



New York City Housing Authority Department of Recovery and Resilience

Coney Island Progress Report

June 2019



RECOVERY ——— & ———
RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

R&R History Timeline

NYCHA's Recovery and Resilience Department was created

February 2014

Construction begins at Lower East Side

August 2015

\$201 million in major Sandy construction underway

December 2016

NYCHA has spent over \$1 billion on recovery and resilience work and awarded over \$2.2 billion in contracts

December 2018



October 2012

Superstorm Sandy impacted NYC



March 2015

Initial agreements for over \$3 billion in funding for 33 NYCHA developments

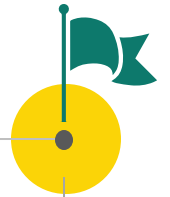
December 2015

NYCHA gets access to nearly \$3 billion in disaster recovery funding



December 2017

\$1.85 billion in contracts awarded and construction underway at 27 developments



December 2022

Construction is expected to be completed by the end of the year



RECOVERY & RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Superstorm Sandy Damage



Utilities and
systems



Structures
and interiors



Ground and
playgrounds

Superstorm Sandy Impact

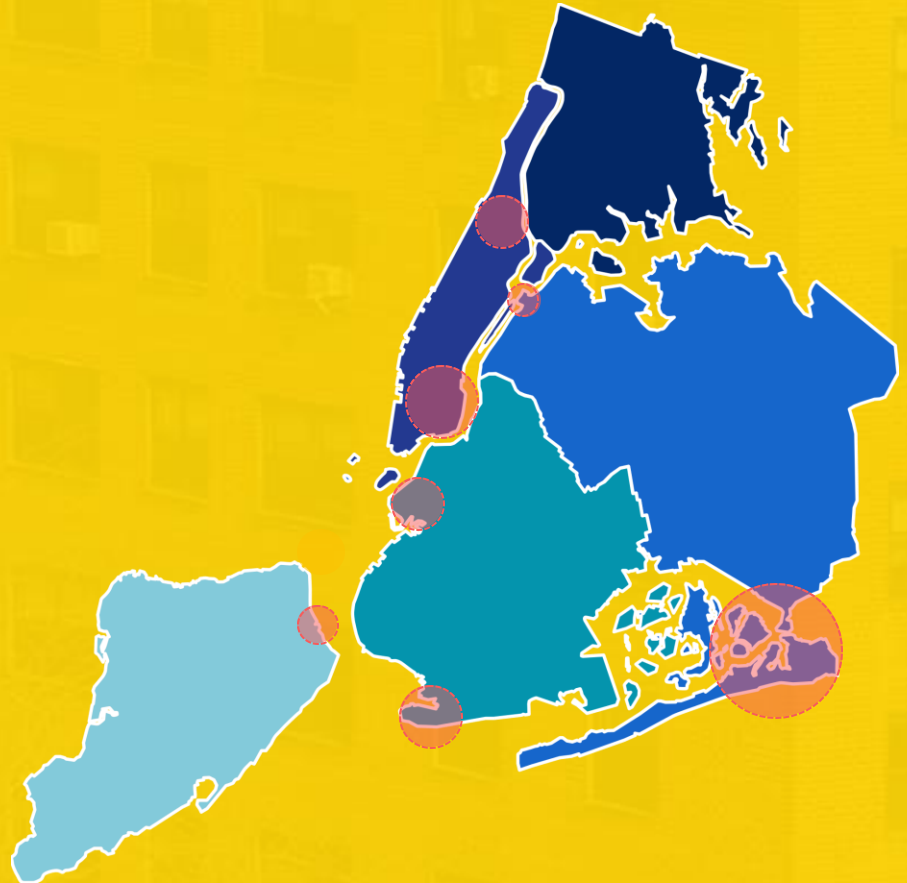
4 boroughs

35 sites

200+ buildings

60,000 residents

+\$3 billion of investment



RECOVERY — & — RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Program Status

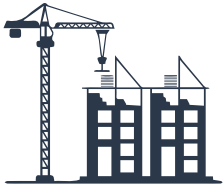
[Tinyurl.com/SandyRecovery](https://tinyurl.com/SandyRecovery)



35 developments
with major
construction
awarded



Over \$2.4B in contracts
and \$1.45B spent



196 buildings
benefitting from
active
construction



Anticipated
program
completion by
2022



RECOVERY ——— & ———
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NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Recovery & Resilience Funding and Scope

01.

MEP Repairs

02.

Playgrounds

03.

Site Restoration



**RECOVERY — & —
RESILIENCE**

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Recovery & Resilience Funding and Scope



01. Surge Protection
02. Building Reinforcement
03. Infrastructure Upgrades



RECOVERY — & — RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

R&R Scope: Surge Protection

1

WET FLOODPROOFING

Allows floodwaters to pass through parts of a structure without endangering structural stability



2

DRY FLOODPROOFING

Prevents floodwaters from entering a structure through the use of impermeable materials and flood barriers



RECOVERY — & — RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

R&R Scope: Surge Protection



**RECOVERY —&—
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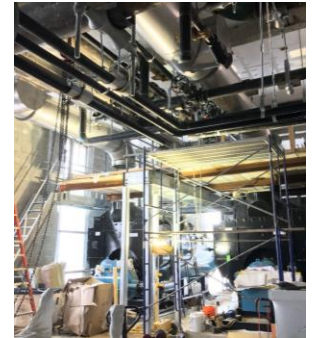
NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

R&R Scope: Building Reinforcements



**RECOVERY —&—
RESILIENCE**
NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

R&R Scope: Infrastructure Updates



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NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



Coney Island 4&5 Progress Overview



**RECOVERY — & —
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NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

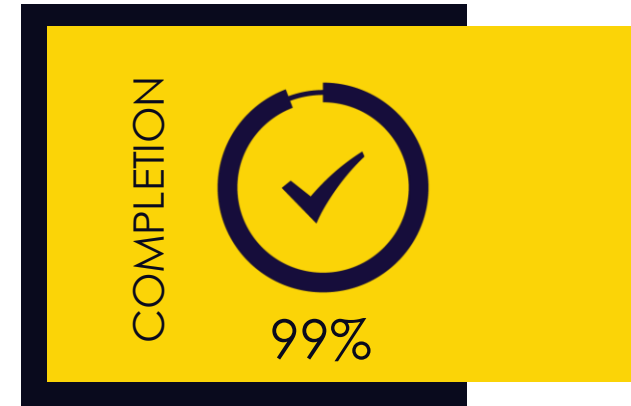
Construction Report

Status: **In Construction**

Start: Q2 2016

Anticipated Completion: **Q4 2019**

Est. Total Expenditure: **\$69M**



MILESTONES

- Project is approximately **99% complete**
- Community Center was completed and turned over to NYCHA property management on May 1, 2019
- Mechanical, electrical, and plumbing equipment annexes have been constructed
- Boiler equipment was turned over to NYCHA property management on June 27, 2019.
- The building roof has been completely replaced
- Two standby generators have been lifted into place at the building roof

Construction Report

ONGOING ACTIVITIES

- Electrical connections and testing for standby generators and automatic transfer switch equipment

UPCOMING ACTIVITIES

- Installation of security door access and system integration items for the main entrance doors
- Training for Coney Island 4 & 5 property management personnel on how to manage new building equipment systems

Coney Island 4&5



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NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



Construction Progress



**RECOVERY — & —
RESILIENCE**

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Engagement Report

RECENT/UPCOMING ACTIVITIES

NYCHA R&R met with property manager to provide project updates in **June 05, 2019.**

Engagement by the numbers



Meetings
Attended

318



Phone
Calls

16,855



Flyers
Distributed

5,041

Updated: June
2019

Coney Island 4&5



RECOVERY ——— & ———
RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



Coney Island 1B Progress Overview



**RECOVERY — & —
RESILIENCE**

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

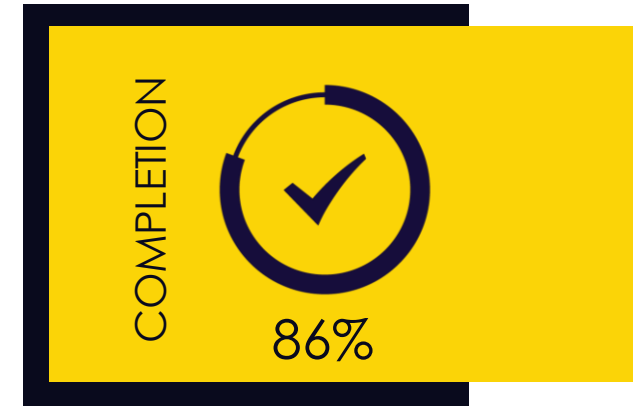
Construction Report

Status: **In Construction**

Start: Q3 2016

Anticipated Completion: **Q3 2019**

Est. Total Expenditure: **\$30M**



MILESTONES

- Project is approximately 86% complete
- The building roof has been completely replaced
- All structural steel for the new boiler building has been installed
- New boiler equipment has been rigged into place at the new boiler building

Coney Island 1B (Unity Towers)



RECOVERY — & — RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Construction Report

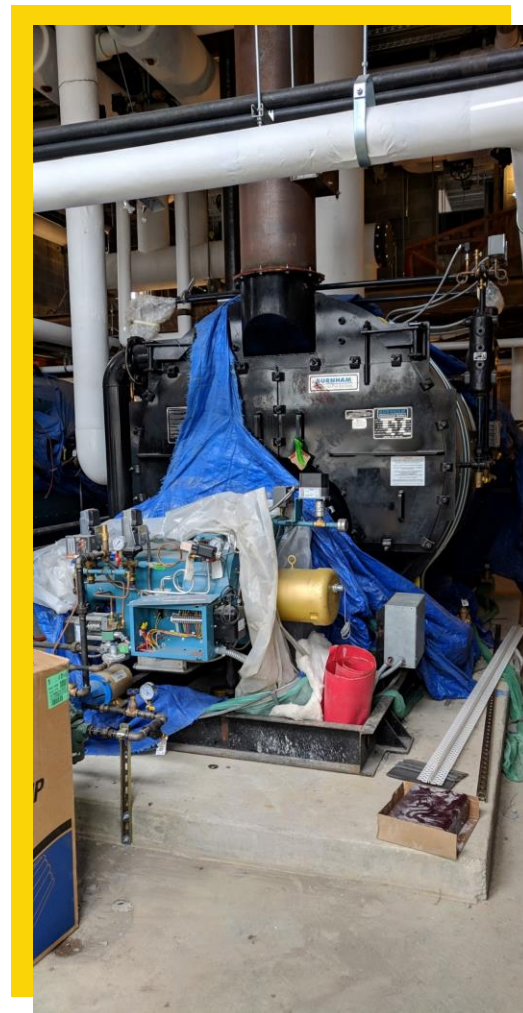
ONGOING ACTIVITIES

- Installation of the new boiler equipment
- Reinforcement of the boiler building with concrete masonry units (CMU)
- Installation of glazed brick at the new building

UPCOMING ACTIVITIES

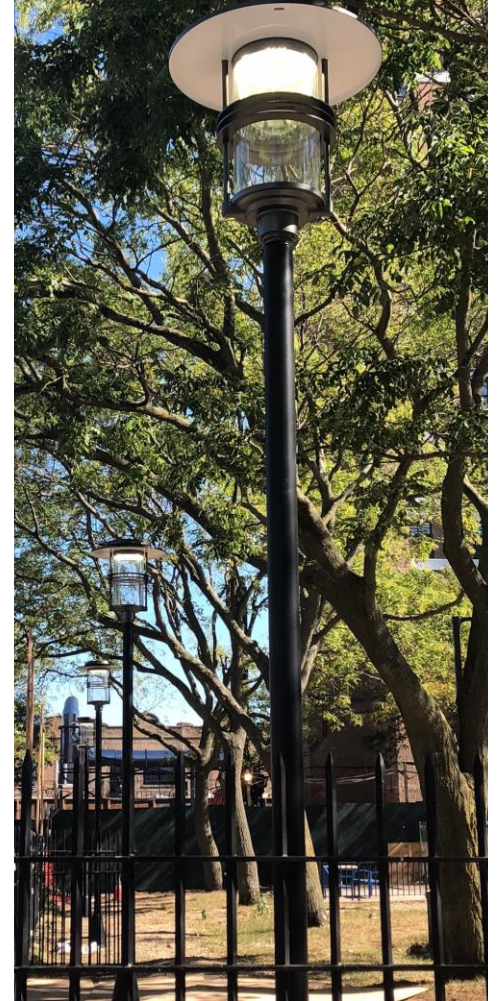
- Application of fireproofing material in new boiler building
- Installation of electrical controls wiring

Coney Island 1B (Unity Towers)



**RECOVERY — & —
RESILIENCE**

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



Construction Progress



**RECOVERY ——— & ———
RESILIENCE**

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Engagement Report

Engagement by the numbers



Meetings
Attended

309



Phone
Calls

2,910



Flyers
Distributed

3,998

Updated: June
2019

Coney Island 1B (Unity Towers)

RECENT/UPCOMING ACTIVITIES

NYCHA R&R met with the Tenant Association President and the Construction Management on **June 12** to provide project updates.

NYCHA R&R will attend the next Tenant Association meeting on **July 10, 2019**.



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RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



Coney Island Houses Progress Overview



**RECOVERY — & —
RESILIENCE**

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

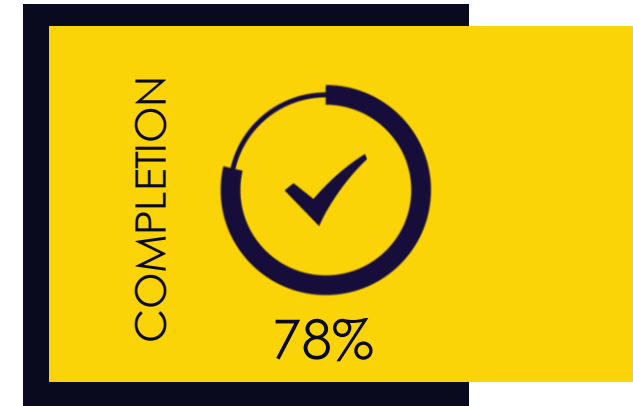
Construction Report

Status: **In Construction**

Start: Q1 2017

Anticipated Completion: **Q1 2020**

Est. Total Expenditure: **\$87M**



MILESTONES

- Project is approximately 78% complete
- All building roofs have been completely replaced
- Five standby generators have been lifted into place at building roofs
- Construction of the structural steel for the new boiler building/multipurpose space is complete

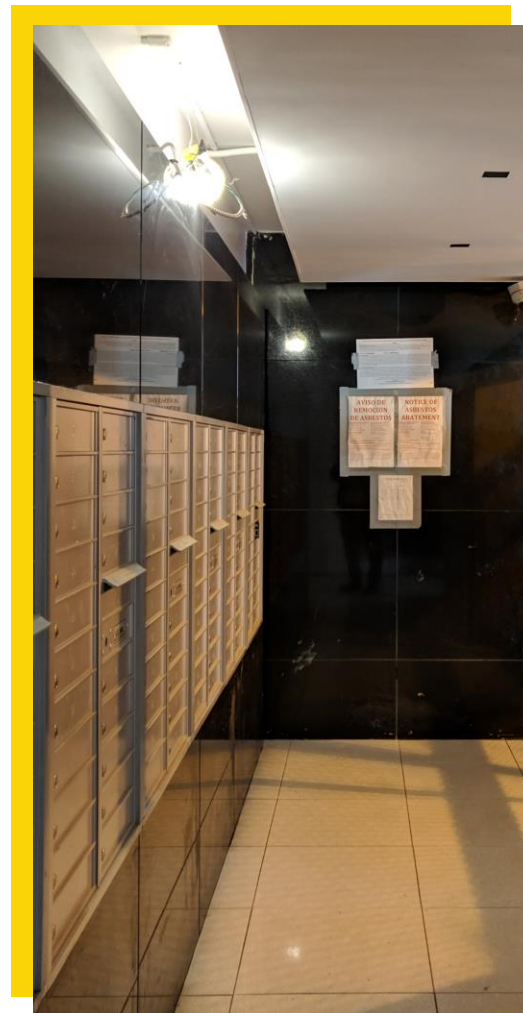
Construction Report

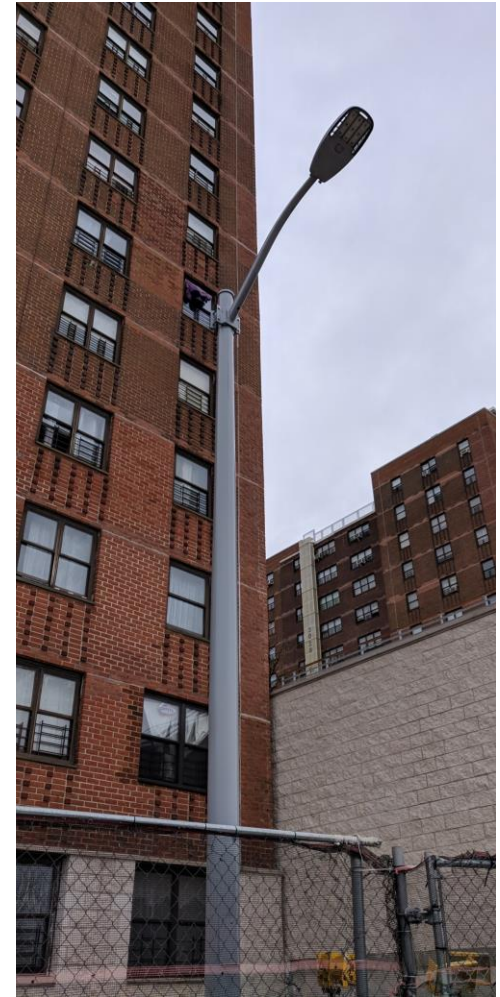
ONGOING ACTIVITIES

- Lobby renovation at building 4 and 5
- Installation of the metal decking for the roof of the new boiler building/multipurpose space
- Reinforcement of the boiler building/multipurpose space with concrete masonry units (CMU)
- Final electrical connections for new electrical equipment at annexes

UPCOMING ACTIVITIES

- Installation of the brick façade at the new boiler building/multipurpose space
- Installation of terrazzo tile at all building main lobbies





Construction Progress



RECOVERY ——— & ———
RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Engagement Report

Engagement by the numbers



Meetings
Attended

368



Phone
Calls

12,996



Flyers
Distributed

6,380

Updated: June
2019

RECENT/UPCOMING ACTIVITIES

NYCHA R&R met with the Tenant Association President on **May 28, 2019** to provide a project update.

NYCHA R&R will attend the Family Day event in **August, 2019**.



Gravesend Houses Progress Overview



**RECOVERY — & —
RESILIENCE**

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

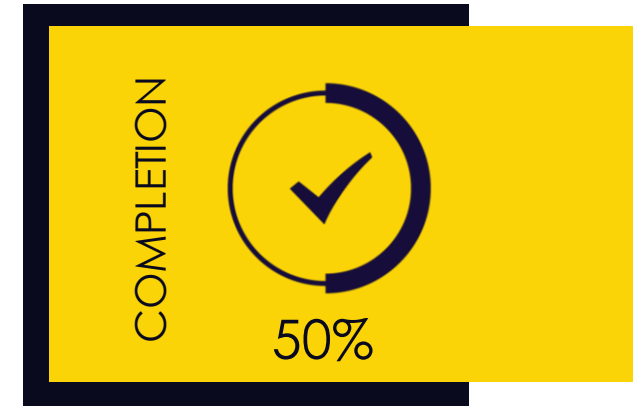
Construction Report

Status: **In Construction**

Start: Q3 2017

Anticipated Completion: **Q4 2020**

Est. Total Expenditure: **\$164M**



MILESTONES

- Project is approximately 50% complete
- Exterior and interior site lighting have been replaced at all buildings
- Roofs have been completely replaced at 13 of 15 buildings
- Gas risers have been replaced in buildings 3, 4, 5, 6, 7 and 8 to limit the risk of future gas leaks and shutdowns
- Concrete structural slabs have been installed at all 15 crawl spaces

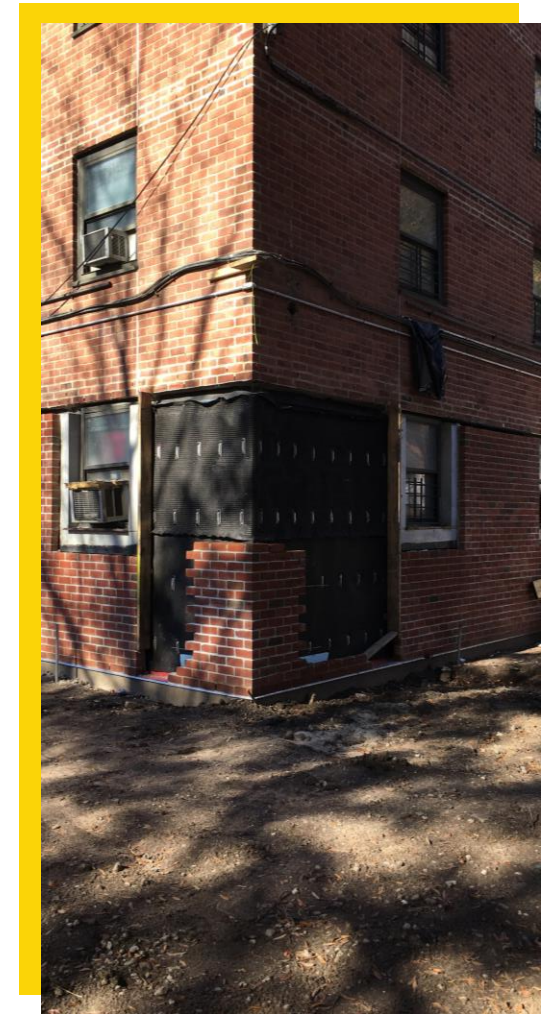
Construction Report

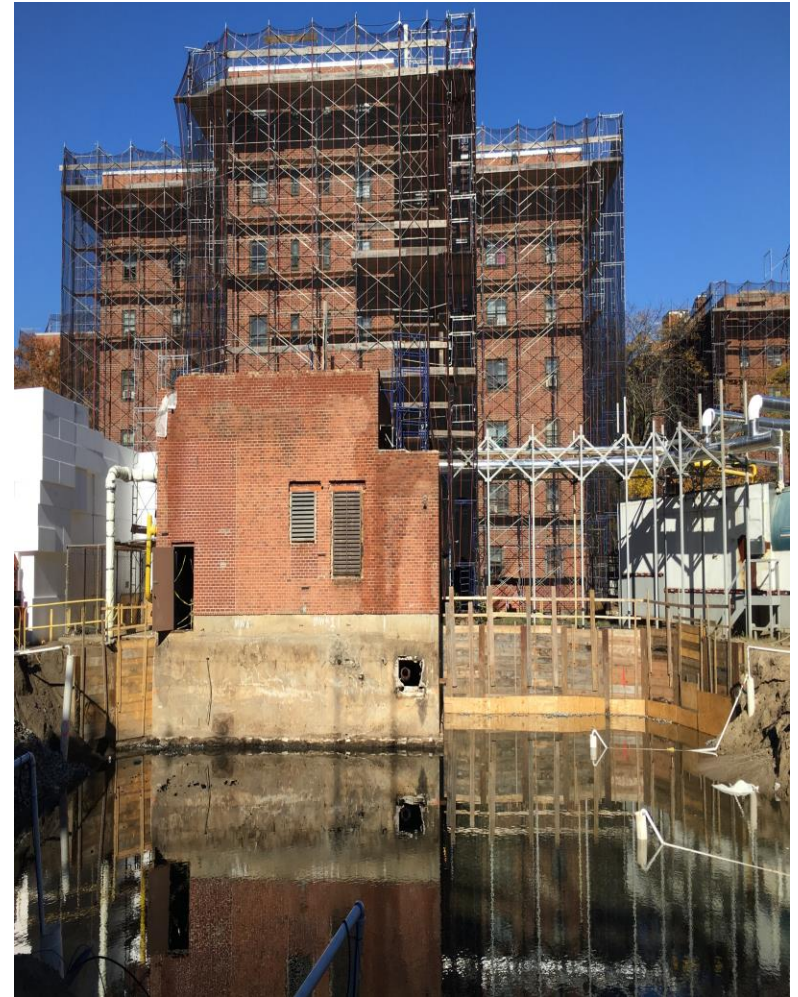
ONGOING ACTIVITIES

- Waterproofing and reinforcement of first-floor facades at all buildings
- Construction of new boiler and generator building next to building 13
- Installation of new electrical feeder lines throughout the site.
- Installation of new steam lines and return condensate lines throughout the site.
- Replacement of gas risers at buildings 9 and 14

UPCOMING ACTIVITIES

- Installation of new steam, water, sanitary and condensate piping
- Miscellaneous electrical work
- Restoration of gas service to building 14 expected in the next two weeks





Construction Progress



RECOVERY —&— RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Engagement Report

RECENT/UPCOMING ACTIVITIES

NYCHA R&R attended the Tenant Association meeting on **June 27, 2019** to provide project updates.

Engagement by the numbers



Meetings
Attended

317



Phone
Calls

7,506



Flyers
Distributed

4,114

Updated: June
2019

Gravesend Houses



RECOVERY ——— & ———
RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



Haber Houses Progress Overview



**RECOVERY — & —
RESILIENCE**

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

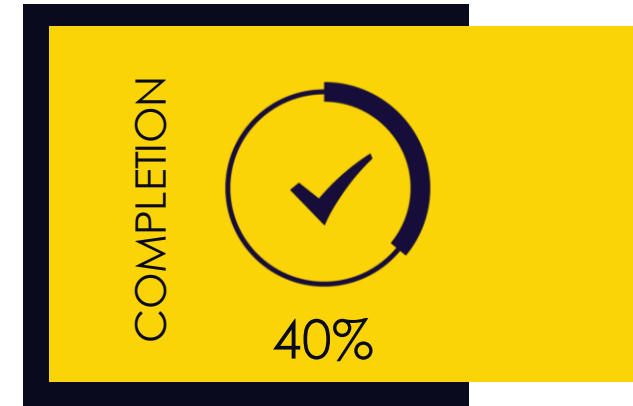
Construction Report

Status: **In Construction**

Start: Q2 2017

Anticipated Completion: **Q3 2020**

Est. Total Expenditure: **\$52M**



MILESTONES

- Project is approximately 40% complete
- Interior lights have been replaced in all building hallways
- Demolition of the existing roofs and abatement of asbestos containing material at buildings 1 and 3 are complete
- All underground plumbing has been fully installed

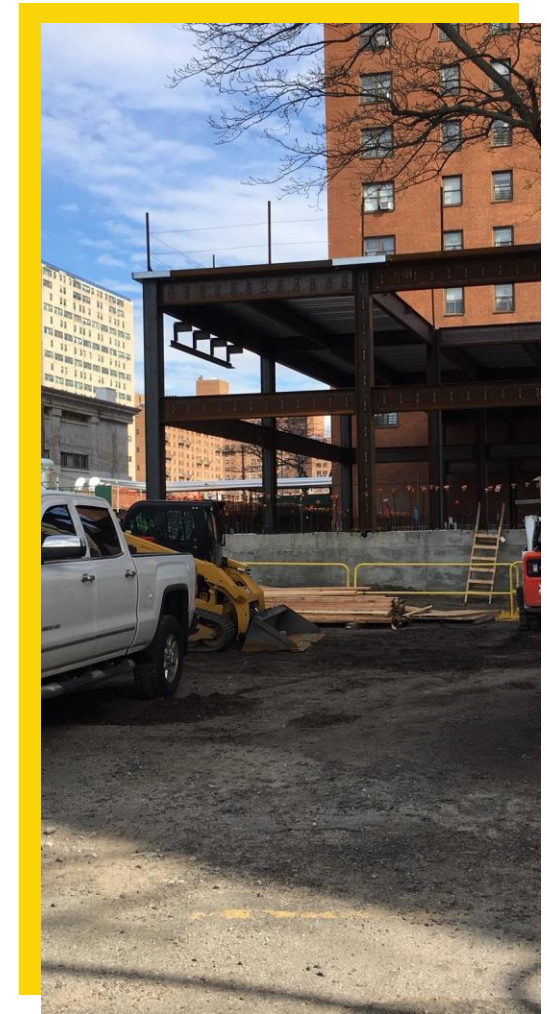
Construction Report

ONGOING ACTIVITIES

- Roof replacement work at buildings 1 and 3
- Installation of steam, hot water supply, and return lines at buildings 1, 2, and 3
- Excavation for new electrical conduit
- Construction of two new electrical annexes and one boiler annex

UPCOMING ACTIVITIES

- Installation of new exhaust fans in apartments and hallways in building 1, 2 and 3
- Completion of structural steel for all 3 annex buildings
- Construction of temporary community center space in building 2





Construction Progress



RECOVERY — & — RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Engagement Report

Engagement by the numbers



Meetings
Attended

293



Phone
Calls

3,499



Flyers
Distributed

5,309

Updated: June
2019

Haber Houses

RECENT/UPCOMING ACTIVITIES

NYCHA R&R met with the Tenant Association President on **May 29, 2019** to provide a project update.

NYCHA R&R attended the Tenant Association meeting on **June 26, 2019** to provide project updates.



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NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



Carey Gardens Progress Overview



**RECOVERY — & —
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NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

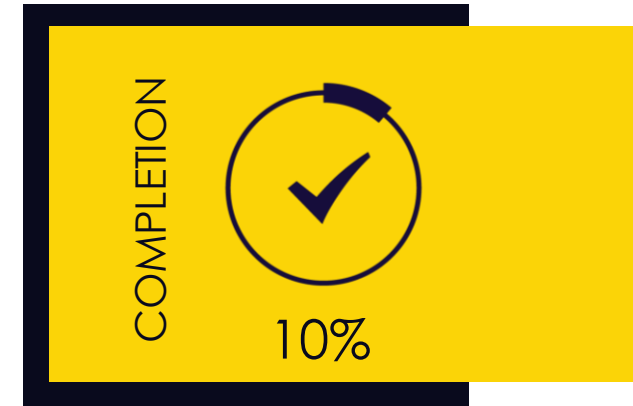
Construction Report

Status: **In Construction**

Start: Q4 2017

Anticipated Completion: **Q4 2021**

Est. Total Expenditure: **\$128M**



MILESTONES

- Project is approximately 10% complete
- All piles have been driven into the ground to provide foundational support for the future Community Services Center (CSC)

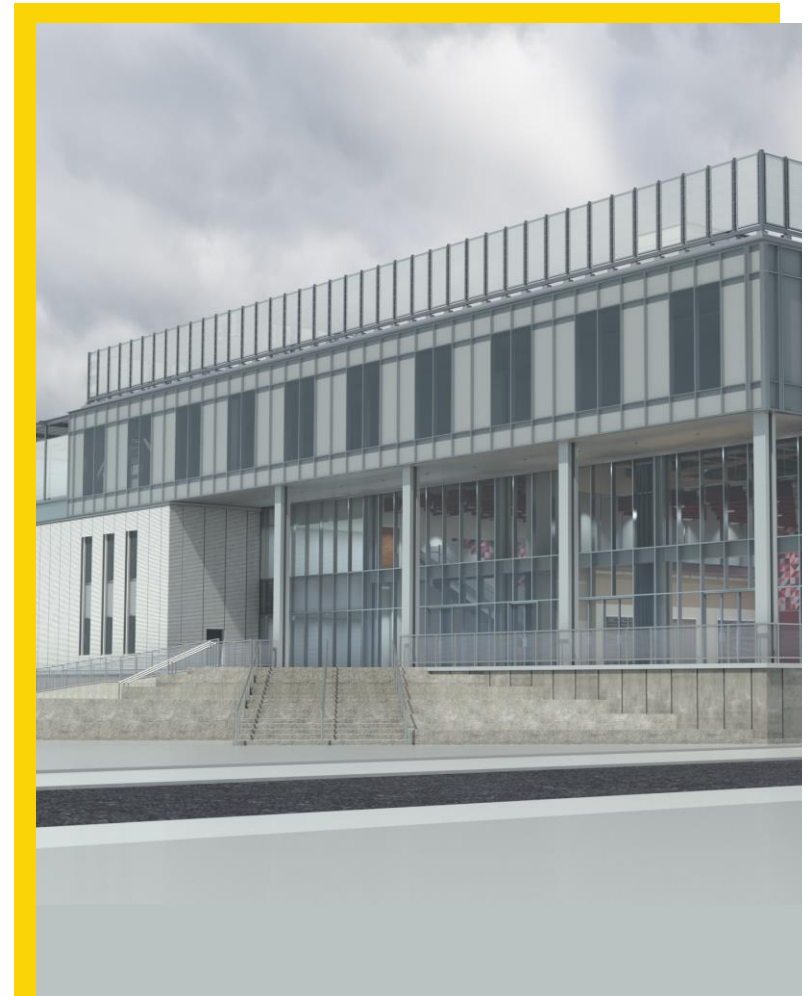
Construction Report

ONGOING ACTIVITIES

- Asbestos abatement at all building basements
- Leveling of crawl spaces at all buildings
- Drilling of piles for MEP buildings

UPCOMING ACTIVITIES

- Construction of the CSC building foundation
- Roof replacement at building 1



Engagement Report

Engagement by the numbers



Meetings
Attended

286



Phone
Calls

4,092



Flyers
Distributed

6,497

Updated: June
2019

Gerald J. Carey Gardens

RECENT/UPCOMING ACTIVITIES

NYCHA R&R will attend the next Tenant Association meeting on **June 28, 2019** to provide a project update.

NYCHA R&R will attend and provide assistance on the Family Day on **August 10, 2019**.



RECOVERY ——— & ———
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NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Challenges & R&R Efforts

CHALLENGE:

Limited Construction Progress by the Sandy contractor, Dobco, Inc.

Ongoing and Upcoming Efforts:

Meetings with the Sandy contractor to reinforce contractual obligations and expectations

Personnel changes

Preliminary steps towards corrective legal action

R&R PROGRESS:



133 piles have been driven into the ground as part of the construction of the new Community Services Center (CSC)



Construction of the foundations for the mechanical, electrical, plumbing (MEP) additions by building 1 and 3 is underway



Removal of 5 unused site storage containers to facilitate construction and help reduce the rodent population



RECOVERY — & — RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



Coney Island Sites (O'Dwyer, Surfside and Site 8) Progress Overview



**RECOVERY — & —
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NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Construction Report

Status: **In Construction**

Start: Q4 2017

Anticipated Completion: **Q4 2022**

Est. Total Expenditure: **\$275M**

*Coney Island Sites, due to its size (encompassing three developments) and complexity, poses unique challenges. As a result, the project required to be tackled in **three different phases**.*



- ✓ **Phase 1:** Roof replacement and (LL11) exterior façade resurfacing
- ✓ **Phase 2:** Revocable Consent / Street Crossings Utilities Installation
- ✓ **Phase 3:** Main Recovery and Resilience Scope

Construction Report

MILESTONES

Total Project is approximately 12% complete
(including all phases)

COMPLETION



12%

PHASE 1

Roof replacement and (LL1 1) exterior façade resurfacing

- Project is approximately 88 percent complete
- Major roof replacement work at Site 8, Surfside buildings 1, 2, 3, 4 & 5 and O'Dwyer buildings 1, 3, and 4 are complete
- Sidewalk sheds and fences by Site 8 and Surfside buildings 1, 2, and 3 have been removed

Coney Island Sites (O'Dwyer, Surfside, Site 8)



**RECOVERY — & —
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NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Construction Report

PHASE 2

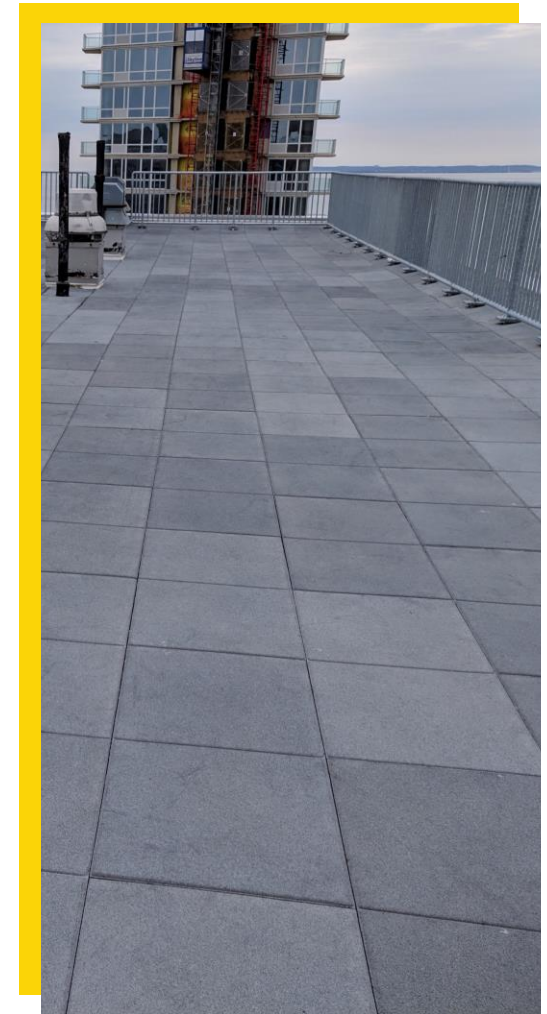
Revocable Consent / Street Crossings
Utilities Installation

- Project is 100 percent complete
- Installation of underground utilities for future annex buildings to house generators and new boiler systems at W 33rd and W 35th Street crossings are complete

PHASE 3

Main Recovery and Resilience Scope

The main phase of the Coney Island Sites project is anticipated to start by the end of 2019. *This project is being refined and revamped.



Challenges & R&R Efforts

1 CHALLENGE

Completing All Critical Scope of Work Items While Staying Within Budget and Limiting the Impact to Residential Areas

Ongoing and Upcoming Efforts:



Review and refine previous design to incorporate infrastructure efficiencies and architectural simplifications, and reduce non-critical aspects of the project. Specifically:

- Reduce the size of new annexes
- Relocate new electrical distribution panels/switchgear from new MEP annexes to second-floor apartments of existing buildings while impacting **less than 1%** of total apartments (reduction from approximately 40 affected apartments to 9).
- Reduce the intricacy of façade on new buildings
- Eliminate lobby lighting, ceiling/wall finishes, and terrazzo floor finishes
- Refine recreational areas scope of work



Re-release for bid by end of summer



RECOVERY & RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Challenges & R&R Efforts

2 | CHALLENGE: Facilitating Resident Relocation Process

Ongoing and Upcoming Efforts:

- ✓ Continue stakeholder engagement
- ✓ Identify comparable apartment vacancies for residents in the Coney Island area
- ✓ Coordinate move out process with resident(s) and moving company – expenses covered by NYCHA

Timeline

- ✓ Re-release for Bid by end of summer
- ✓ Anticipated Construction
Start: Q4 2019
- ✓ Anticipated Completion:
Q4 2022



RECOVERY — & — RESILIENCE

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Engagement Report

Engagement by the numbers



Meetings
Attended

426



Phone
Calls

11,977



Flyers
Distributed

18,075

Updated: June
2019

RECENT/UPCOMING ACTIVITIES

NYCHA R&R met the Tenant Association President at O'Dwyer on **May 15, 2019** and provided a project update.

NYCHA R&R will attend Surfside Gardens Family Day on **August 3, 2019**.

Coney Island Sites (O'Dwyer, Surfside, Site 8)



RECOVERY — & — **RESILIENCE**

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

Section 3

NYCHA is subject to HUD's Section 3 goals, where at least 30% of job training, new employment, and contracting opportunities are directed to low or moderate-income residents to the greatest extent feasible, in connection with projects and activities in their neighborhoods.

PROGRAM-WIDE REPORT

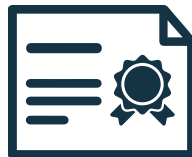
1



>770

Section 3
New Hires

2



175

Pre-apprenticeship
training graduates



**RECOVERY ——— & ———
RESILIENCE**

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



**Don't FORGET to gear up with
your Personal Protective
Equipment (PPE)**



**RECOVERY — & —
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NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM



THANK YOU |

NYCHA's Department of Recovery and Resilience
Disaster.Recovery@nycha.nyc.gov – 212-306-8532
tinyurl.com/SandyRecovery



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