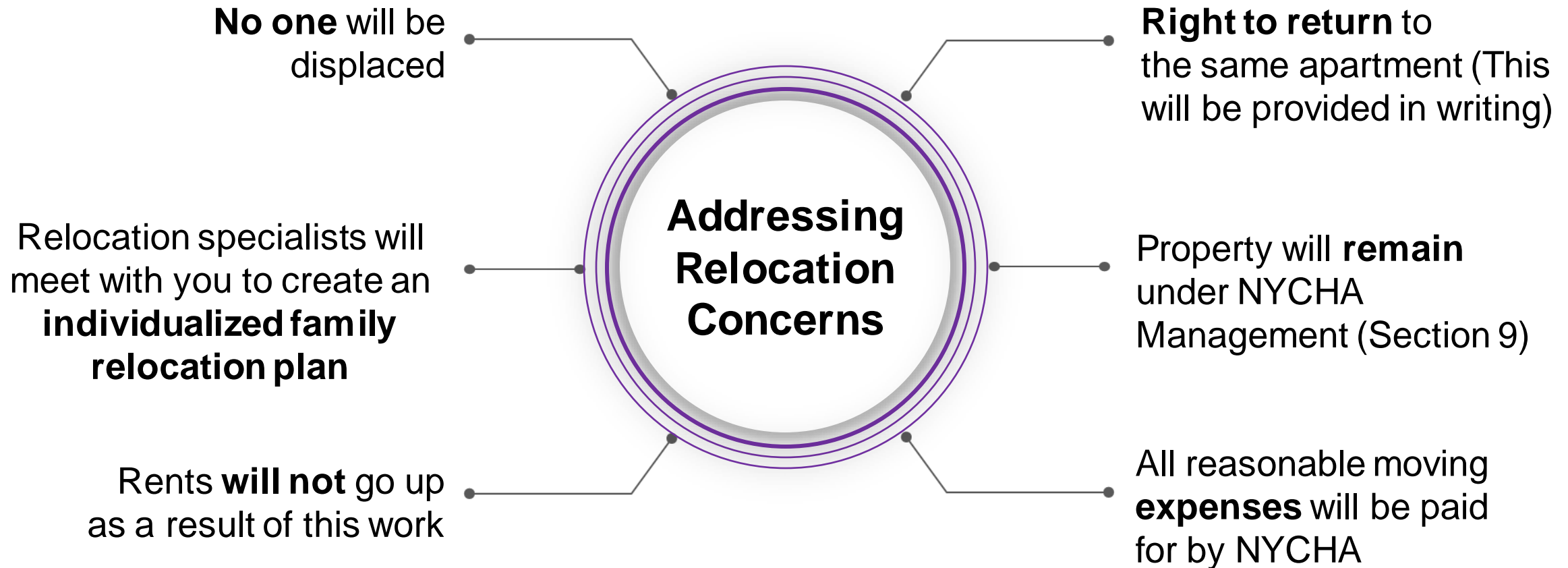
Ensuring the fastest and safest means

== The need for temporary relocation

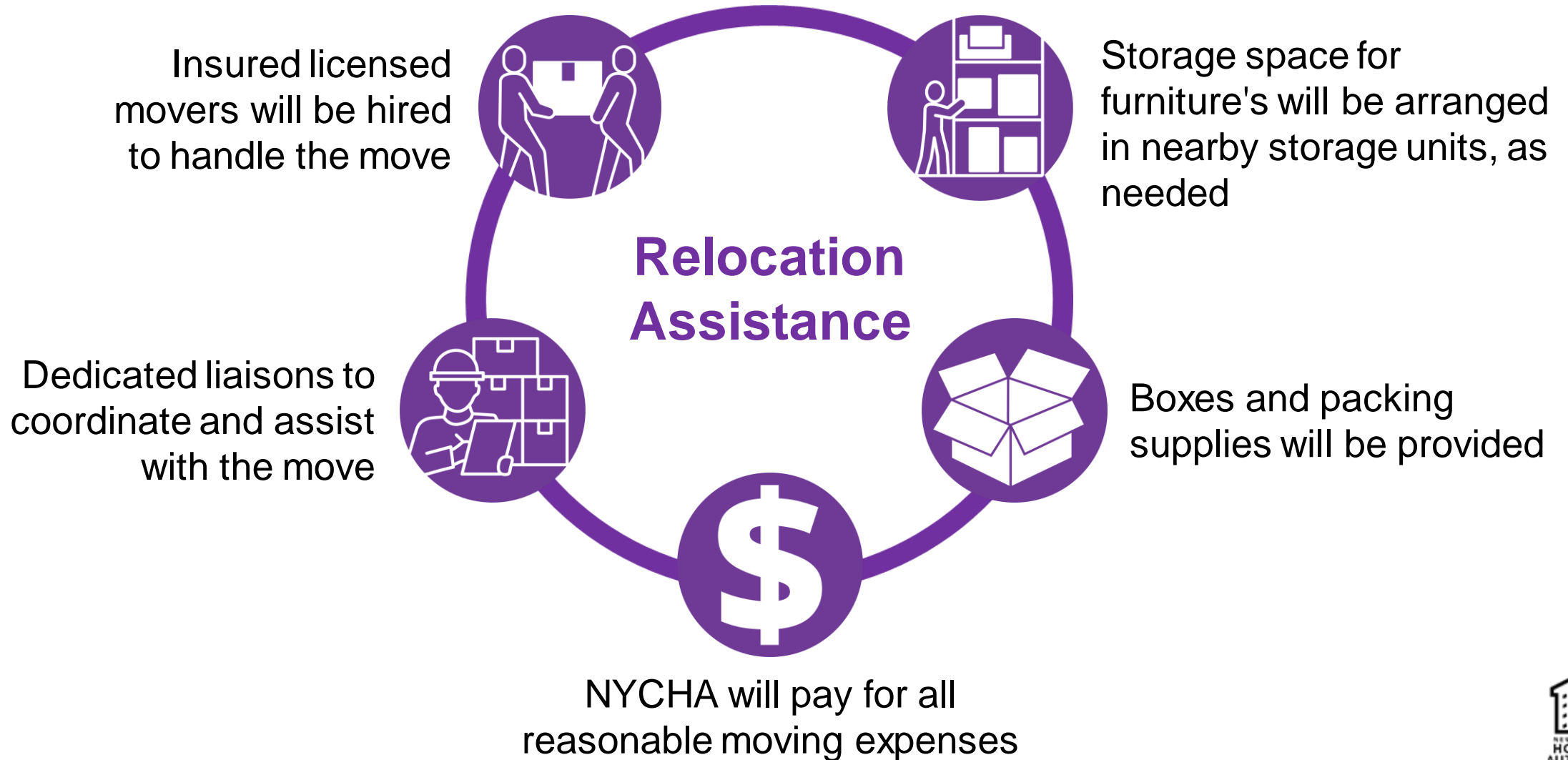


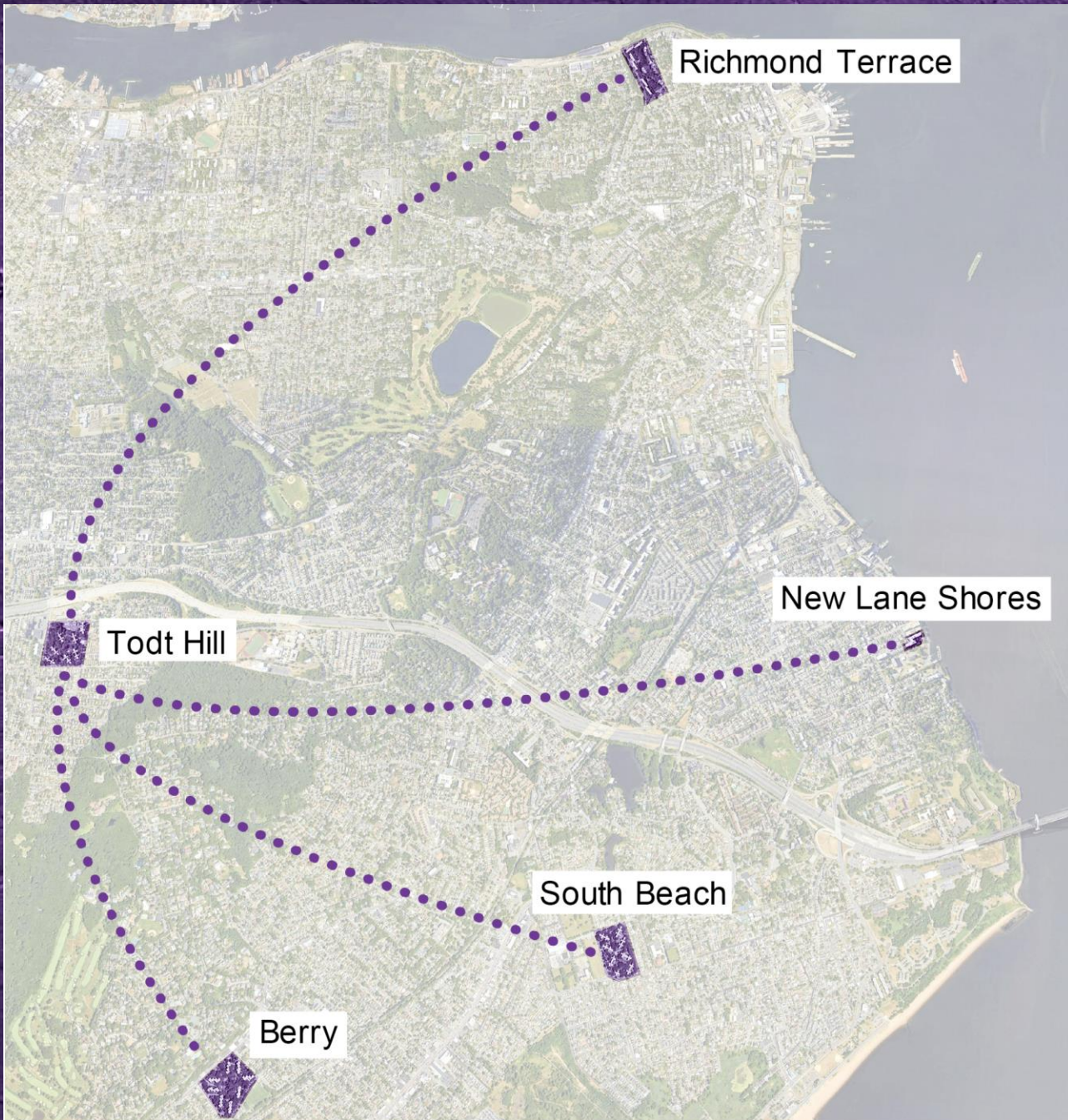
You are not required to move at this time. This will be collaboratively planned with a relocation team well in advance of construction.

Short-Term Inconvenience for Long-Term Benefit



NYCHA will provide support every step of the way



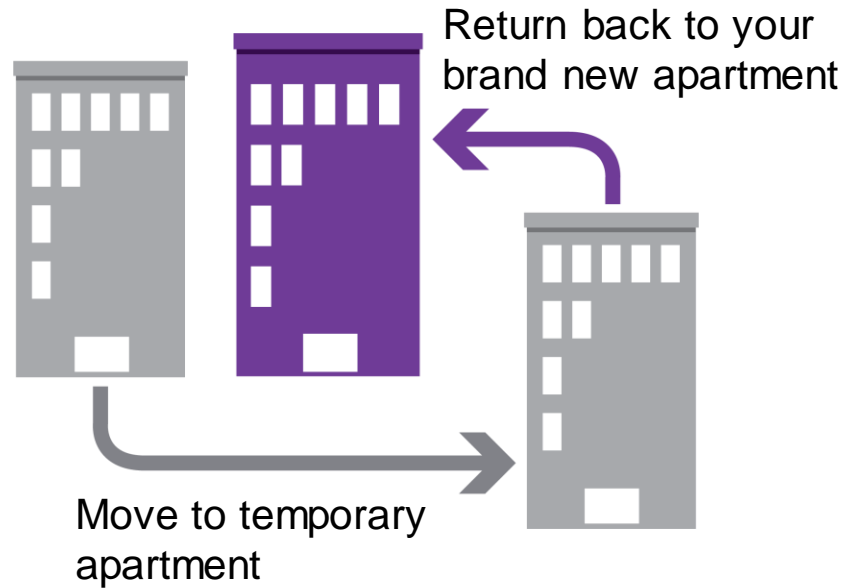


Where will residents be temporarily relocated?

Apartment vacancies are being held to build-up stock within Todt Hill and surrounding NYCHA properties

Property	Distance (Miles)
Richmond Terrace	5
New Lane Shores	3
South Beach	2
Berry Houses	1

Temporary Relocation Process and Duration



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



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



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

Meet us at the Comp Mod Engagement Office!



Located at the Property Management Office

Office hours every
Monday **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>

