



# NYCHA Comprehensive Modernization Department

Gowanus Houses Resident Update

July 18, 2024

# Agenda

**Project Recap**

**Design Build Team**

**Work Scope**

**Temporary Relocation**

**Timeline & Next Steps**

# Gowanus Neighborhood Plan History





In 2021, the City Council adopted the **Gowanus Neighborhood Plan**, a shared, long-term vision for a thriving neighborhood



Thanks to the decade-long community engagement between City Council, CB 6, residents, and a large City agency team, **\$200M** is being invested at two NYCHA campuses as part of the plan

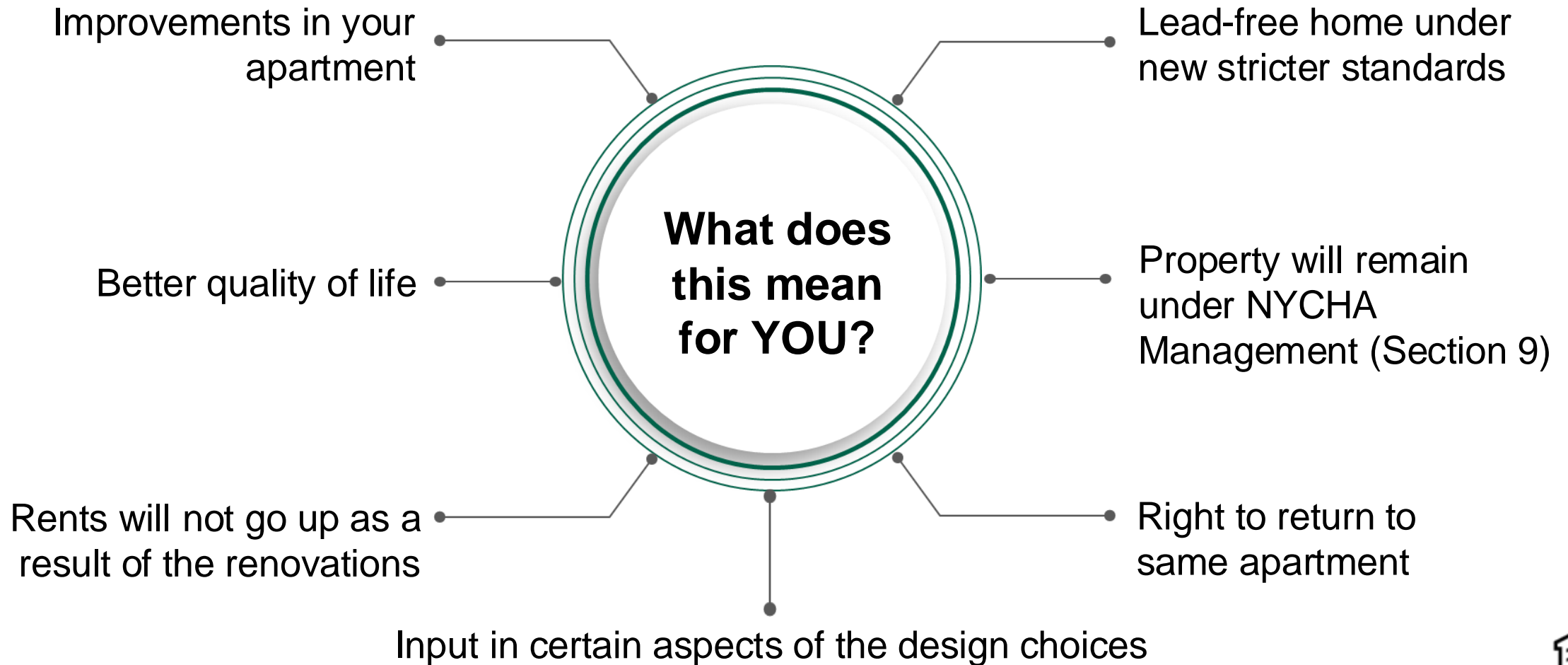
NYCHA will use the funding to deliver interior apartment renovations

# Funding Allocation

	<b>Gowanus</b>
Residents 	2,604+
Total Units 	1,139
Buildings 	15
Funding 	<b>\$148,000,000</b>



# Funding is an Opportunity!



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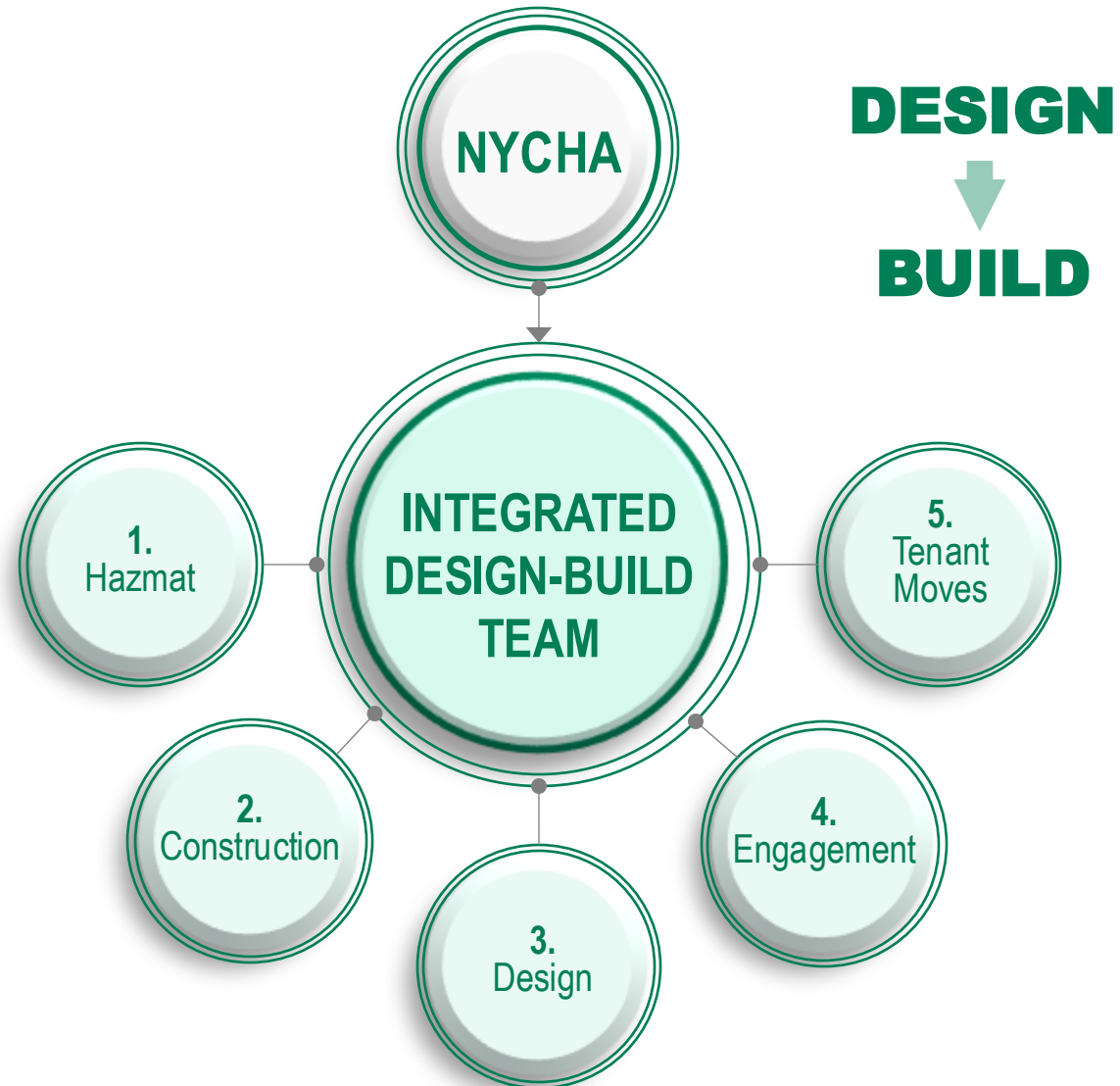
**Timeline & Next Steps**

# Design-Build Responsible for ALL Aspects of the Project

**One Contract**  
for Design *and* Construction

**Single Point of  
Responsibility**

**Five Areas of Focus**



# Determining the Work Scope

- The work scope for Gowanus has been **uniquely tailored** based on feedback from residents, Property Management, Tenant Association leadership, and local elected officials
- Since early 2022, **extensive resident engagement**, including visioning workshops, opening of engagement offices, resident update meetings and monthly check ins with the TA leadership and Property Management, has been pivotal in determining the renovation priorities and designs
- Each site has its own **dedicated liaison**, some of whom are proud NYCHA residents themselves, as the primary channel of communication between NYCHA and its residents



Gowanus Charter Agreement Signing

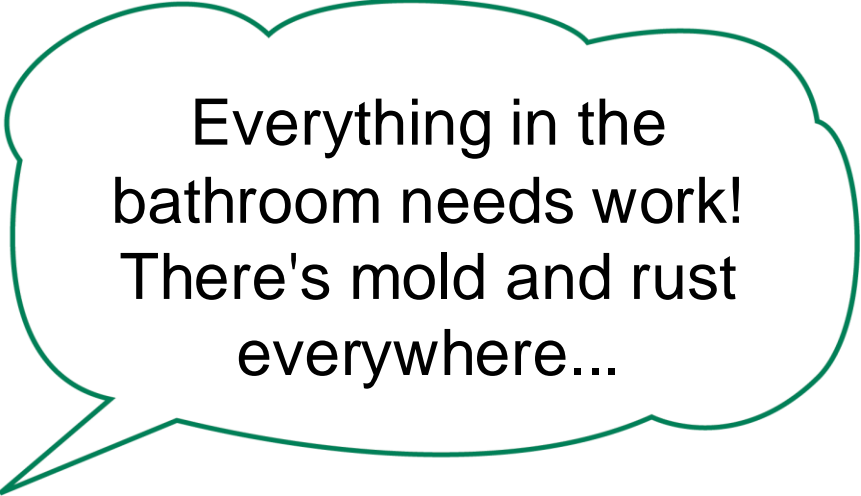


Gowanus Visioning Session

# What We Heard

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- Short relocation duration important
- Need for more storage space in kitchens and bathrooms
- Desire for quality materials and heat-resistant countertops
- Preference for new paint colors and flooring in kitchen and bathroom areas
- Mold, grime, and rust reported in over half of surveyed residents
- Heating repairs a priority



Everything in the bathroom needs work!  
There's mold and rust everywhere...



A modernistic kitchen would be nice...

# We have selected the **Best Team!**

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



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

# Introducing your Design Build Team

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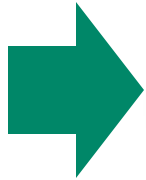


# Ensuring the **Most Qualified Team**

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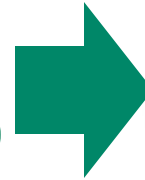
- ✓ **Over 55 Years of Combined Experience**
- ✓ **Award-Winning Collaboration:** Partnered on numerous affordable housing projects, notably earning the 2011 Big Apple Brownfield Award and LEED Gold Certification for the Atlantic Terrace building on behalf of HPD
- ✓ **Deep NYCHA Expertise:** Significant experience with NYCHA on capital work (Sandy, etc.) and PACT projects
- ✓ **Expertise in Tenant Outreach and Relocation:** Successfully conducted over 10,000 tenant outreach and relocation operations
- ✓ **Complex Project Design Management:** Skilled in overseeing intricate architectural and engineering project designs
- ✓ **Robust Project Management:** Demonstrated strength in leading and completing projects efficiently and effectively

# Understanding the Selection Process



**1**

**REQUEST FOR QUALIFICATIONS (RFQ)**



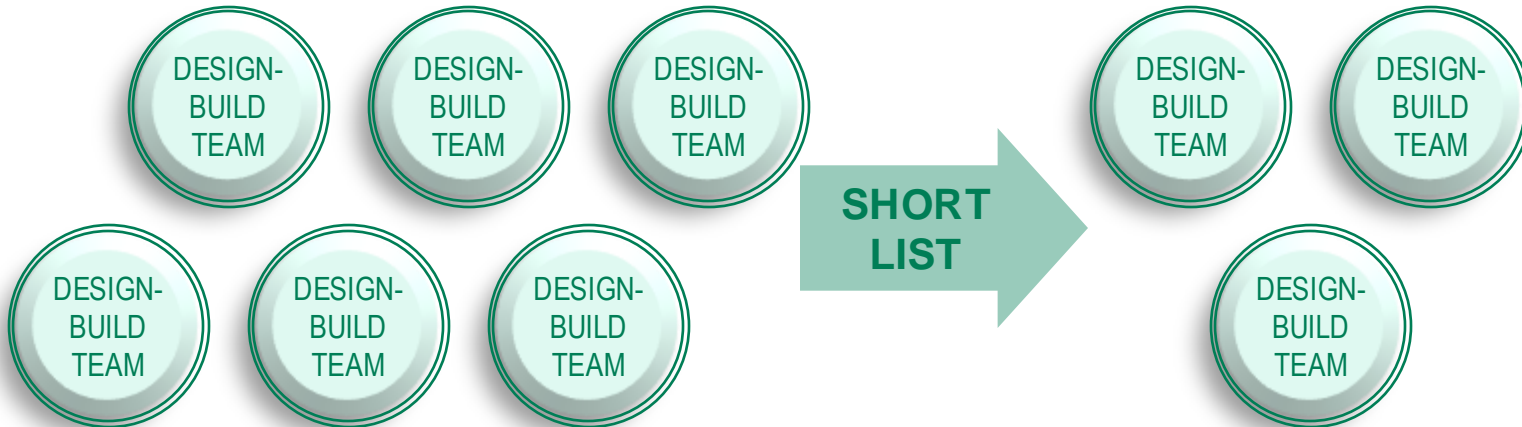
**2**

**REQUEST FOR PROPOSAL (RFP)**

Identify and select the most highly qualified D-B teams

Specify the project's technical requirements and proposal evaluation criteria

- 1. Request for Information
- 2. MWBE/Section 3 Outreach
- 3. Notice of Intent



## 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
- Value (including Proposal Stipend)



# Agenda

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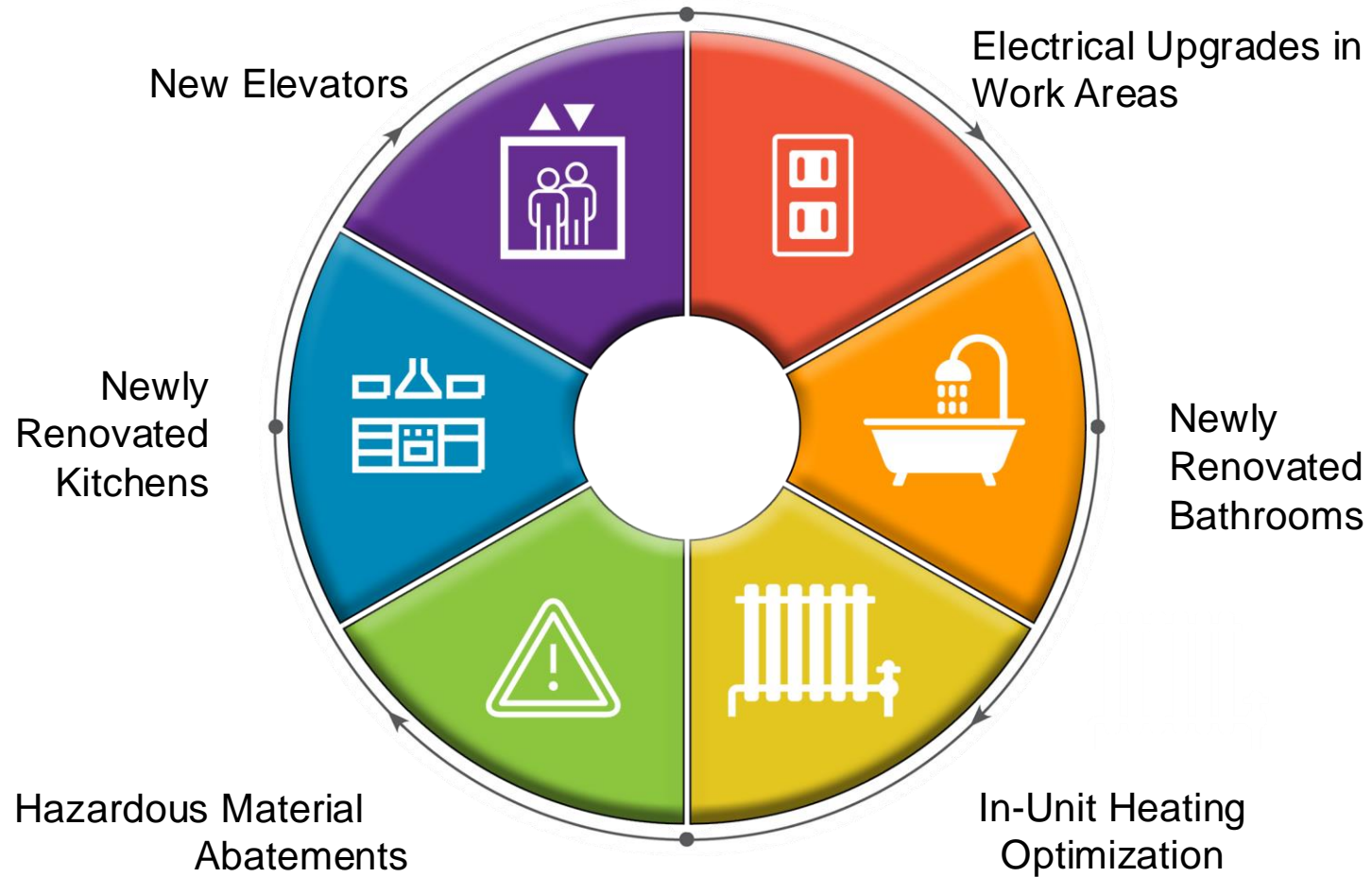
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# Work Scope at Gowanus Houses



# Hazardous Materials Abatement

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## Top Priorities:

- Addressing mold in apartments
- Full removal of lead-based paint
- Abatement of encountered asbestos containing material

# Kitchen Renovations

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

## Priorities:

- New Sinks and Faucets
- Upgraded Appliances
- Cabinets and Countertops
- Paint
- Flooring

# Bathroom Renovations

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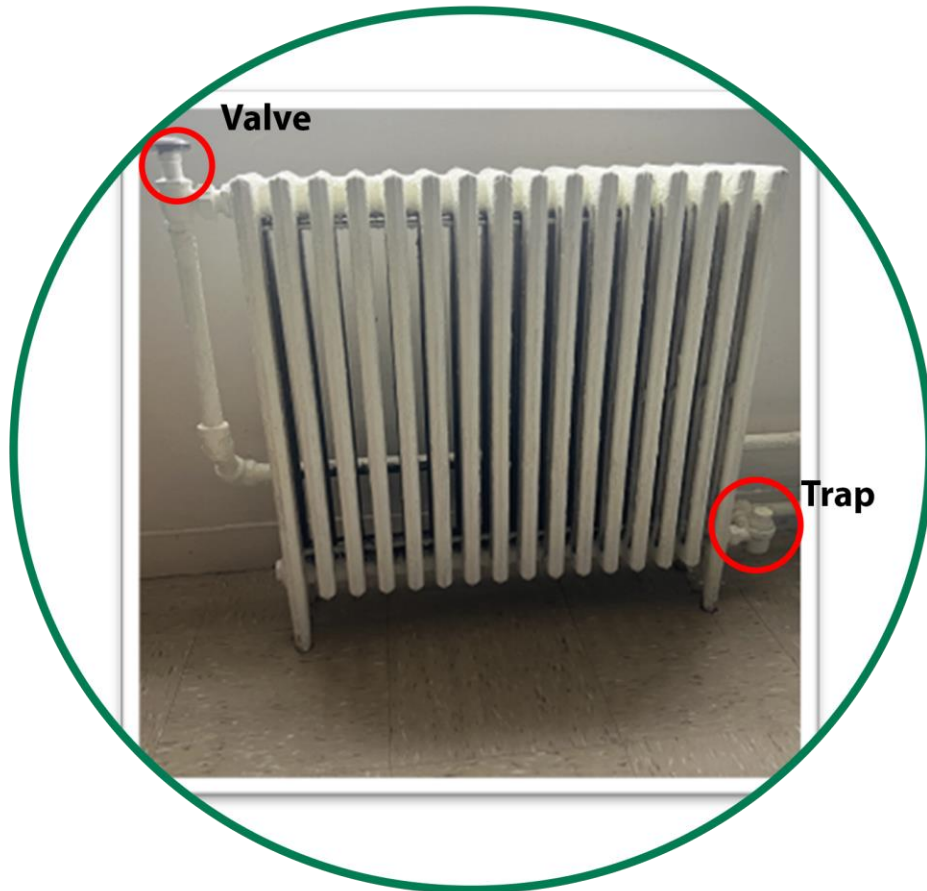


*\*Photo represents renovation at a different NYCHA property and for depiction only.*

## Priorities:

- New Sinks and Vanities
- New Toilet
- New bathtub and showerhead
- Medicine Cabinets
- New plumbing fixtures
- Flooring and Paint

# In-Unit Heating Optimization



**Provide safe, reliable, and consistent heat and optimize in-unit heating delivery by:**

- Replacing all apartment radiator valves and basement traps
- Providing balance and even heat distribution across all apartment convectors
- Replacing apartment/radiator disc traps
- This compliments the new boiler plant currently being constructed.

# Electrical Upgrades in Kitchen and Bathrooms



## Provide electrical upgrades in work areas:

- Replace all in-apartment electrical panels
- Install new maintenance-accessible junction box
- New LED lighting and GFCI outlets in kitchens and bathrooms
- Elevator electrical infrastructure

# New Elevators

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## Priorities:

- Full elevator replacement
- \$23 million in funding provided by the State

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# Temporary Resident Relocation

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Removal of **lead-based materials** and **mold**



Intrusive nature of work



Ensuring the **fastest** and **safest** means

**=** The need for **temporary** relocation



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

# Gowanus Temporary Relocation Approach

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- **Residents understand** that due to the lead and mold removal work, and the intrusive nature of the renovations, **a temporary relocation will be necessary**
- Based on feedback obtained from extensive engagement over the past two years, the **majority of residents prefer a short-term relocation**
- Comp Mod has adjusted the **relocation approach to be less than 30 days for most residents**
- **Residents will be temporarily relocated to hotels unless** there is one of the following unique circumstances:
  - Resident requests for special accommodation
  - Resident has a medical limitation
  - Resident lives in a building with only one elevator during its replacement
- **Detailed schedule will be provided by the Design Builder**

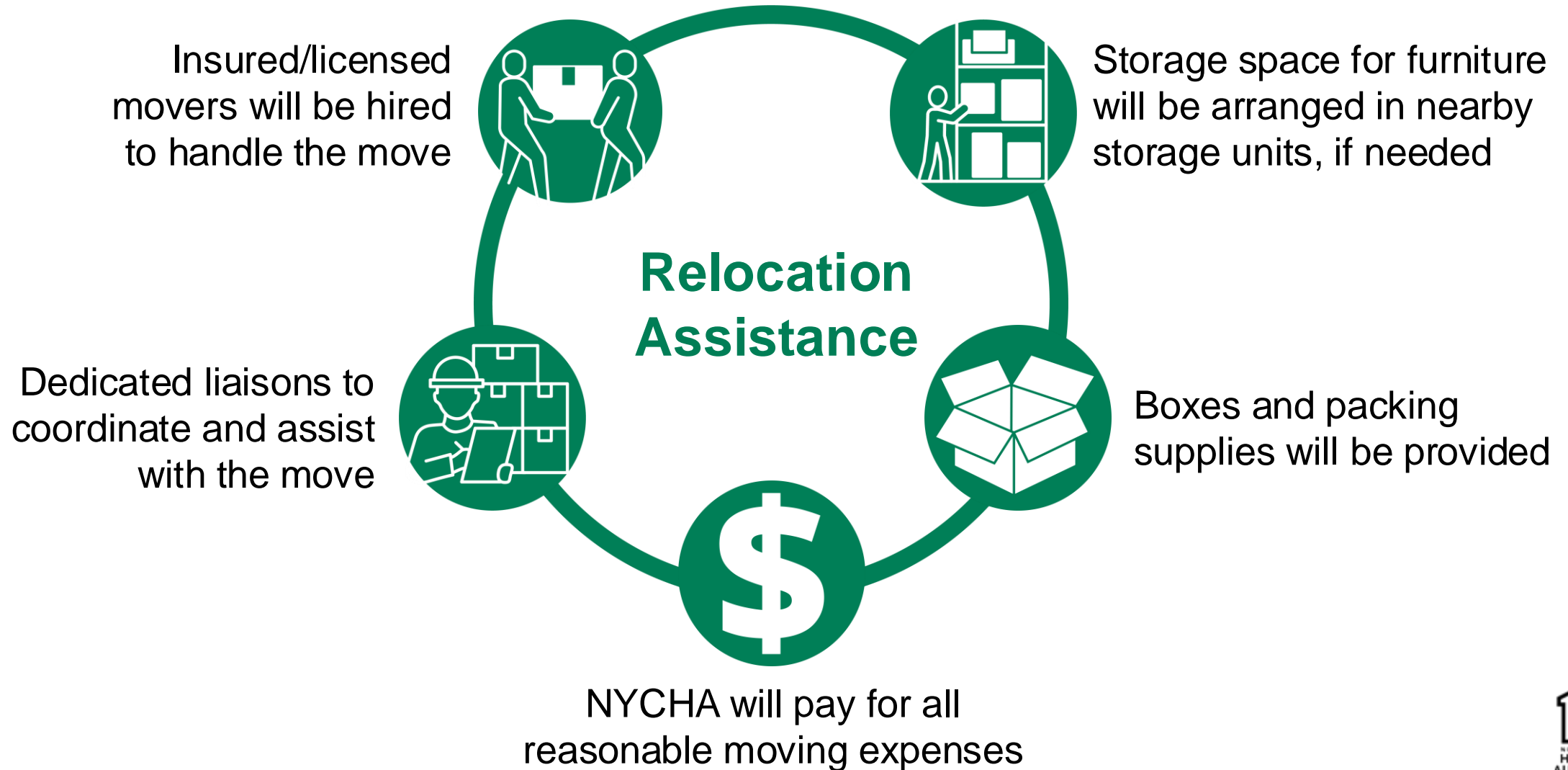
# Tenant's Right Guaranteed in Charter Agreement with RA and Electeds

As part of your rights as tenants, NYCHA has committed to the following:

1. No resident shall be displaced during or after the relocation process
2. All residents shall have the right to return to the same apartment unless otherwise requested
3. Rents shall not be impacted or increased as a result of this work
4. All reasonable moving expenses shall be paid for by NYCHA
5. The property shall remain under NYCHA management (Section 9)



# NYCHA will provide support every step of the way



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## Next Steps

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NYCHA Board Approval & City Review Process: **In Progress**  
(**Q2/Q3 2024**)

Begin Resident Engagement on Design: **Q4 2024**

Notice To Proceed, Design & Site Mobilization: **Q1/Q2 2025**

Anticipated Start of Construction: **Q2/Q3 2025**

# Visit us at the Engagement Office



**Located at the Property Management Office**

**Office hours every  
Wednesday 3 pm to 7 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>