



Gowanus Houses Community Update

Comprehensive Modernization Department Work Scope

Agenda

- **Project Recap**
 - Work Scope**
 - Temporary Relocation**
 - Timeline & Next Steps**
 - Q&A**

Gowanus Neighborhood Plan





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



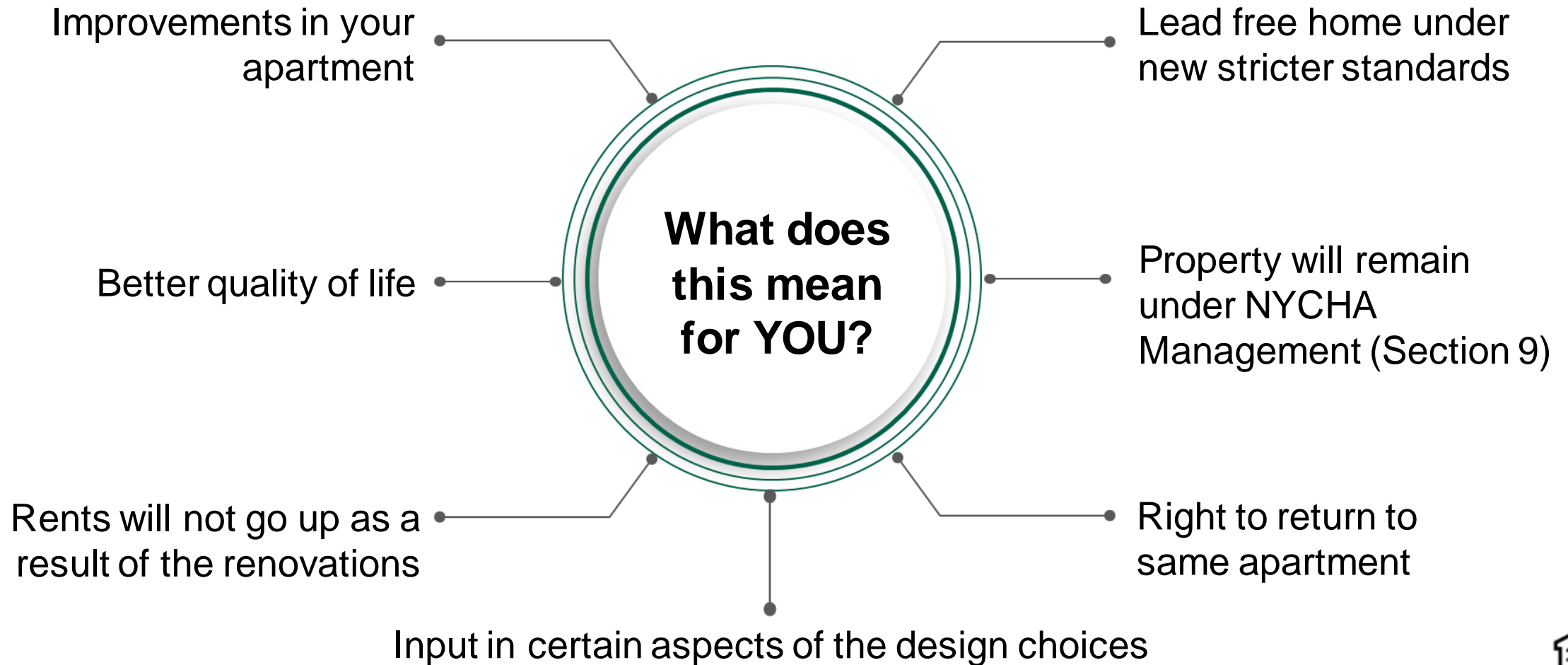
Thanks to the decade-long community engagement between City Council, CB 6, and residents, **\$200M** is being invested at two NYCHA sites as part of the plan. Gowanus will also receive **\$23M** in State funding for elevator work

NYCHA will use the funding to deliver interior apartment renovations and elevator replacements

Funding Allocation

	Gowanus
Residents 	2,604+
Total Units 	1,139
Buildings 	15
Funding 	\$167,000,000

Funding is an Opportunity!



Engagement Process

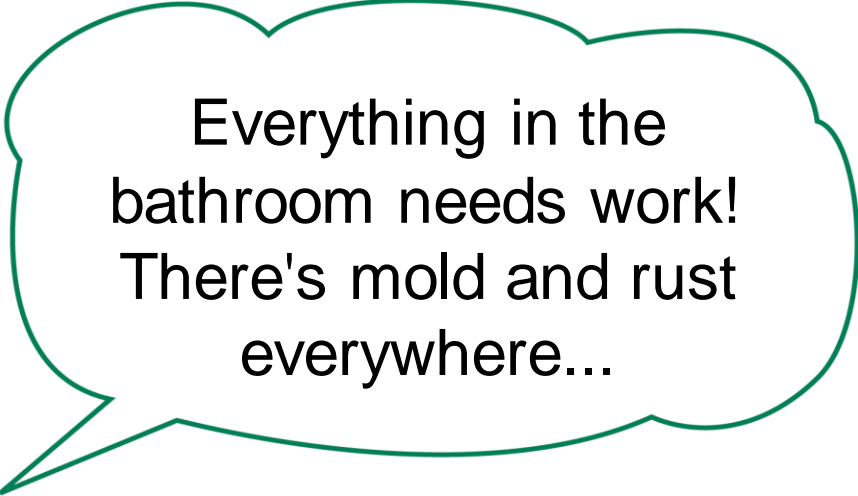
- 1 May 2022:** Meeting with TA leadership and elected representatives.
- 2 July 2022:** First Community Meeting
- 3 November 2022:** Community Visioning Workshop
- 4 July 2023:** Gowanus Family Day Engagement



Monthly meetings with TA, Property Management, and Elected Offices ensured that community concerns were identified, and decisions were made collectively

What We Heard

- Temporary relocation the top concern
- Need for more storage space in kitchen and bathroom
- Desire for quality materials and heat-resistant countertops
- Preference for new paint colors and flooring in kitchen and bathroom area
- Mold, grime, and rust reported in over half of surveyed residents.



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



A modernistic kitchen would be nice...

Agenda

- **Project Overview**
- **Work Scope**
- **Temporary Relocation**
- **Timeline**
- **Q&A**

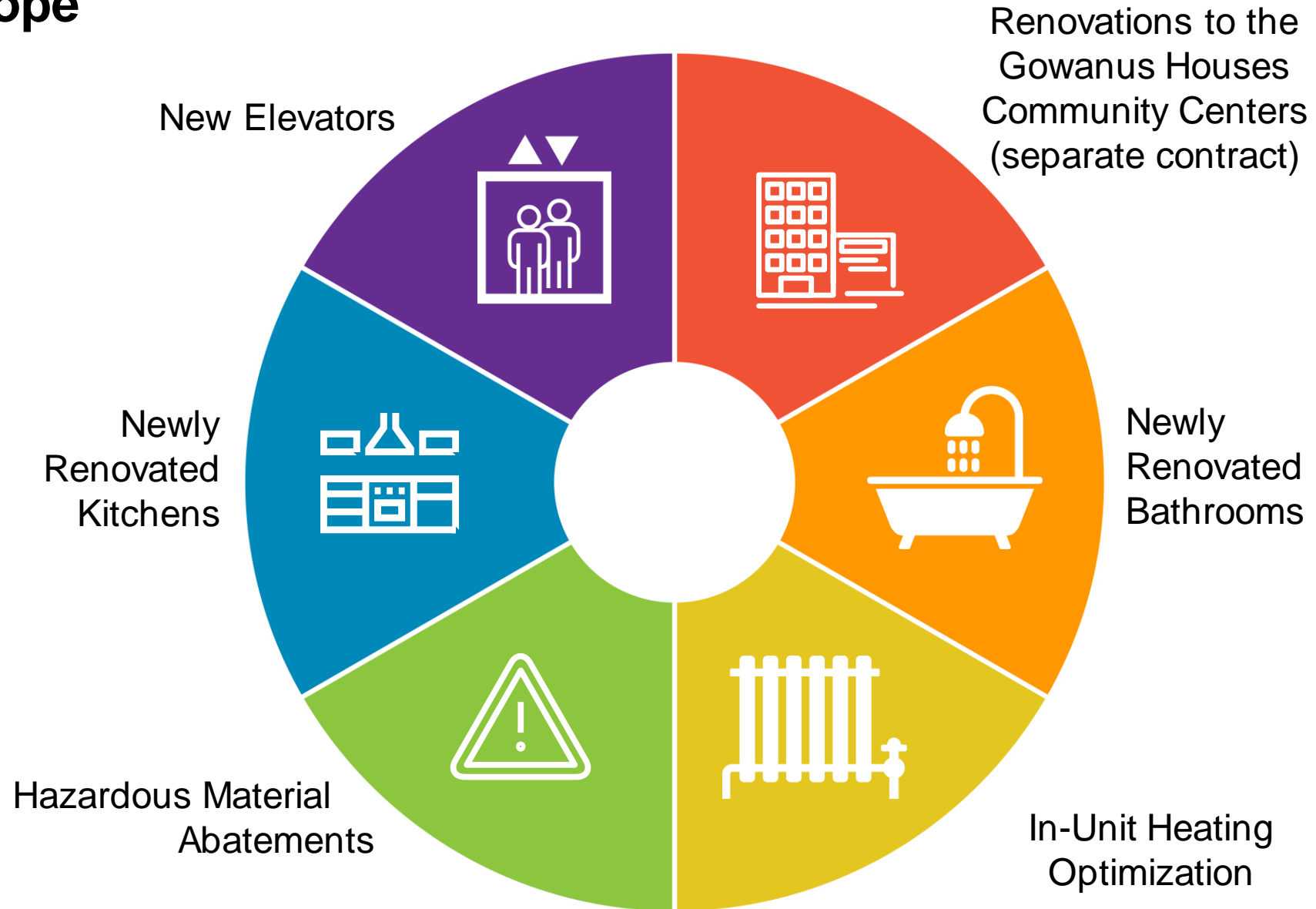


NYCHA has finalized the work scope for Gowanus Houses after a year-long collaboration with residents, elected officials, property management, and TA leaders

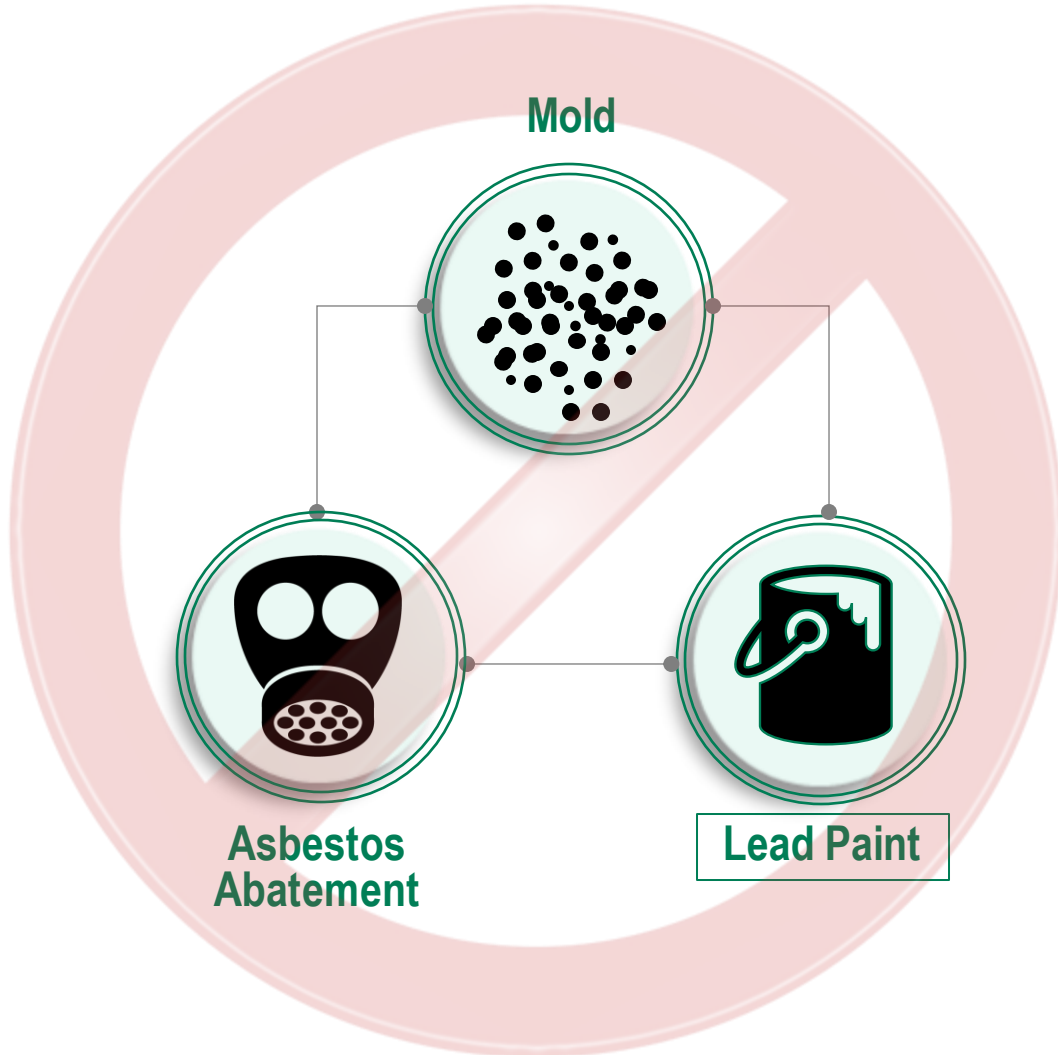


Scope prioritizes and addresses key resident concerns

Work Scope



Hazardous Materials Abatement



Top Priorities:

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

Kitchen Renovations



Priorities:

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

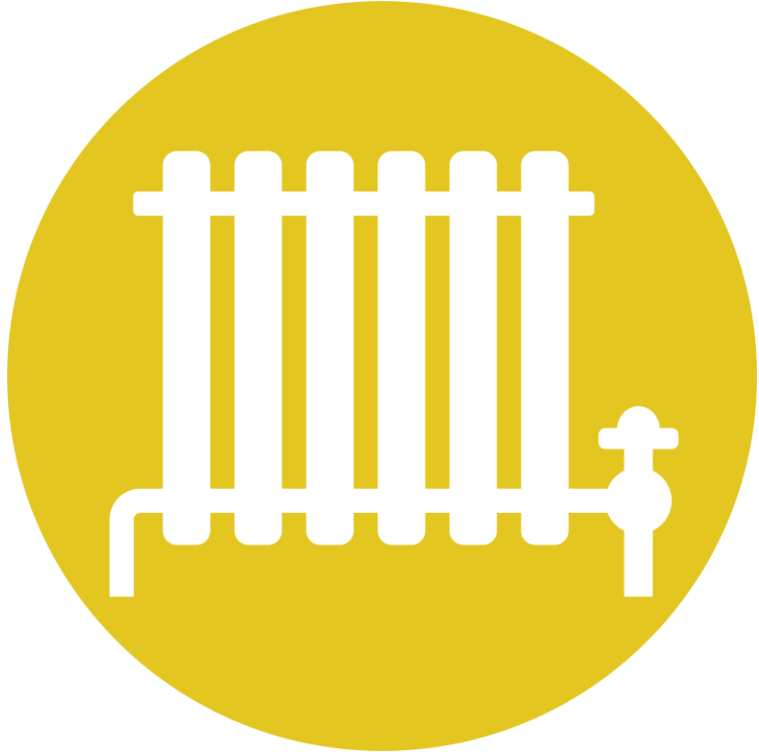
Bathroom Renovations



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
- Provide balance and even heat distribution across all apartment convectors
- Replacing apartment/radiator disc traps

New Elevators



Priorities:

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

Community Center Renovations



The renovation of the existing community center will be performed by NYC Department of Design and Construction (DDC) to support a youth program.

The project will be in full compliance with all building codes and accommodations for DYCD to run their youth educational programs

Estimated Timeline: Q1 2023 – Q3 2024

Agenda

Project Recap

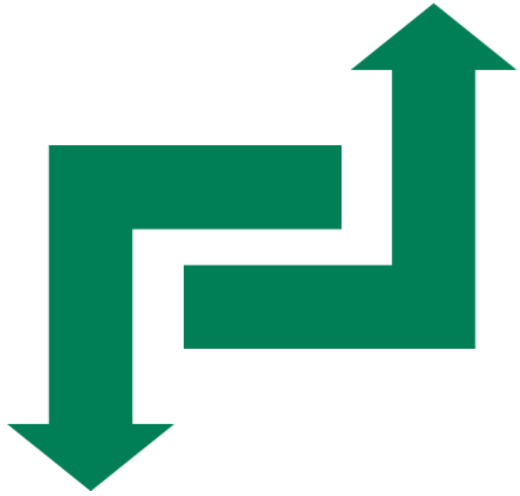
Modified Work Scope

 **Temporary Relocation**

Timeline & Next Steps

Q&A

Is the Temporary Relocation Still Necessary?



- While we recognize the inconvenience, the temporary relocation is necessary for residents' health and safety.
- Apartment work will involve the removal of lead-based paint and asbestos, and the safest way to protect residents from these hazardous materials is to carry out renovations while the apartments are vacant.



Residents **will not** be right sized as part of the construction work. **Residents will keep their same lease** and will be **guaranteed the right to return to their apartment** after any temporary move.

Addressing Concerns

- Future contractors will be required to establish individualized relocation plans for each resident.
- Contractors are required to use **BOTH hotels and NYCHA apartments for temporary relocations.**
- Apartment vacancies are being held to build-up stock within Gowanus and surrounding NYCHA properties.
- Contractors are encouraged to develop temporary move plans that allow some renovation work to take place while residents remain in their apartments.



Agenda

Project Recap
Modified Work Scope
Temporary Relocation
Timeline & Next Steps
Q&A

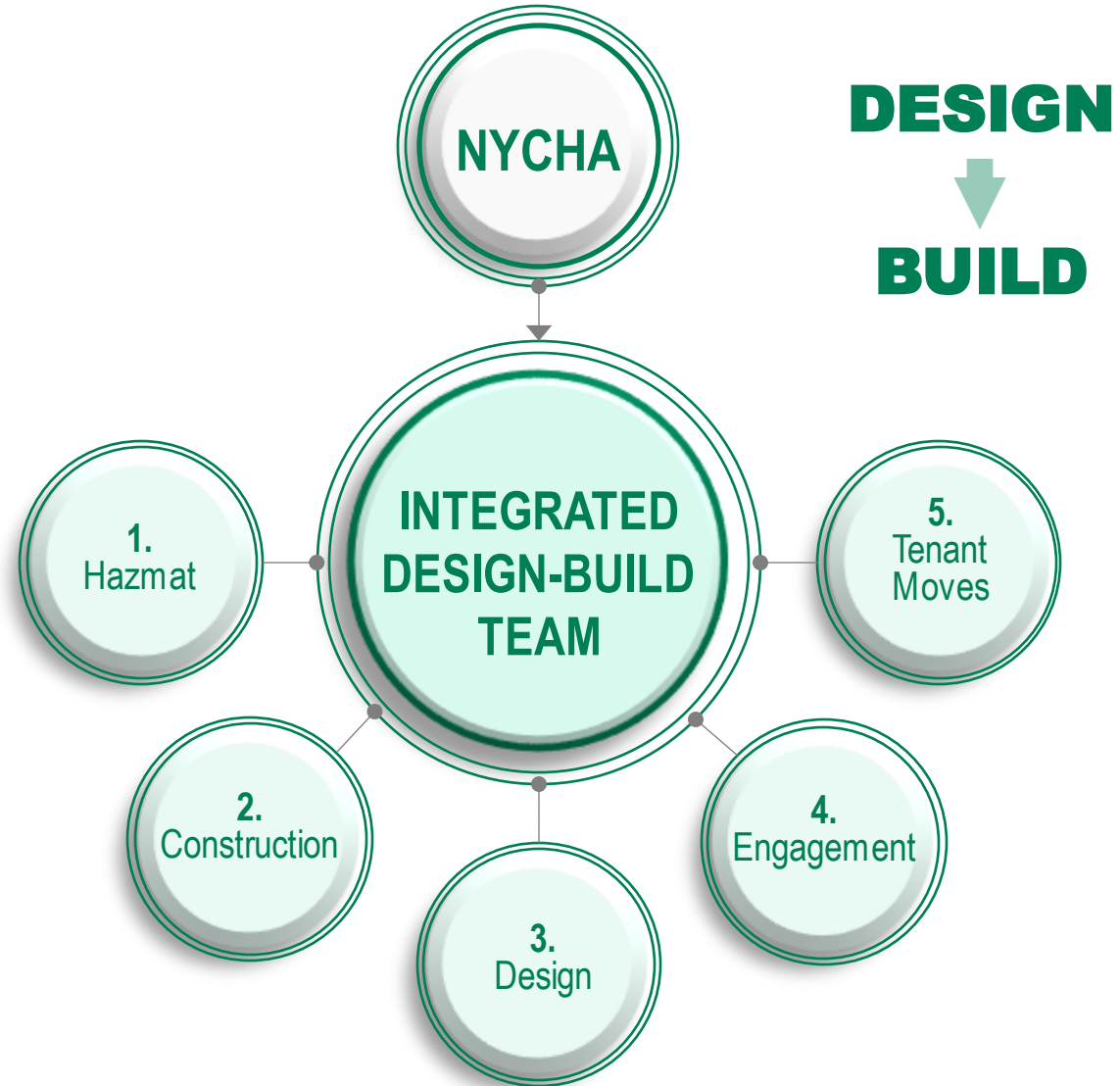


NYCHA will use **Design-Build** to do this Work

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

- Quality of the proposed design
- Impact on NYCHA residents
- Anticipated project duration
- Cost

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



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!

Timeline & Next Steps



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

Issue the Request for Proposals: **In Progress**

Selection of the Design Build Firm: **Mid 2024**

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

Anticipated Start of Construction: **Early 2025**

Thank You



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