



MEET YOUR DESIGN-BUILD TEAM!

Comprehensive Modernization TODT HILL HOUSES

February 3, 2024

AGENDA

- 01 _____ Meet Your Design-Build Team
- 02 _____ Work Scope
- 03 _____ Resident Engagement and Temporary Relocation
- 04 _____ Next Steps
- 05 _____ Question & Answer Session
- 06 _____ Close



MEET YOUR DESIGN- BUILD TEAM

DESIGN BUILD TEAM

GENERAL CONTRACTOR



ARCHITECTS



URBAHN ARCHITECTS



RESIDENT ENGAGEMENT & RELOCATION SPECIALISTS

johnson & asberry



ENGINEERS

Thornton
Tomasetti



LICENSED & INSURED MOVERS



YOUR DESIGN-BUILD CONTACTS



TIFFANY ASBERRY
RESIDENT ENGAGEMENT & RELOCATION



DANIELLE GRILLO PEMBERTON
DESIGN-BUILD MANAGER



DOUG LAURIA
CONSTRUCTION



STEVE ALESSIO
DESIGN-BUILD MANAGER



HUZEFA IRFANI
ARCHITECT



AYRES BRADFORD
OPERATIONS



MORIYA YALUZ-SCHURE
ARCHITECT

EXPERIENCED. COMMUNITY FOCUSED. INVESTED.

TEAM EXPERIENCE



- Extensive NYC design-build experience
- Public housing renovation and modernization experience
- 140+ years combined experience working on public projects



- Leading experts in designing and building sustainable, resilient, and modern assets that last.



- Extensive relocation and engagement experience including relocation of over 3,000 NYCHA Residents on other programs.



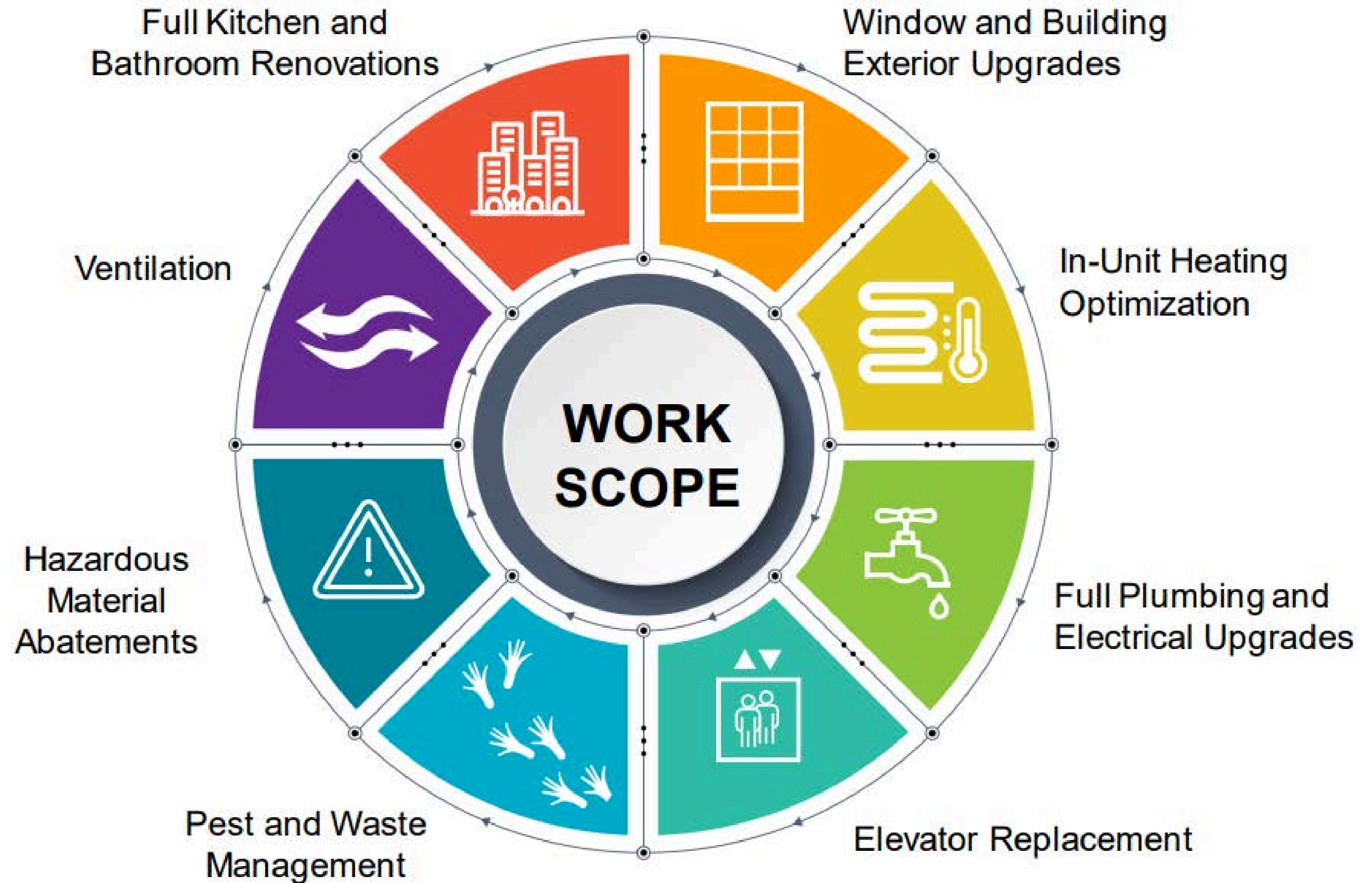
- Over 200 years of construction experience in New York City including housing, infrastructure, medical and commercial spaces.



The CMG team is made up of housing modernization experts with decades of experience modernizing home environments for residents across the US. We have specific housing experience throughout Staten Island.

WORK SCOPE

WORK SCOPE



HAZARDOUS MATERIAL ABATEMENT



Removal of all lead-based paint in apartments and common areas



Removal of all mold in apartments and common areas



Making your home a safe and healthy place to live

FULL KITCHEN RENOVATION



- ① New sink
- ① Countertops and full backsplash
- ① Fresh coat of paint
- ① Upgraded stainless steel appliances like fridges and electric stoves
- ① Brand-new cabinets and floors
- ① LED lighting



Conceptual rendering that will be further refined with resident input
Microwave and washer will be resident provided



Conceptual rendering that will be further refined with resident input
Microwave and washer will be resident provided



Conceptual rendering that will be further refined with resident input
Microwave and washer will be resident provided

FULL BATHROOM RENOVATION



- ① New sink
- ① Toilet
- ① Bathtub and shower head
- ① Fresh coat of paint
- ① Cabinets
- ① New Flooring and tiles

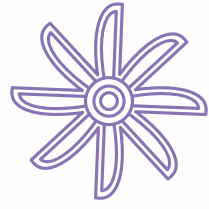


Conceptual rendering that will be further refined with resident input



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VENTILATION



Repair/Replace or add ventilation systems to improve indoor air quality and circulation to promote healthier living environment



Prevent the growth of mold and remediate the root causes of current mold growth in each apartment



FULL PLUMBING AND ELECTRICAL UPGRADES

- ① Full plumbing replacement
- ① Essential electrical upgrades to better serve current electric needs
- ① Addition of more electrical outlets for increased convenience and safety
- ① Gas to electric conversion for cooking

HEATING



Replacement of the steam trap and valve to provide consistent and reliable heat to apartments

FULL ELEVATOR REPLACEMENT



Complete replacement of all elevators to ensure better and more reliable service



Elevators will remain in service to handle all tenant move outs

WINDOW AND EXTERIOR UPGRADES

- ① Replacement of all windows throughout the development
- ① Repairs and restoration of all brickwork to prevent water intrusion and better insulation to keep heating and cooling inside the building
- ① New exterior benches

PEST AND WASTE MANAGEMENT



- ① New exterior waste yard improvements to better handle waste
- ① Comprehensive sealing of apartments to prevent pests
- ① Under sink storage in apartments

OTHER APARTMENT LIVING SPACES

Conceptual rendering that will be further refined with resident input



Conceptual rendering that will be further refined with resident input



Conceptual rendering that will be further refined with resident input





COMMON AREA IMPROVEMENTS

COMMUNITY CENTER & SENIOR CENTER:

- Abatement
- Painting
- New LED Lighting
- New non-vinyl flooring

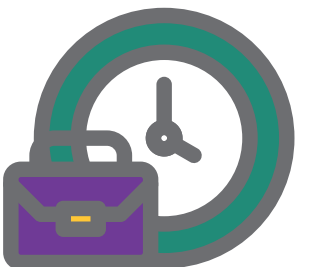
LOBBIES, STAIRWELLS & HALLWAYS:

- Painting
- New LED lighting
- New non-vinyl flooring
- Repair entry doors
- New intercom system at every building entry, equipped with consideration for the hearing and visually impaired

CONSTRUCTION IMPACTS

CMG will make every effort to reduce the impacts of construction on residents:

- Noise will be monitored to adhere to noise ordinance
- Regular hours will be Monday - Friday from 8:00AM – 5:00PM
 - If after-hours work is required you will be notified
- No deliveries on site prior to 8:00AM, unless approved
- No truck idling waiting to unload
- No onsite parking for CMG staff or trades



UPCOMING INSPECTIONS/ SURVEYING



CMG is eager to start! While designs are being voted on and assessments are being performed, we will begin working on the following:

- **Exterior Inspections**

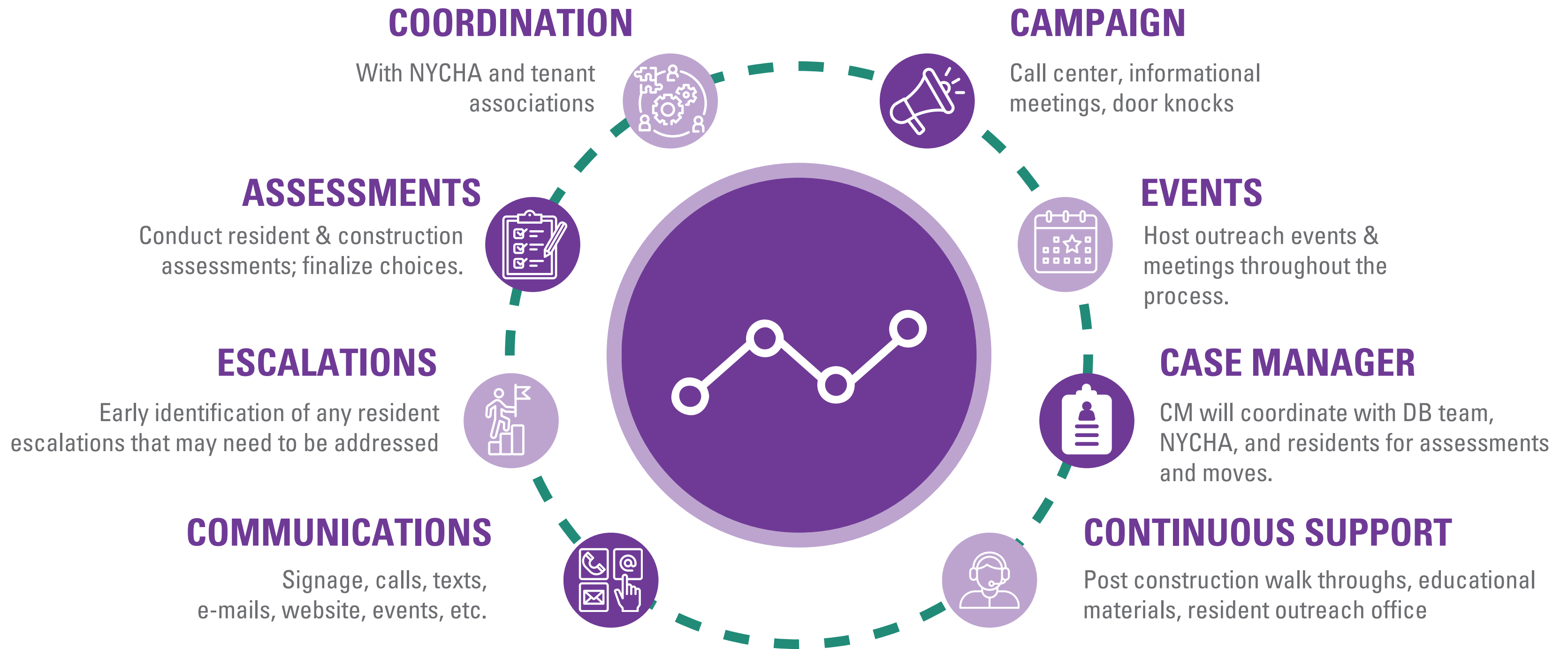
- Requires boom lifts going up the side of buildings
 - You may see them out your window performing these activities

- **Intermittent elevator service disruptions**

- Advanced notification (48 hours)
- No more than 1 hour of interruption at a time

RESIDENT ENGAGEMENT & TEMPORARY RELOCATION

RESIDENT ENGAGEMENT PROCESS





TEMPORARY RELOCATION FACTS

CMG will prepare and guide you through every step of this process for a temporary move:

- **No one** will be displaced
- **Right to return** to the same apartment (this will be provided in writing)
- Rents **will not** go up as a result of this work
- Relocation specialists will meet with you to create an **individualized family relocation plan**
- All reasonable moving expenses **will be paid** for by NYCHA
- The Property will **remain** under NYCHA management (Section 9)



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

HOW WILL THE PROCESS WORK?

- Renovate 2 buildings at a time (phases)
- Residents will be moved out prior to construction and will be returned back when construction is complete
- Once the first phase/two buildings are complete, we will begin on the second two buildings
- Duration of move will be no longer than 9 months
- Building order/phasing will be determined in the coming weeks.

8

TOTAL MONTHS OUT
OF APARTMENT

1

MONTH TO
MOVE OUT

6

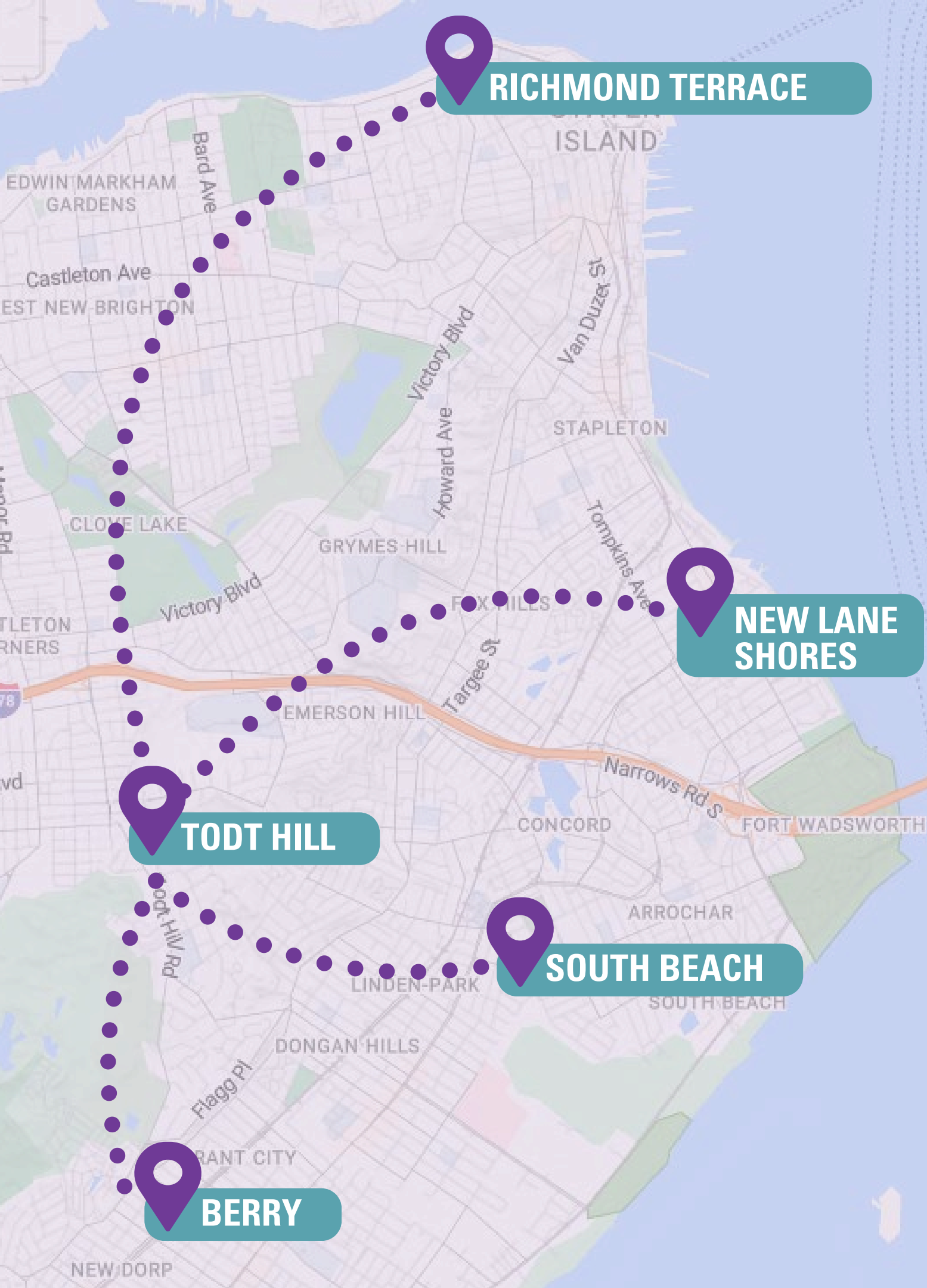
MONTHS OF
CONSTRUCTION

1

MONTH TO
MOVE IN

WHY DO I NEED TO MOVE?

- ✓ Safer for Residents
- ✓ Resident Quality of Life
- ✓ Faster Construction Time Lines
- ✓ Reduced Access Issues for Residents & Construction Teams



WHERE WILL I BE MOVED?

Apartment vacancies are being held to build-up stock within Todt Hill and surrounding NYCHA properties

RESIDENT TEMPORARY RELOCATION

TEMPORARY RELOCATION SUPPORT

Case Managers, Relocation Specialists and Call Center Agents dedicated to you and your needs

Our team will provide support with:

- USPS mail forwarding
- NYC DOE bus stop changes

**Moving Companies -
*NO COST TO YOU***

- Packing supplies, moving and storage, if required

**\$2,400 relocation stipend
*PER HOUSEHOLD***

- \$1,200 upon move out
- \$1,200 upon move in after construction completed in your unit

Monthly Metro Card for those who are not relocating within Todt Hill Houses (one card per family)

NEXT STEPS

RESIDENT ENGAGEMENT OFFICE


STOP BY THE CMG RESIDENT ENGAGEMENT OFFICE

 **791 MANOR RD, APT 4E**

Monday: 9am -5pm

Wednesday: 10am-7pm

Saturday: 10am - 3pm



**Look for the
purple door!**

**STAY
INVOLVED!**

CMG will prepare and guide you through every step of this process for a temporary move that is FREE for you:

- Sign up for your unit assessment
- Pay attention to your building poster boards for information
- Visit us at the CMG Resident Engagement Office when you have questions
- Call us at the CMG Call Center when you have any questions (917) 525-1058
- Attend meetings
- Share the FACTS



YOU CAN SIGN UP FOR YOUR ASESSMENT TODAY AT THE END OF THE MEETING!

**QUESTION
&
ANSWER
SESSION**



**WE LOOK FORWARD TO
RENOVATING YOUR
NEW HOME**

THANK YOU

TODTHILLCMG.COM

**CMG Call Center:
(917) 525-1058**



**CMG Design Build Office:
791 Manor Rd, Apt 4E**

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