

NEW YORK CITY HOUSING AUTHORITY

NYCHA Comprehensive Modernization Department

Project Overview

Agenda

Project Overview
Project Delivery Overview
Resident & Operations Engagement
Timeline & Next Steps

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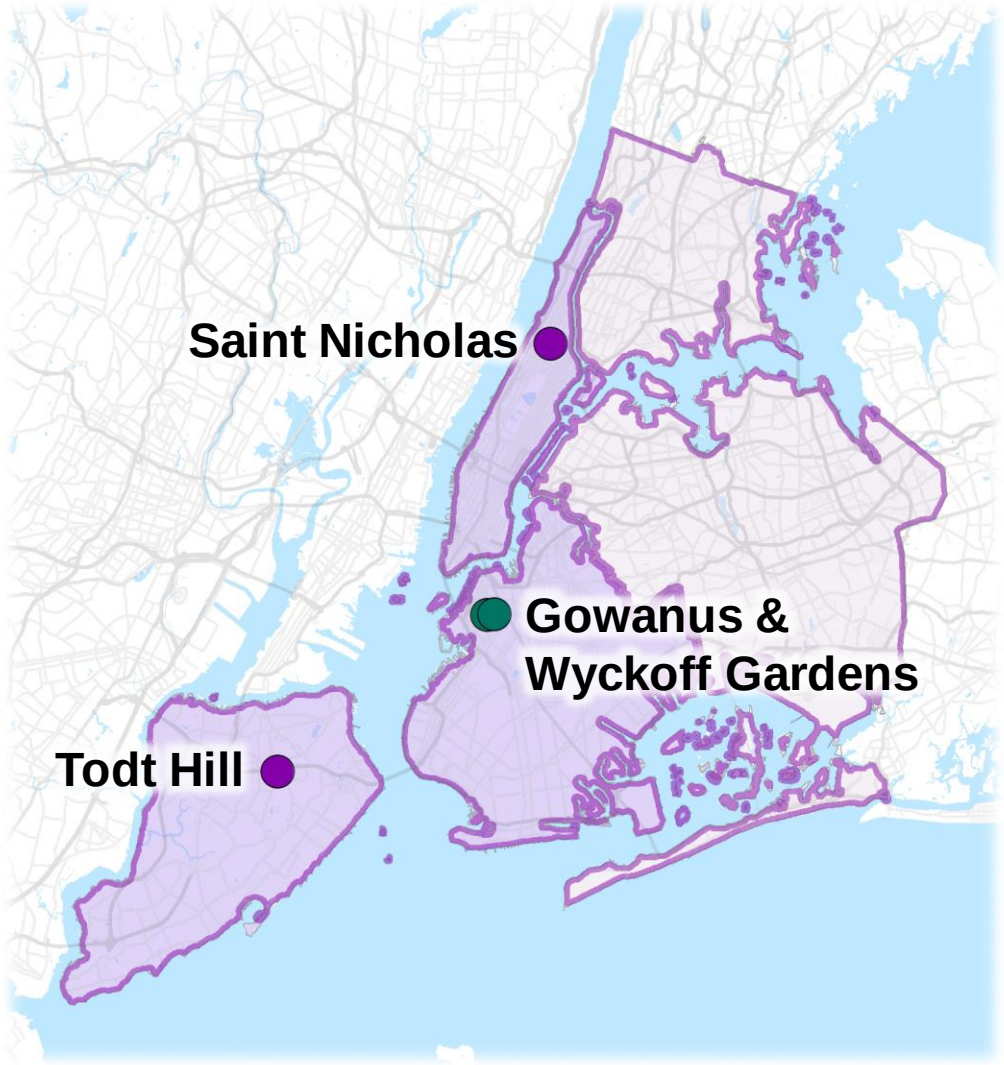
Comp Mod Portfolio



8,000 Residents

3,696 Apartments

38 Buildings

3 Boroughs

Comp Mod Sites **2**

Gowanus Rezoning Fund Sites **2**

~$1B Investments

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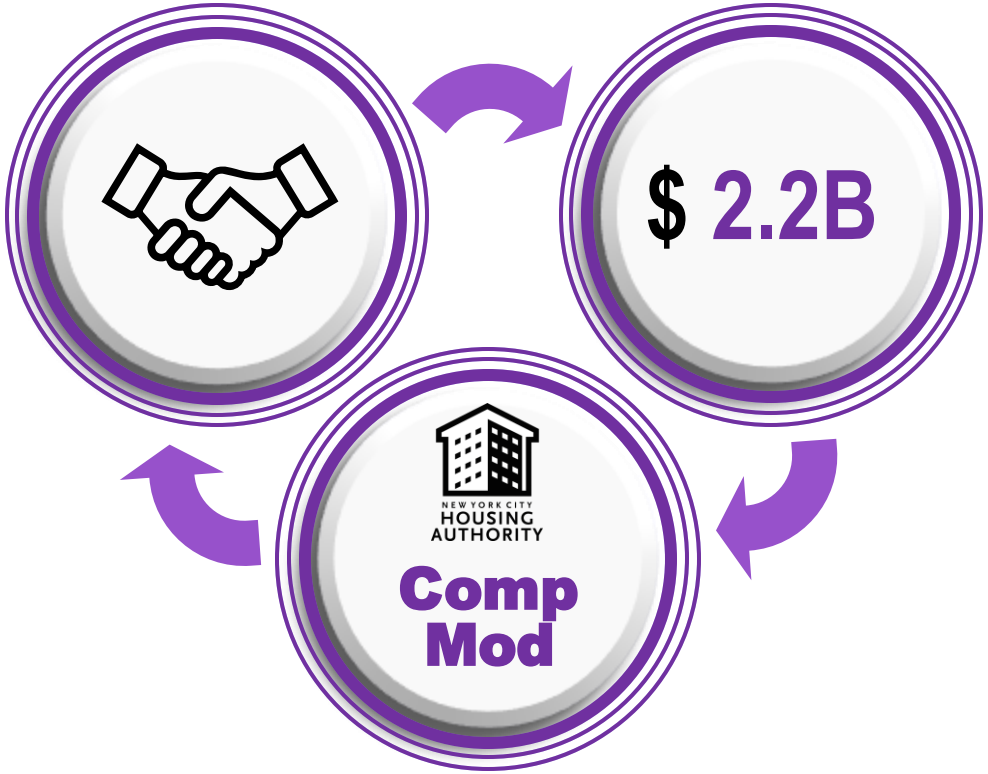
Comprehensive Modernization ("Comp Mod")

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 two campuses

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First Comp Mod Locations



Saint Nicholas – Manhattan

13 buildings (14 stories each);
1,526 units; 3,340 residents



Todt Hill – Staten Island

7 buildings (6 stories each);
502 units; 1,002 residents

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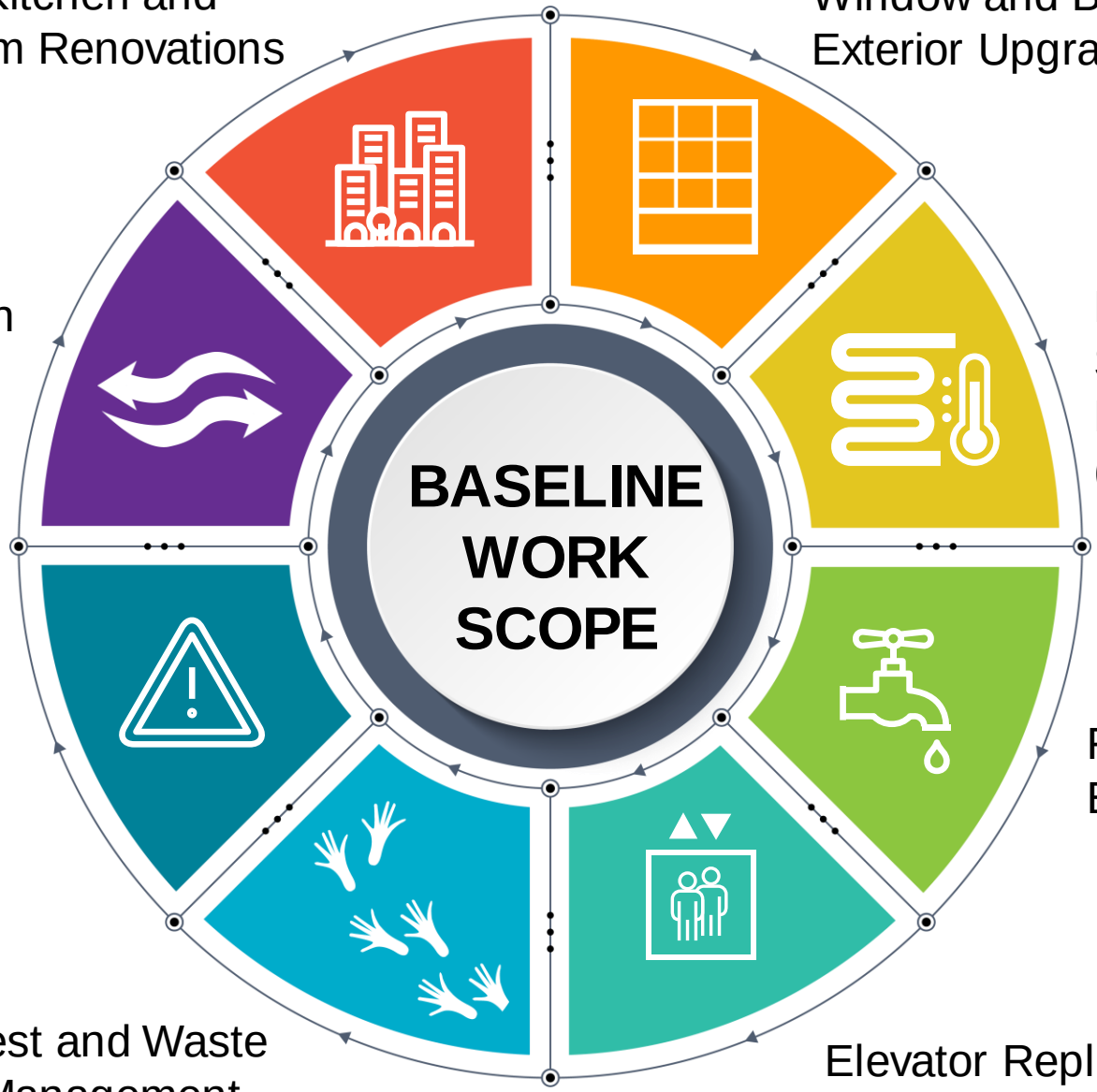


Full Kitchen and Bathroom Renovations

Window and Building Exterior Upgrades

Ventilation

Full Heating System Replacement (St Nicholas)

Hazardous Material Abatements

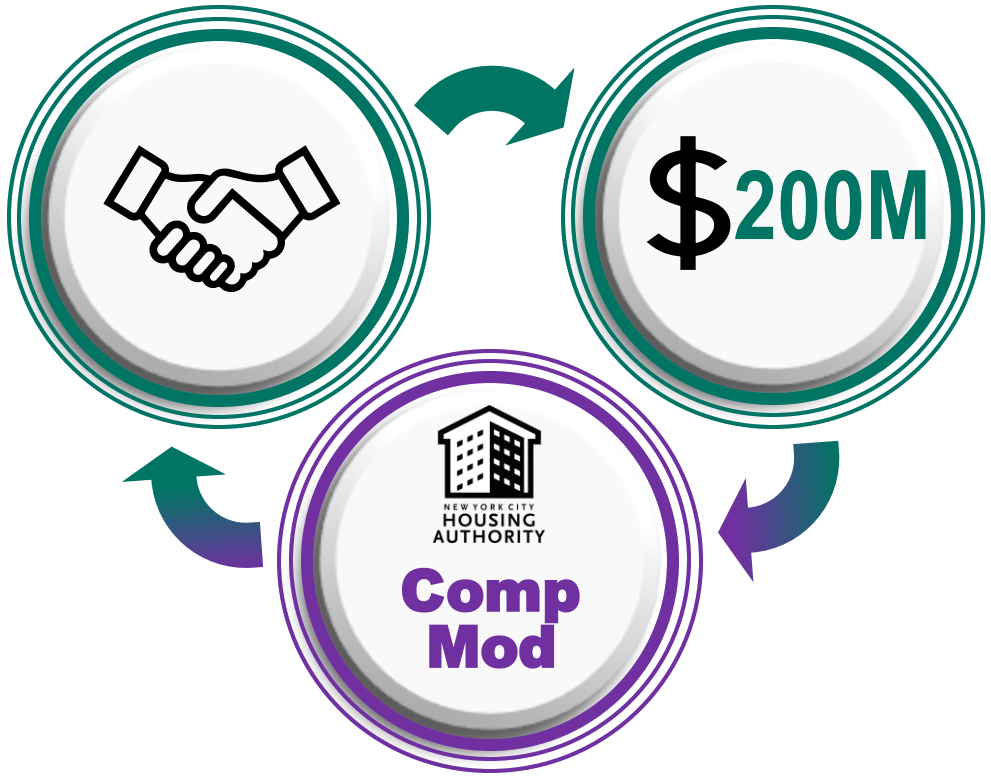
Full Plumbing and Electrical Upgrades

Pest and Waste Management

Elevator Replacement

Gowanus Neighborhood Plan

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



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

NYCHA's **Comp Mod** Program will use city and state funding to deliver comprehensive interior apartment renovations at two Brooklyn developments

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Gowanus Neighborhood Plan Locations (In Procurement)



Gowanus Houses – Brooklyn

15 buildings (4, 6, 9, 13, 14 stories);
1,139 units; 2,604 residents



Wyckoff Gardens – Brooklyn

3 buildings (21 stories each);
529 units; 1,119 residents

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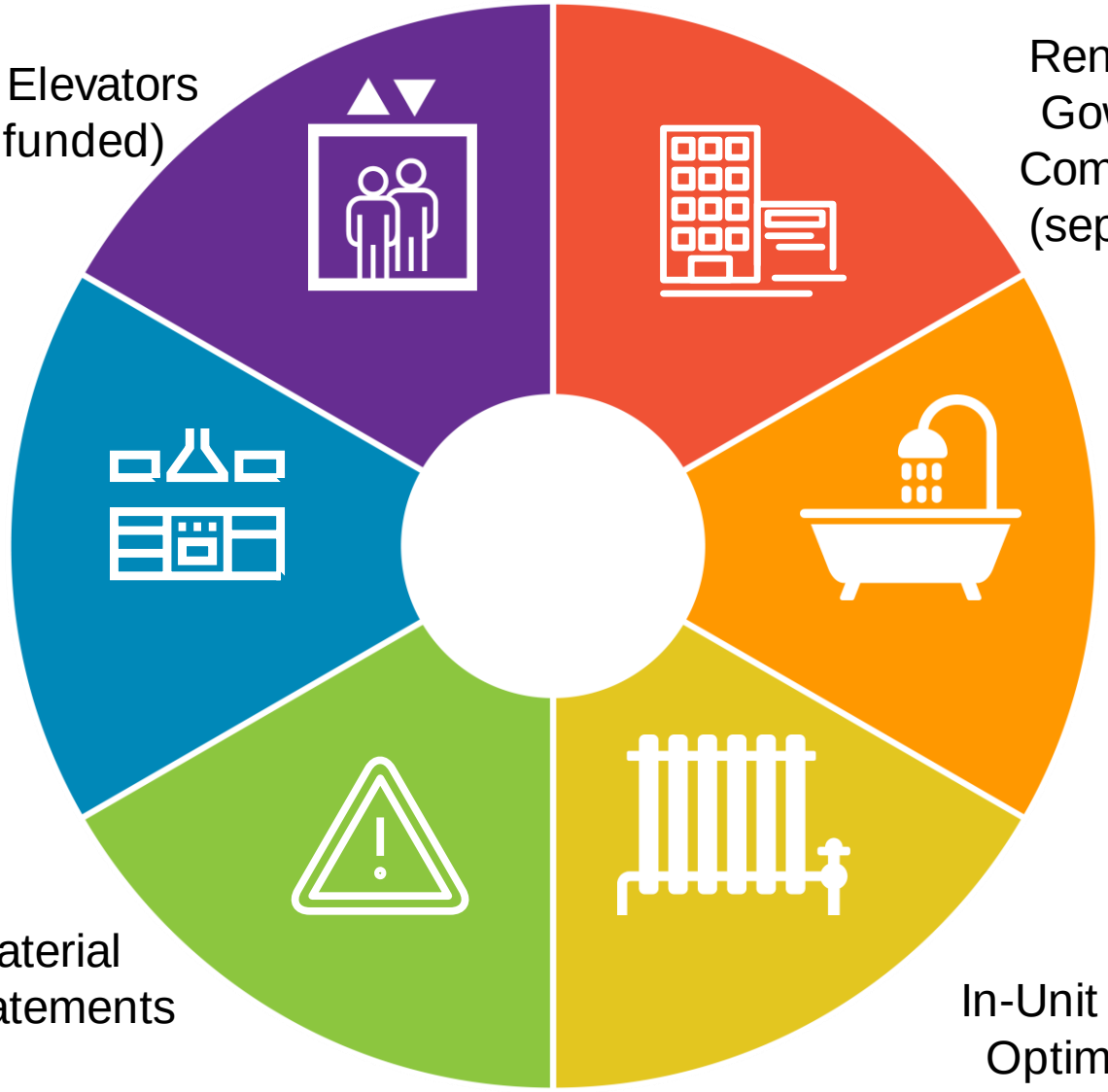
Work Scope – Gowanus Houses



New Elevators (State funded)

Renovations to the Gowanus Houses Community Centers (separate contract)

Newly Renovated Kitchens

Newly Renovated Bathrooms

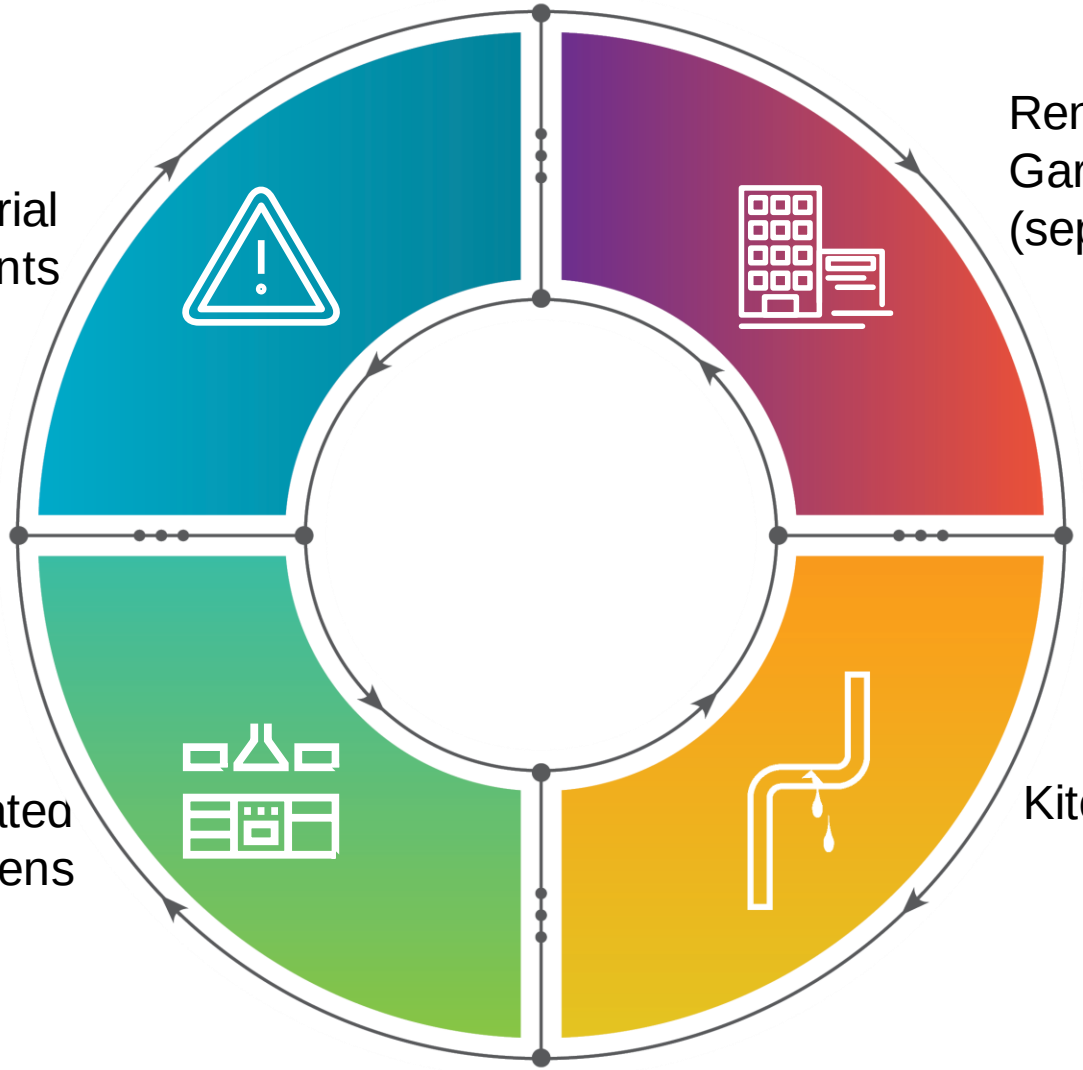
Hazardous Material Abatements

In-Unit Heating Optimization

Work Scope – Wyckoff Gardens

Hazardous Material Abatements

Renovations to the Wyckoff Gardens Community Centers (separate contract)



Newly Renovated Kitchens

Kitchen Waste Line System

Project Delivery Method Overview

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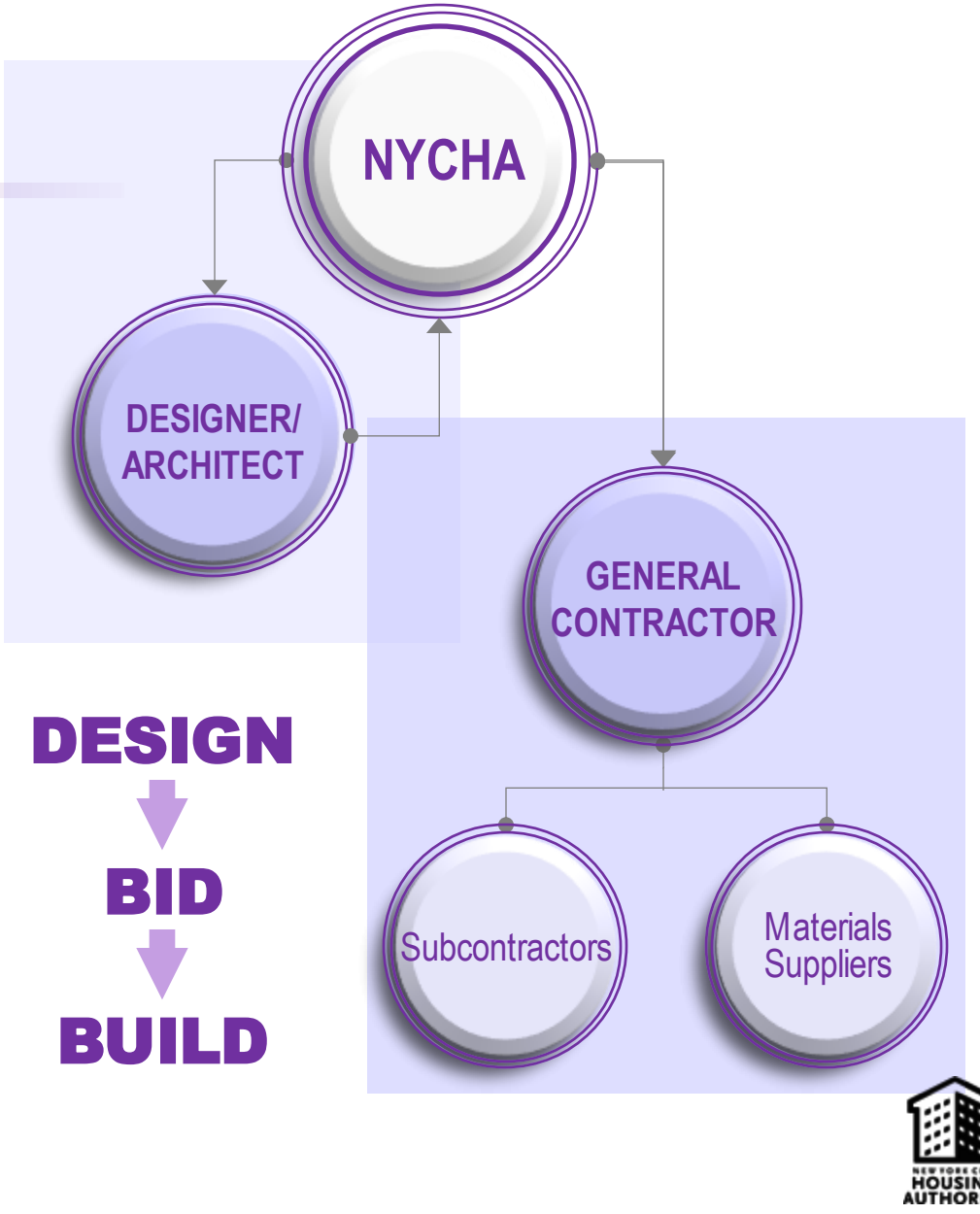
Traditional Project Delivery Method:
Design-Bid-Build

- There are two separate contracts **Designer** and **Contractor**.
- When the design phase is complete, the agency **then** procures a contractor.
- The construction contract is awarded based on the **lowest bid**.
- The designer and contractor do not have a **contractual relationship**.



Design-Bid-Build Challenges



Long time before construction can start because the designer must be selected and then complete the design.



Project is designed without valuable input from a contractor/ builder. Design mistakes and missing items can require change orders during construction that NYCHA must pay for.



The designer and contractor do not work as a team. They can blame each other for cost overruns and other problems.



“Lowest bidder” means the contractor is selected based on price alone.

New Legislation Offers Better Delivery of Capital Project

- Enacted in December 2019, the New York City Public Works Investment Act (PWIA) authorizes NYCHA and six other NYC agencies to use design-build contracts for public works projects.
- Before PWIA, the agencies were permitted to deliver capital projects using only design-bid-build.



NYCHA advocated for more tools for capital delivery based on **experience** and **input from residents**. **PWIA gives NYCHA further authorization to undertake design-build procurements.**

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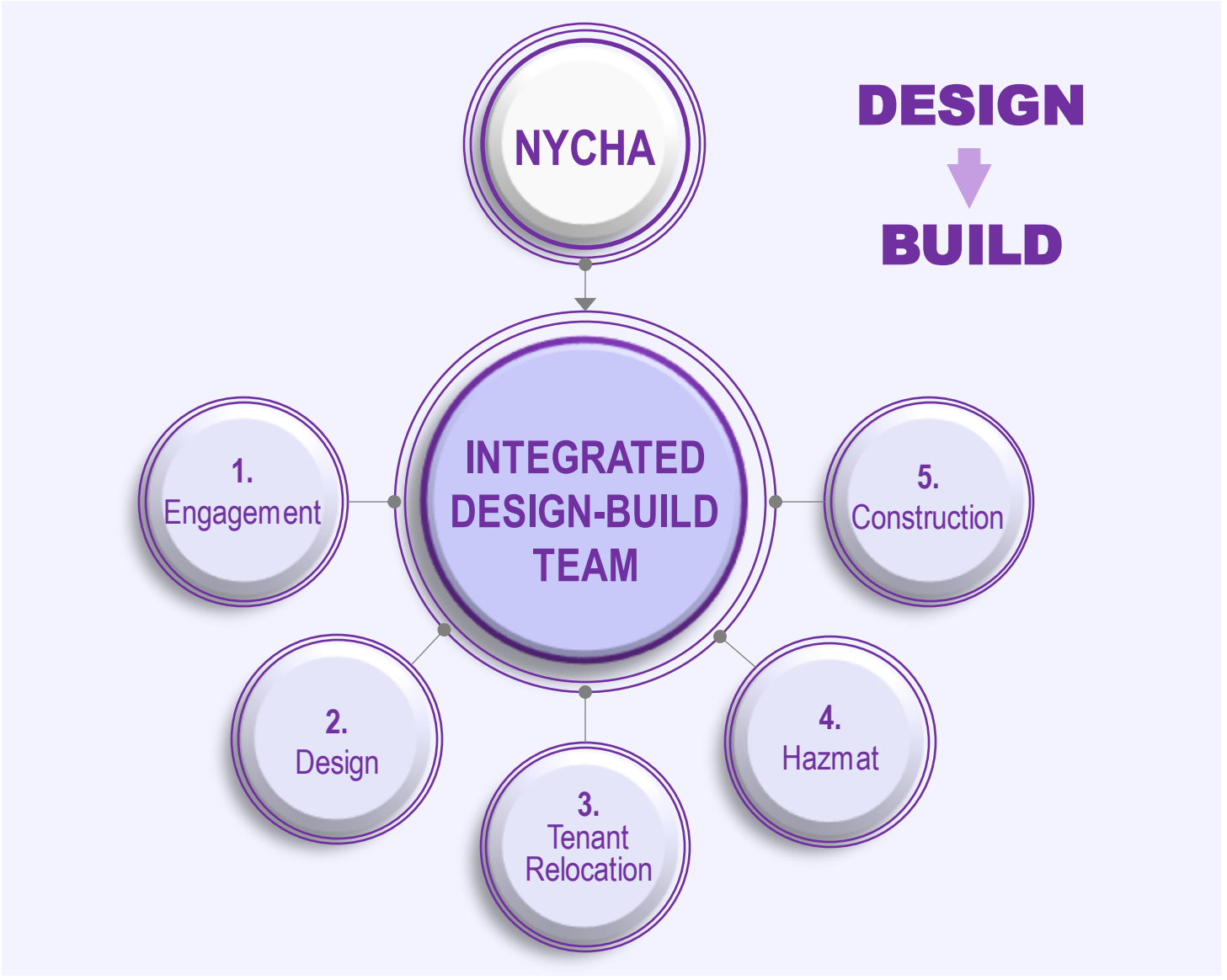
New Approach for Comp Mod: Integrated Design-Build

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

Single Point of Responsibility

Five Areas of Focus

Optimal Risk-Cost Allocation for NYCHA



Design-Build – Two-Step Procurement Process

NYCHA

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

1 REQUEST FOR QUALIFICATIONS (RFQ)

Identify and select the most highly qualified D-B teams

DESIGN-BUILD TEAM
DESIGN-BUILD TEAM
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SHORT LIST

2 REQUEST FOR PROPOSAL (RFP)

Specify the project's technical requirements and proposal evaluation criteria

DESIGN-BUILD TEAM
DESIGN-BUILD TEAM
DESIGN-BUILD TEAM

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
- Includes Proposal Stipends

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Ensuring the Selection of the **Best Team**!

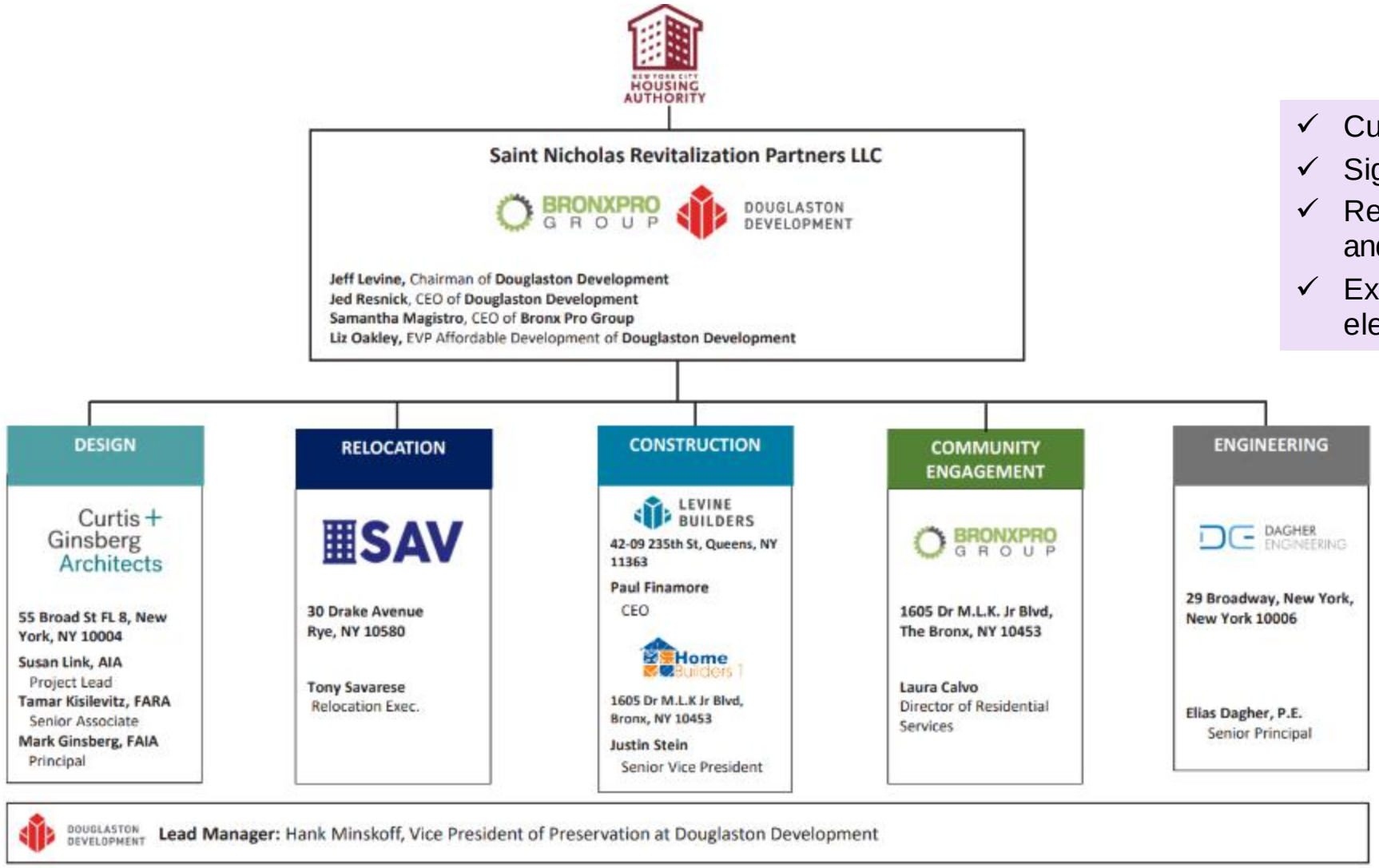
Good News!

Compared to selecting the lowest bidder contractor in Design-Bid-Build, contractors in D-B are selected based on **best value**.



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

Saint Nicholas Anticipated DB Team: SNRP



- ✓ Current PACT Partner at Linden
- ✓ Significant NYCHA design experience
- ✓ Relocation experience at Harlem River and other PHAs
- ✓ Experience with Passive House / major electrification

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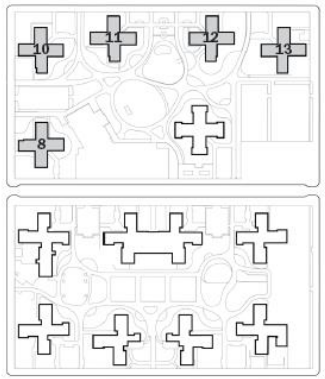
Saint Nicholas Preferred Proposal Highlights

BUILDING ENTRANCES - TYPE A | Buildings 8, 10, 11, 12, 13



Existing Building #13 entrance



Key Plan



Proposed Building #13 entrance

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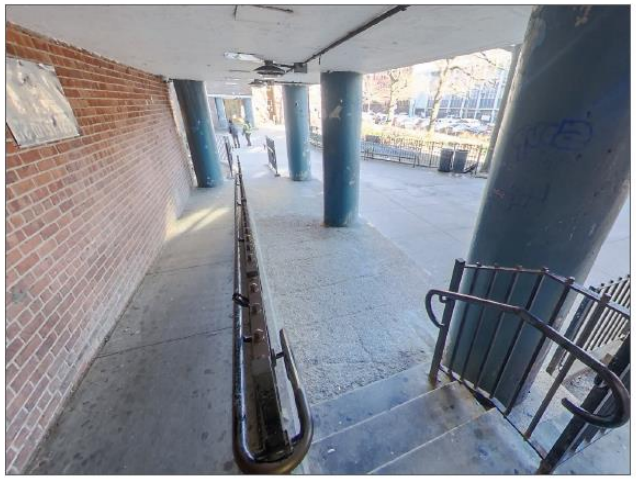
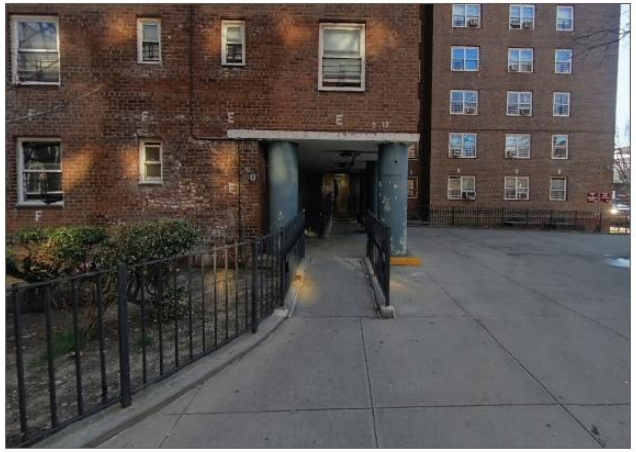
Saint Nicholas Preferred Proposal Highlights

BUILDING LOBBIES - TYPE B | Buildings 6, 7



Existing Building #7 porch



Existing Building #6



Proposed vestibule, mail area and recycling room Building #7

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Saint Nicholas Preferred Proposal Highlights



Apartment Kitchens



Baths

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Todt Hill Anticipated DB Team: Community Modernization Group



- ✓ NYCHA Operations/A&CM experience
- ✓ NYCHA relocation experience
- ✓ Significant NYC experience
- ✓ Involved throughout Comp Mod White Paper

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Todt Hill Preferred Proposal Highlights









Apartment Kitchens

Baths

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Todt Hill Preferred Proposal Highlights



Resident Temporary Relocation Overview

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Temporary Resident Relocation

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 <u>at this time</u>. This will be collaboratively planned with a relocation team well in advance of construction.

Short-Term Inconvenience for Long-Term Benefit



No one will be displaced

Relocation specialists will meet with each resident to create an **individualized family relocation plan**

Rents **will not** go up as a result of this work

Right to return to the same apartment (This will be provided in writing)

Property will **remain** under NYCHA Management (Section 9)

All reasonable moving **expenses** will be paid for by NYCHA

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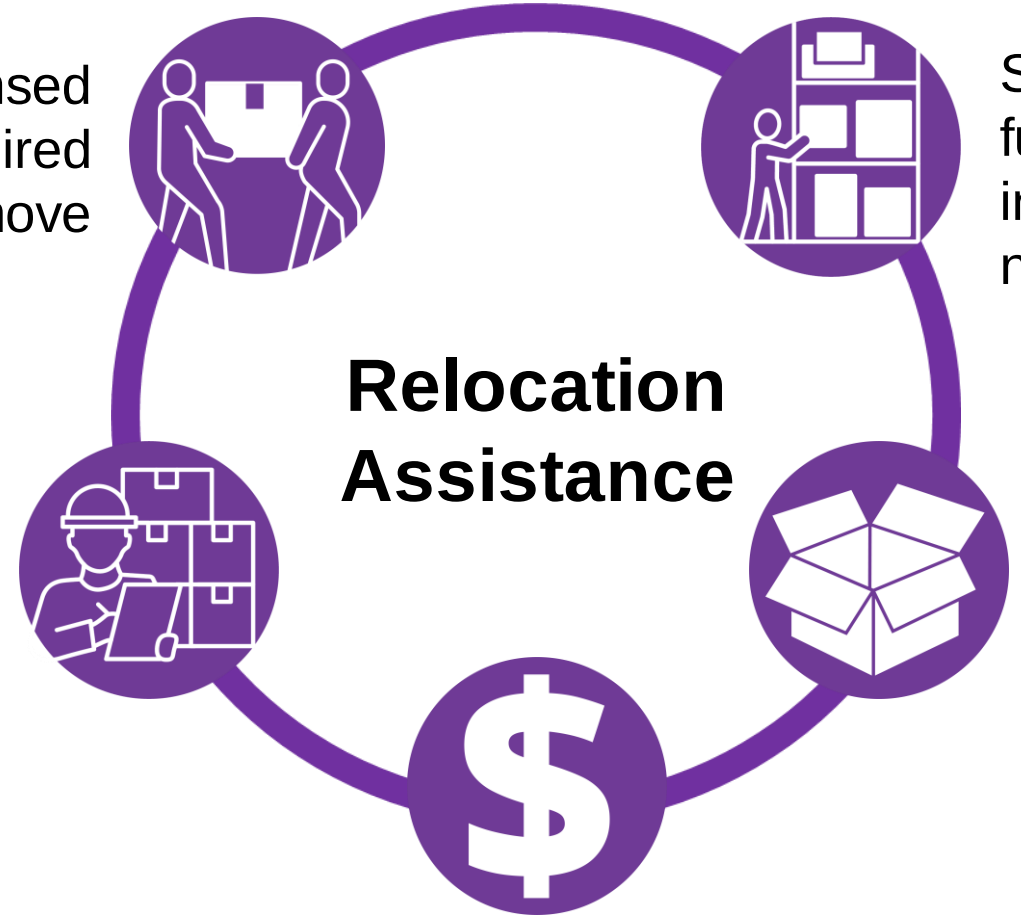
NYCHA will provide support every step of the way

Insured/licensed movers will be hired to handle the move

Storage space for furniture's will be arranged in nearby storage units, if needed



Dedicated liaisons to coordinate and assist with the move

Boxes and packing supplies will be provided

NYCHA will pay for all reasonable moving expenses

Resident & Operation Engagement

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Outreach and Communications



Monthly meetings with Tenant Association and Property Management

Resident update meetings at key milestones

Establishing Engagement Office at Todt Hill and Saint Nicholas

Community Events and Tenant Association Meeting Attendance (Family Day, TA meetings)

Community Visioning Sessions

Dedicated liaisons assigned for each site

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Engagement as of December 2023

Meetings Held/Attended	Flyers Distributed & Posted	Apartments Canvassed	Visioning Sessions
103	10,000+	336*	6

*Number reflects canvassing at Todt Hill only

Ongoing Resident Involvement

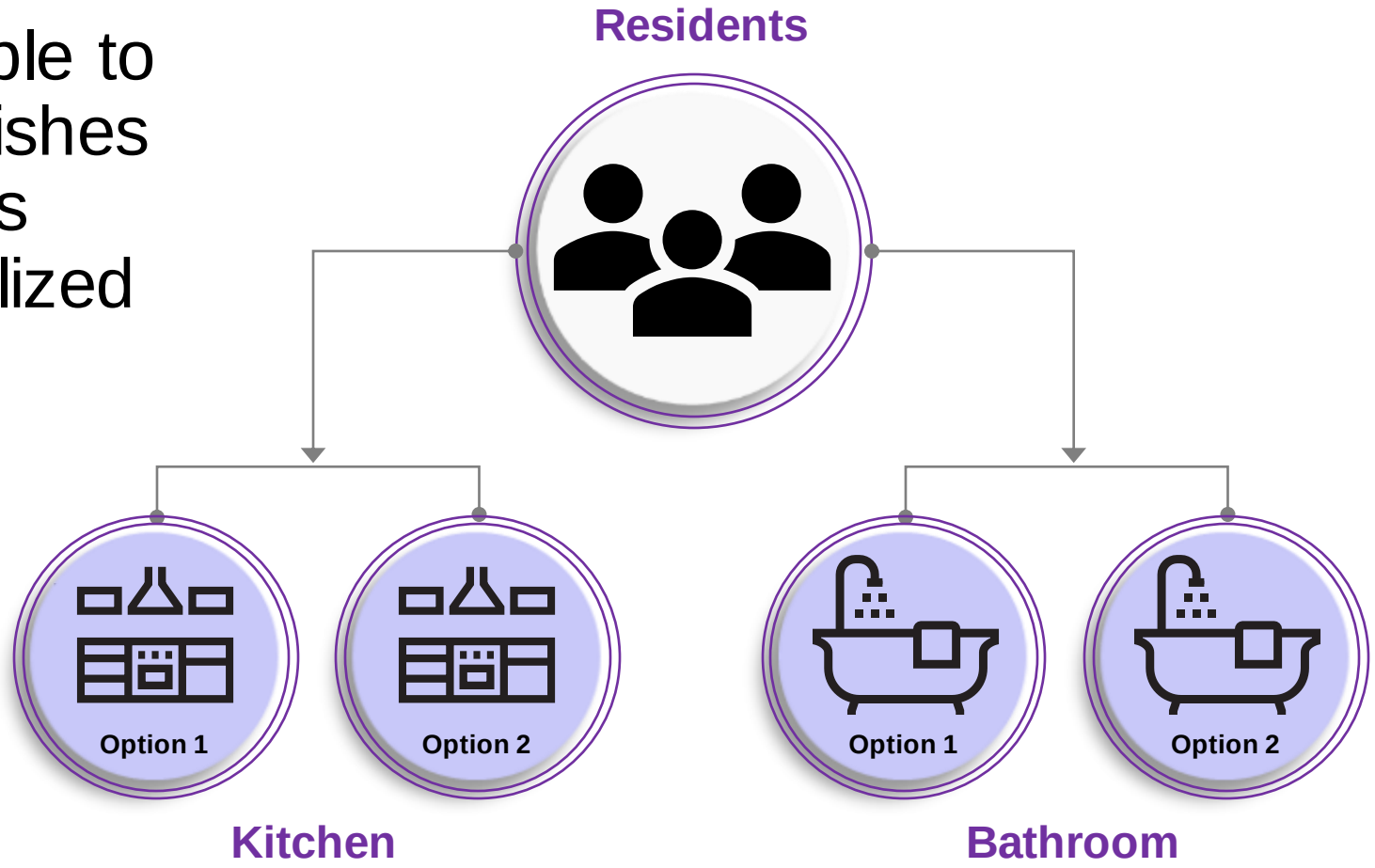
- **With D-B, residents will have a seat at the table!**
- The D-B Team will be required to engage with NYCHA tenants throughout the project at set milestones.
- Residents will have opportunities to provide input and will know what to expect throughout the project.





Residents Will Get to Vote on Certain Renovation Preferences

Residents will be able to provide input on finishes and material options as the scope is finalized



Design Build Touchpoints with NYCHA Operations

1. **In Procurement Phase:** NYCHA staff from various departments including the Property Management Team and / or NYCHA's technical teams on the selection committee for each site. Resident representative nominated by the TA

2. **During Design:** The D-B Team will meet with the Property Management Team to discuss any aspects of the design that will require updated maintenance procedures, scheduling of work, and overall progress.

3. **During Construction:** The D-B Team will regularly meet with Property Management and NYCHA Operations to discuss upcoming construction activities, materials/equipment staging, safety, and overall project progress.

4. **At Substantial Completion:** The D-B Team must provide operational information and training to the Property Management Team when necessary and ensure that any building management system and other tracking systems are functional and understood.

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Timeline & Next Steps

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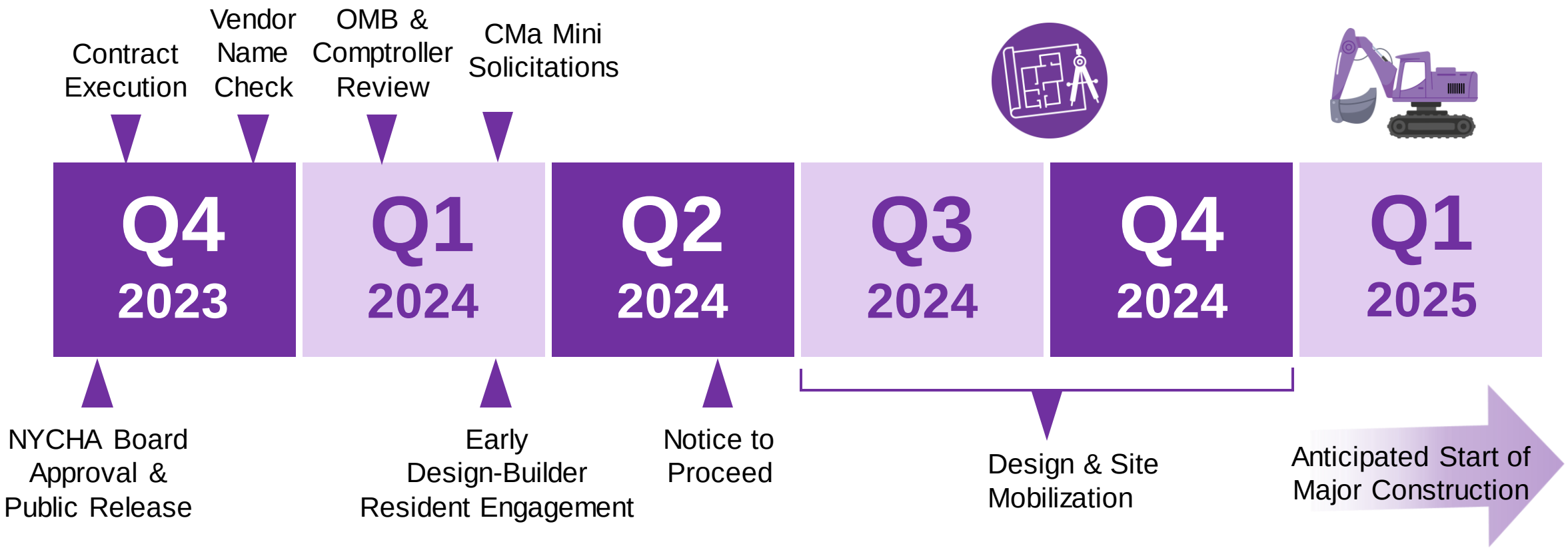
Timeline & Next Steps: Saint Nicholas and Todt Hill



Timeline & Next Steps: Gowanus and Wyckoff Gardens

Selection of the 3 Qualified Design Build Firms: **Complete**

Issue the Request for Proposals: **Complete**

Mini Solicitation of CMa firms : **Q2 2024**

Selection of the Design Build Firm : **In Progress (Mid 2024)**

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

Anticipated Start of Construction: **Early 2025**

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Thank You

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