



Wyckoff Gardens Community Update

NYCHA Comprehensive Modernization Department
Work Scope

Agenda

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

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

		Wyckoff Gardens
Residents		1,119+
Total Units		529
Buildings		3
Funding		\$76,000,000

Funding is an Opportunity!

Improvements in your apartment

Lead free home under new stricter standards

Input in certain aspects of the design finishes

What does this mean for YOU?

Property will remain under NYCHA Management (Section 9)

Rents will not go up as a result of this work

Right to return to same apartment

Engagement Process

- 1 March 2022:** Meeting with TA leadership and elected representatives.
- 2 April 2022:** First Community Meeting
- 3 October 2022:** Community Visioning Workshop
- 4 February 2023:** Community Update Meeting



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
- Complaints of leakages in the kitchen area
- Desire for quality materials and heat-resistant countertops
- Preference for new paint colors, more storage space and new flooring
- Would like to vote on certain aspects of the renovations such as material choices and paint colors.

If NYCHA is going to do renovation, spend extra on quality materials so that the work lasts

Fix the leaks or all those renovations you make will be ruined

Agenda

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

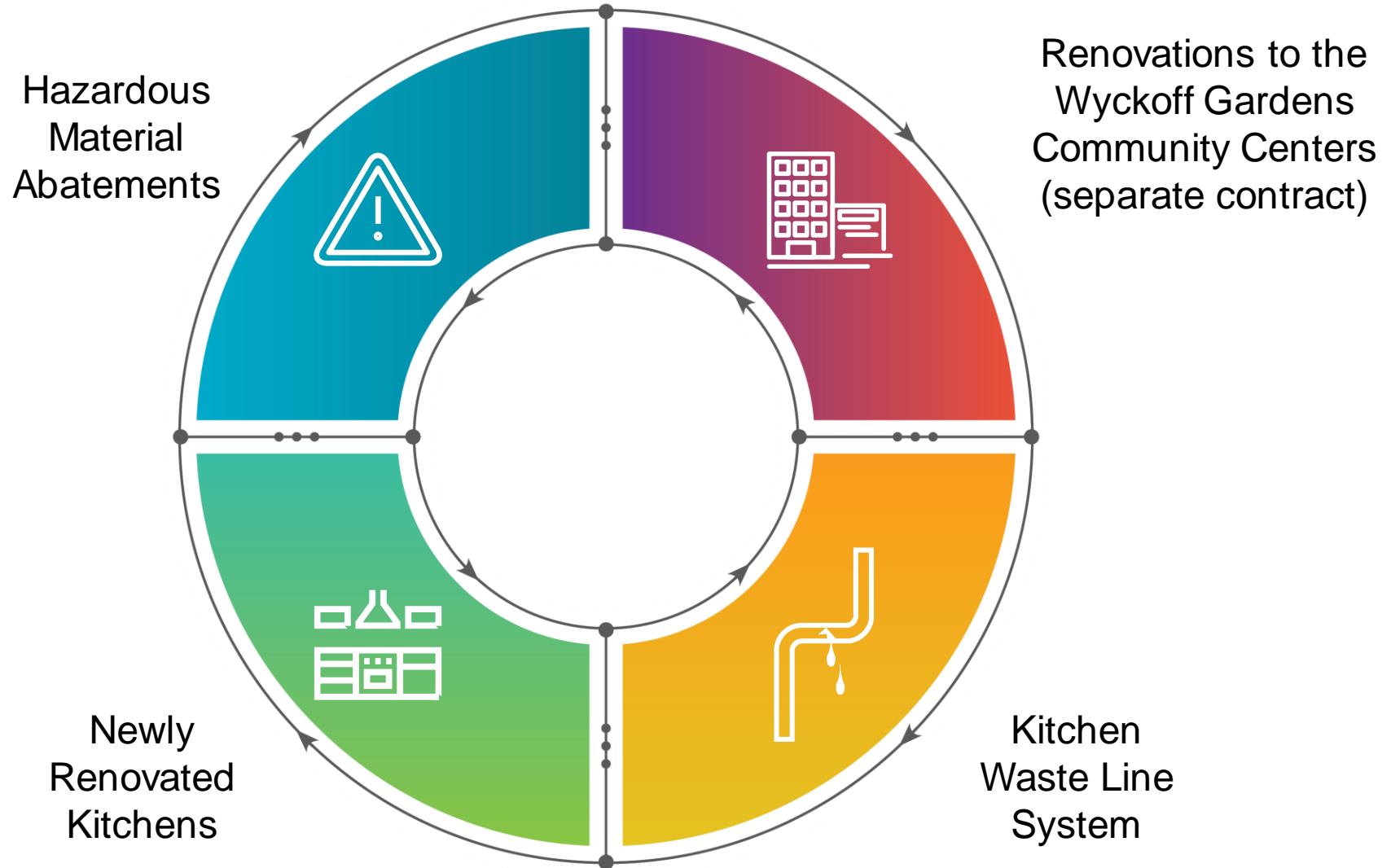


NYCHA has finalized the work scope for Wyckoff Gardens after a year-long collaboration with residents, elected officials, property management, and TA leaders

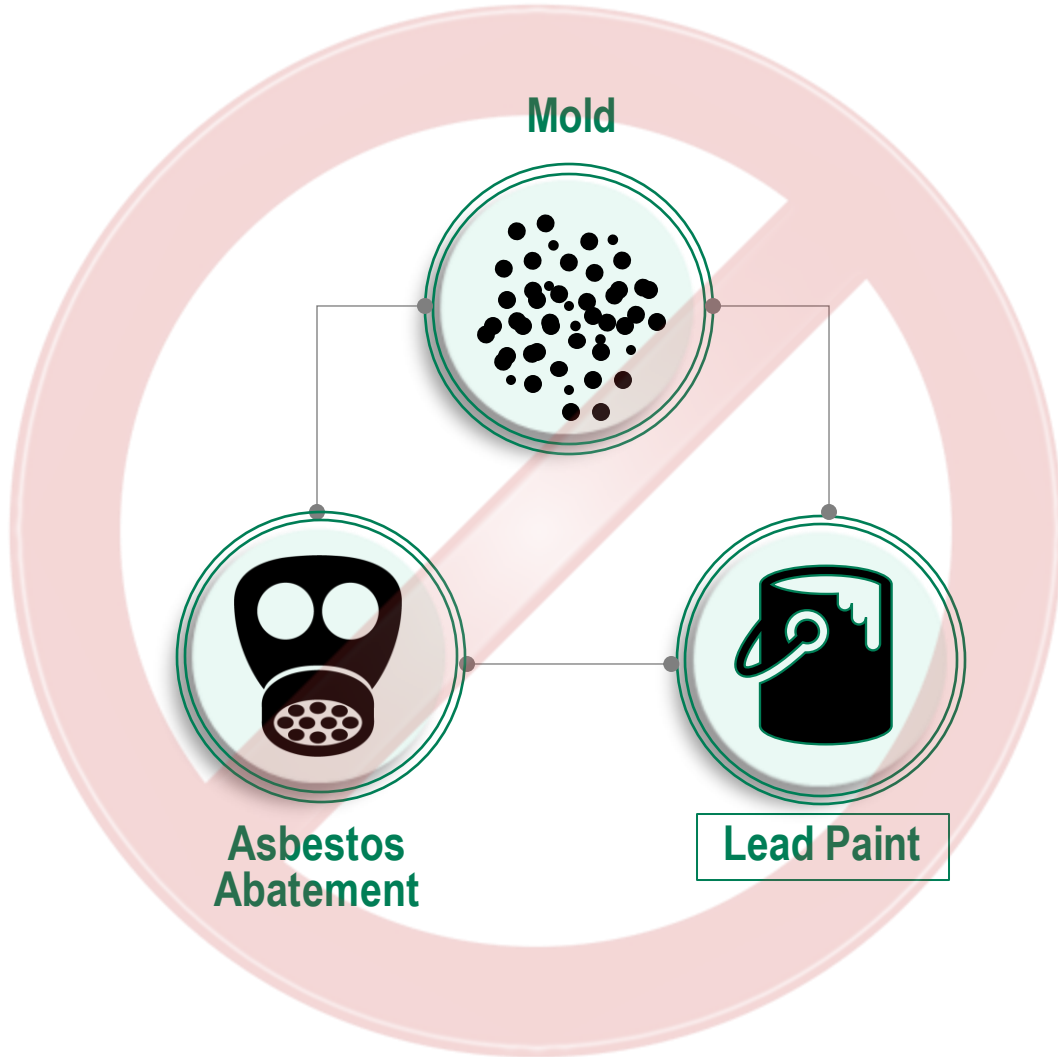


Scope prioritizes and addresses key resident concerns

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

Replace Kitchen Waste Line



- Kitchen leaks emerged as a prevalent issue at Wyckoff Gardens with over **50% of surveyed residents** reporting instances of leaks
- NYCHA has also identified that some **bedroom leaks** are caused by issues originating in the kitchen.
- By replacing the kitchen waste line, we aim to minimize the risk of future leaks and damage

Expanded Kitchen Scope Replaces Bathroom

- The decision to **significantly expand** the initial scope of work in the kitchen area was made **collaboratively** with the TA leadership and Property Management
- The revised scope involves opening kitchen walls to repair underlying pipes causing leaks. **This change was deemed necessary** to ensure the long-lasting effectiveness of the renovations, by addressing the root cause of the leaks rather than just treating the symptoms.



While NYCHA's goal would be to undertake comprehensive repairs across the entire apartment, we are working within a limited budget. NYCHA's aim is to use this funding in the most impactful way possible driven by resident feedback and priority.

Community Center Renovations*



The project involves a 1700 square foot addition that will include:

- New Boys and Girls bathroom
- Office/Classroom space
- New kitchen space.

Estimated Timeline: Q3 2023 – Q4 2024

**This project will be managed by NYCHA Asset and Capital Management Department.*

Agenda

Project Recap

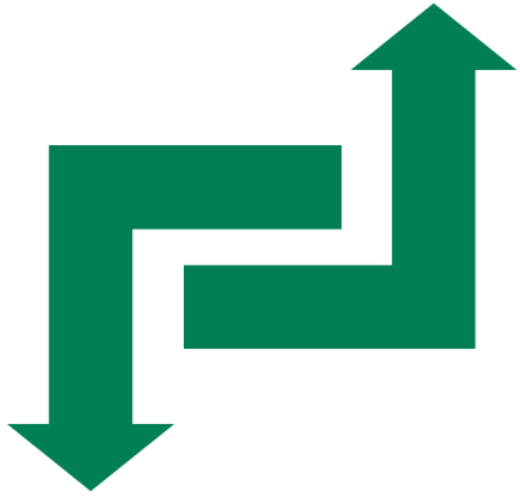
Modified Work Scope

 **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 Wyckoff Gardens 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
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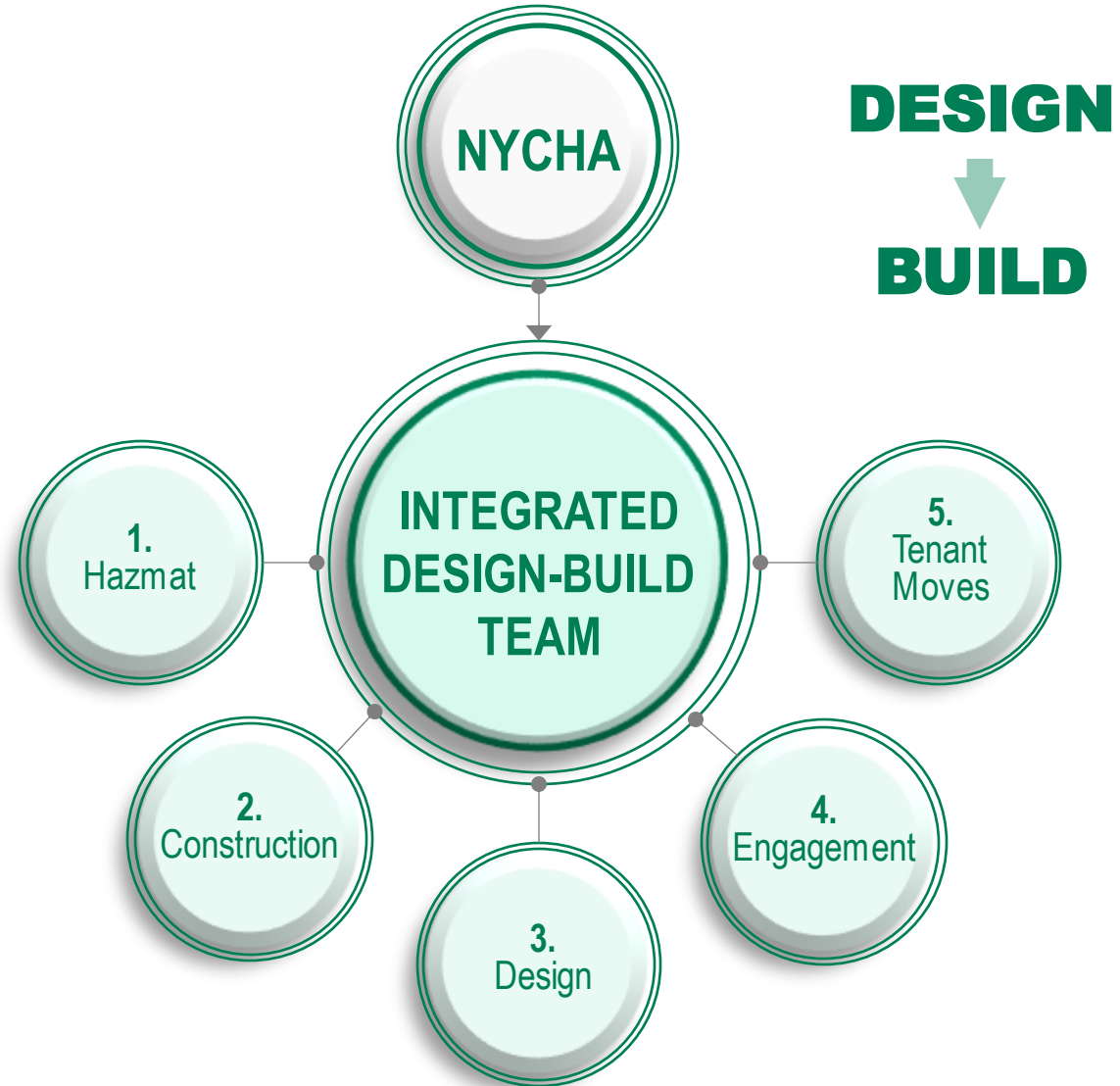


NYCHA will use **Design-Build** to do this Work

One Contract
for Design *and* Construction

**Single Point of
Responsibility**

Five Areas of Focus



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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