



Comprehensive Modernization Department

May 23, 2023

This letter agreement (hereinafter referred to as "Agreement") confirms the understanding and agreement between the New York City Housing Authority Comprehensive Modernization Department ("NYCHA Comp Mod"); Angela Yancey-Foster, Gowanus Houses Property Manager; Andreas Tyre, Gowanus Houses Tenant Association President; and Lincoln Restler, Council Member District 33; regarding the categories of scope of work (the "Scope of Work" or "SOW") for the upcoming Request for Proposals (the "RFP") for Design and Construction Services for In-Unit Renovations at Gowanus Houses in Brooklyn, NY (the "Development").

This Agreement outlines the agreed-upon scope of work and services that may be provided by the successful Design-Builder pursuant to the contract that will be awarded upon the completion of the RFP process.

This SOW was developed with each of the individuals that signed below in an open and collaborative partnership with the common goal of achieving the best possible outcome for the residents of the Development within the existing budget allocations.

By signing below, each in their respective official capacity acknowledges and agrees the considerable effort and time that were put forth to reach this Agreement, and by signing below, each agrees that no changes will be made to the SOW unless there is a compelling reason related to increases or decreases to project budget allocations, and the Parties mutually agree that such changes are necessary to account for such increases or decreases.

The agreed upon minimum SOW categories include but are not limited to:

1. Removal of Lead Based Paint ("LBP") from apartment interiors where the lead content equals or exceeds 0.5 mg/cm².
2. Removal of observable mold present inside apartments.
3. Removal of asbestos containing materials ("ACM"), encountered during the completion of the SOW, present inside apartments.
4. Full renovation of apartment kitchens, including but not limited to;
 - New cabinetry and countertops
 - New appliances
 - LED lighting fixtures
 - New smoke detectors
 - New plumbing fixtures
5. Full renovation of apartment bathrooms, including but not limited to;
 - New toilets, sinks, vanities, bathtubs with showers, hardware, drying racks, and medicine cabinets
 - LED lighting fixtures

- New plumbing fixtures
6. Replacement of in-apartment electrical panel.
 7. Elevator Modernization
 8. Adherence to NYCHA's Voluntary Compliance Agreement ("VCA").
 9. Provide safe, reliable, efficient, and consistent heat and to all residents, and optimize the system efficiency by including the following, but not limited to;
 - Replacement of all apartment radiator valves following the orifice schedule based on building parameters
 - Provide balanced and even heat distribution across all apartment convectors
 - Replacement of all basement traps
 - Replacement of all apartment/radiator disc traps
 - Connection of any new building systems equipment to existing Building Management System ("BMS")
 10. All renovations must incorporate integrated pest management.

We believe that this Agreement will provide a strong foundation for a successful RFP process that will deliver a high-quality project that meets our expectations.

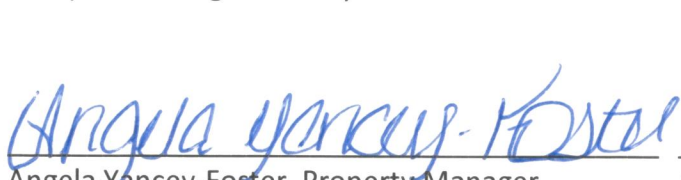
Please sign and return this letter to indicate your agreement to the Scope of Work above.

Sincerely,

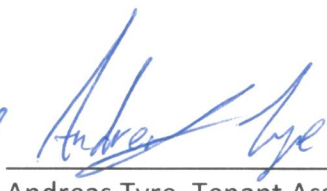


Christopher D'Alimonte, Deputy Director – NYCHA Comprehensive Modernization

Accepted and agreed to by:



Angela Yancey-Foster, Property Manager



Andreas Tyre, Tenant Association President



Lincoln Restler, Council Member District 33