



**Comprehensive
Modernization**



SUBCONTRACTOR INFORMATION SESSION

Comprehensive Modernization

TODT HILL HOUSES

September 24, 2024

Conceptual renderings that will be further refined with resident input

AGENDA

- 01 ————— About CMG
- 02 ————— About the Project
- 03 ————— Work Scope
- 04 ————— Subcontractor Prequalification
- 05 ————— Question & Answer Session
- 06 ————— Close



ABOUT COMMUNITY MODERNIZATION GROUP (CMG)

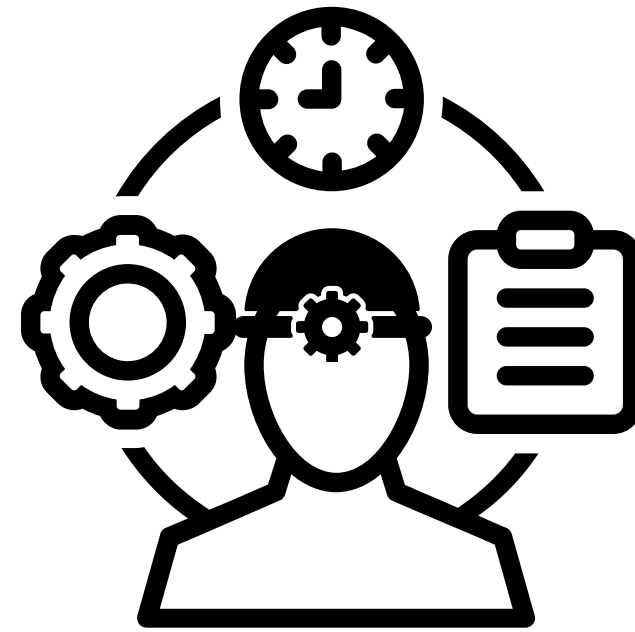


**SLS/SWEET
DESIGN
BUILDER**

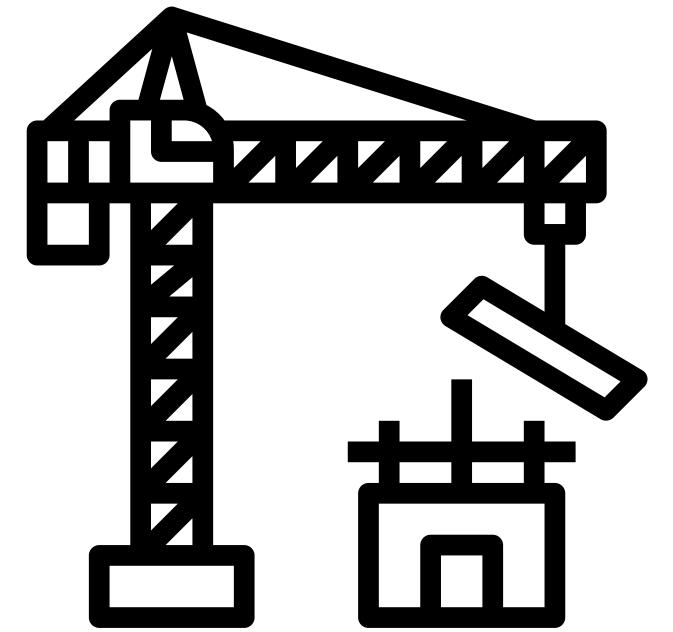
CORE SERVICES



DESIGN-BUILD



**CONSTRUCTION
MANAGEMENT**



VERTICAL



HORIZONTAL



HOUSING



RESPONSE

INTEGRATED DESIGN BUILD TEAM

GENERAL CONTRACTOR



ARCHITECTS



URBAHN ARCHITECTS

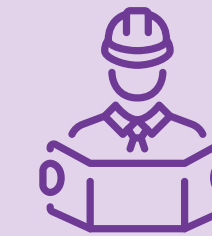


RESIDENT ENGAGEMENT & RELOCATION SPECIALISTS

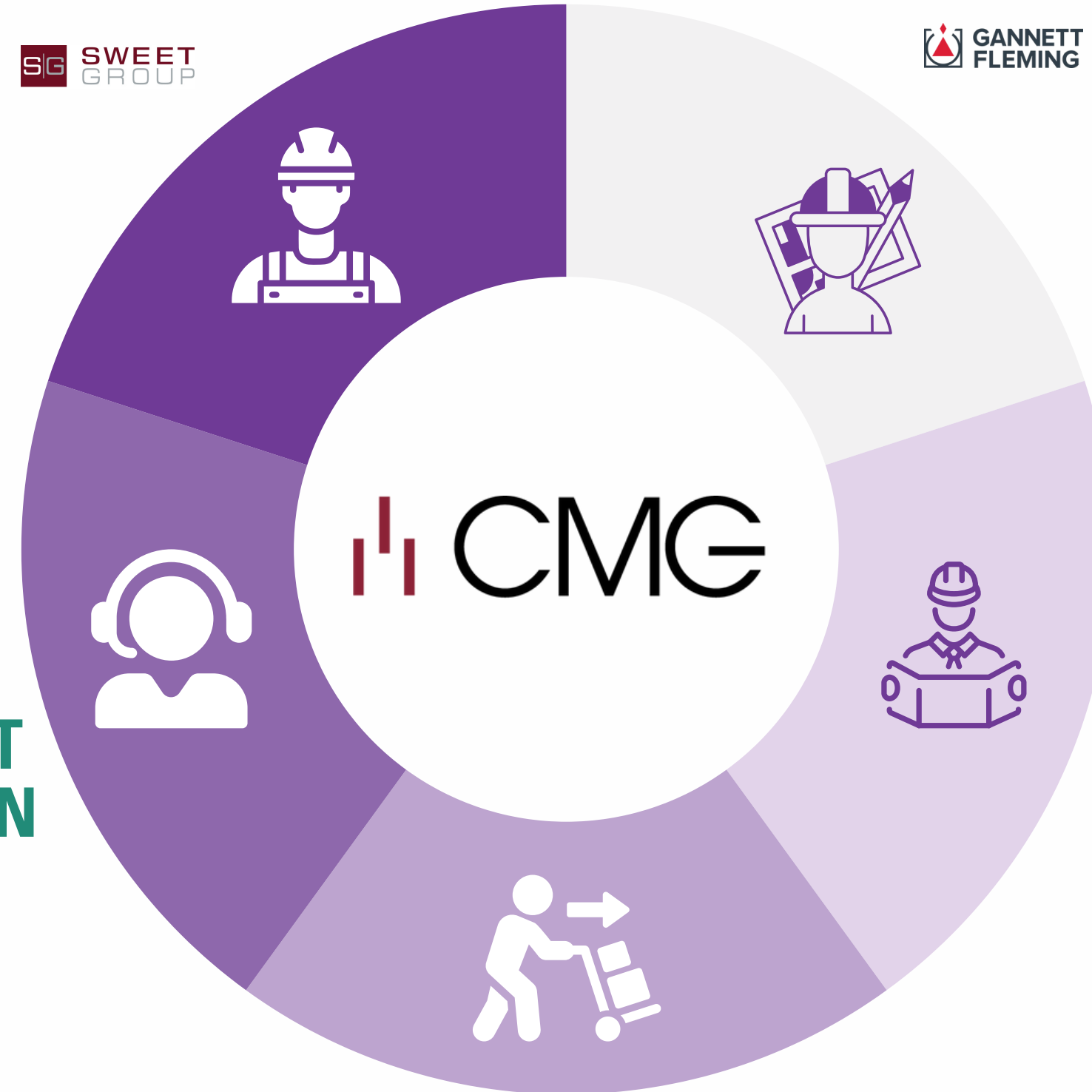
johnson & asberry



ENGINEERS



LICENSED & INSURED MOVERS



ABOUT THE PROJECT



PROJECT OVERVIEW



- ① NYCHA awarded CMG as the Design Builder for the Todt Hill Comprehensive Modernization
- ① 7 - Six Story Buildings
- ① 502 Units
- ① Approximately 1,002 Residents to be Temporarily Relocated

SITE PLAN



COMPREHENSIVE MODERNIZATION



- NYC will provide a total of \$2.2 billion in funding over the next 5 years to address issues related to lead, mold, elevators, heating and pests and waste management NYCHA-wide.



- Integrated renovations of priority areas in one overall project to save money and time and limit inconvenience to residents.



- Residents drive engagement planning from the beginning and are closely involved in contractor requirements, design, and construction planning.



- Temporary relocations assist with efficient delivery of renovations while keeping residents and workers safe.



- NYCHA will continue to own and operate the properties after renovations.

CMG CONSTRUCTION TEAM



DOUG LAURIA
CONSTRUCTION LEAD



DANIELLE GRILLO PEMBERTON
DESIGN-BUILD MANAGER



AYRES BRADFORD
PROGRAM MANAGER



ANDRE HIBBERT
PROJECT COORDINATOR



ADAM HISSIN
PROJECT COORDINATOR



MICHAEL DEFELICE
INSURANCE COORDINATOR

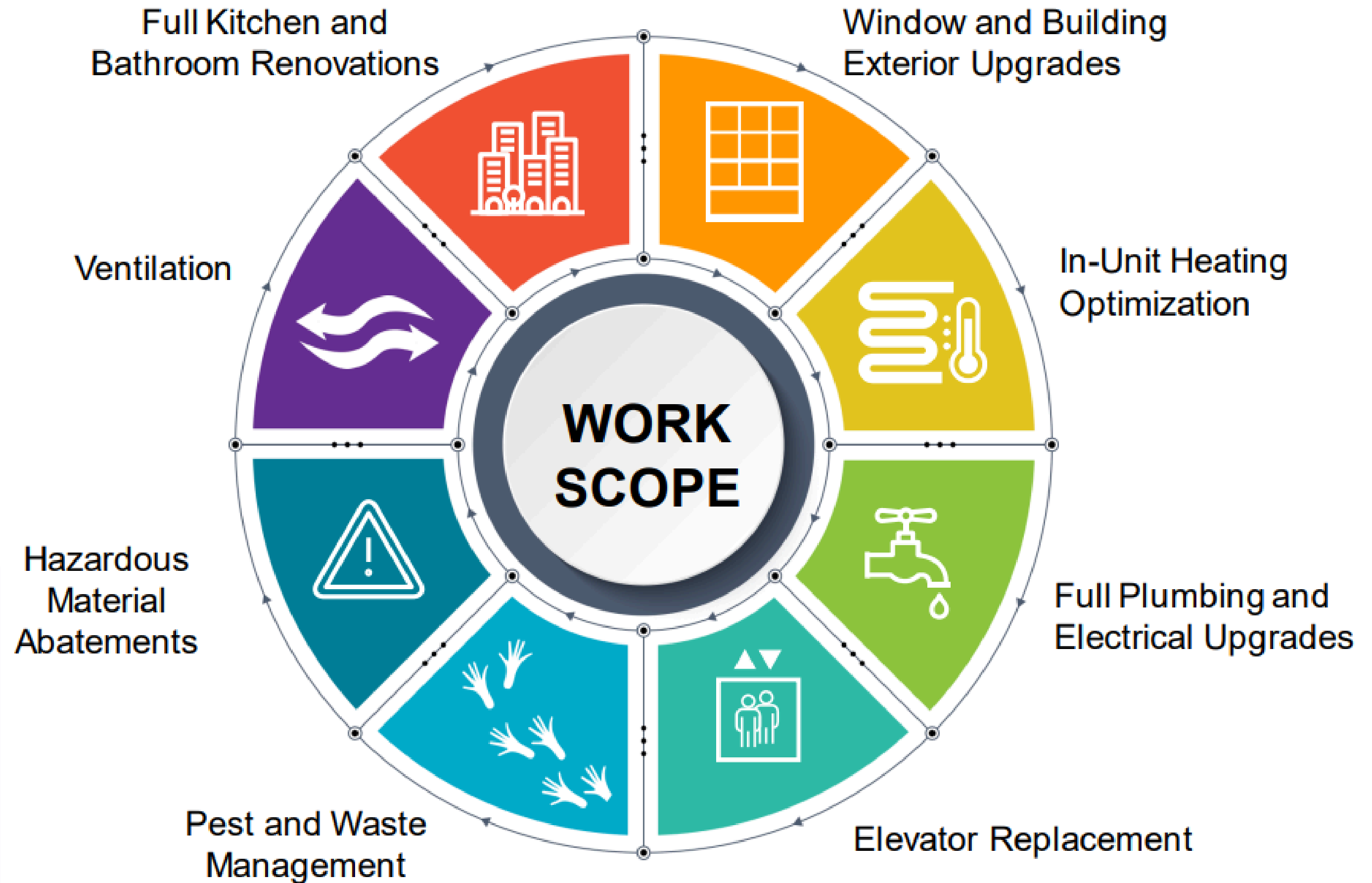


DAN LAURI
DIRECTOR ESTIMATING & PURCHASING

WORK SCOPE



WORK SCOPE





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 with consideration for the hearing and visually impaired

CONSTRUCTION DURATION

- Construction start late 2024
- 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 (2 buildings) is complete, move to Phase 2

8

TOTAL MONTHS OUT OF APARTMENT

1

MONTH TO MOVE OUT

6

MONTHS OF CONSTRUCTION

1

MONTH TO MOVE IN

Construction Schedule



Phase 1

Winter 2024

231, 235, 247 & 263 Westwood Avenue
Community Center

Phase 2

Summer 2025

761, 773, 791 & 801 Manor Road

Phase 3

Spring 2026

20 & 34 LaGuardia Ave. & 176 & 204 Schmidts Ln.
Senior Center

Phase 4

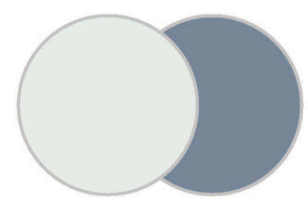
Winter 2026

275 & 289 Westwood Avenue

Common Area Design



COOL



 Countertop

 Backsplash

 Cabinets

 Floors

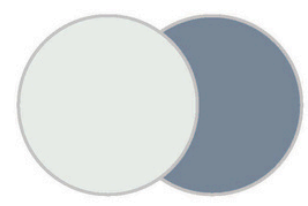
 Walls

 Accent Walls

Conceptual rendering. Microwave will be resident provided.



COOL



Walls



Shower Surround




Floors

Conceptual rendering.



MONOCHROME



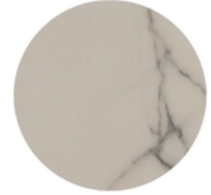
Conceptual rendering. Microwave will be resident provided.

-  Countertop
-  Backsplash
-  Cabinets
-  Floors
-  Walls
-  Accent Walls



MONOCHROME

Conceptual rendering.

-  Walls
-  Shower Surround
-  Floors



SUBCONTRACTOR PREQUALIFICATION



OPPORTUNITIES AT TODT HILL

CMG is actively seeking subcontractor that are:

- City and State certified Minority and Women Owned Business Enterprises (MWBE)
- Section 3 businesses
- Local Staten Island-based contractors

In the following trades:

- Cleaning Laborers
- Painting
- Drywall
- Carpentry
- Concrete
- Flagging
- Scheduler
- Scheduler
- Plumbing
- Electrical
- Insulation
- Moving and Storage
- Pest Control

PROGRAM DIVERSITY GOALS

Diversity is a priority for NYCHA and CMG. CMG is committed to meeting and exceeding the diversity goals of the Todt Hill Comprehensive Modernization Project

MWBE

CMG aims to meet the 30% MWBE subcontracting goals, including:

- MBE: 15% of contract value
- WBE: 15% of contract value

Section 3

CMG aims to meet Section 3 requirements, including:

- 25% of total labor hours attributed to Section 3 Workers
 - 5% of labor hours attributed to Targeted Section 3 Workers



PRE-QUALIFICATION



TO PREQUALIFY, PLEASE PROVIDE:

- Your Company's Name and Trade
- Email Address
- First and Last Name
- W9
- M/WBE Certification (if applicable)
- 3 Client References
- Sample Certificate of Insurance
- Full Insurance Policies Including: General Liability, Workers Compensation, Automobile Liability Insurance, Excess or Umbrella Liability Policies.

Please note: Pre-qualification is subject to the successful completion of the form and the review process. You will be notified upon successful pre-qualification and begin to receive bid requests from our team.

TODTHILLCMG.COM



OTHER BIDDING OPPORTUNITIES

NYCHA IDIQ for General Construction at Various Developments – Citywide

GOAL: 30% NYC M/WBE: 15% MBE, 15% WBE, Additional Section 3 requirements

DESCRIPTION: General construction work orders spanning all NYCHA developments Citywide. Work covers all trades including plumbing, electrical, carpentry, demolition, painting, masonry, abatement, and more.

CONTACT: Justin Di Sarro
jdisarro@sweetconstruction.com
Rob Pepe
rpepe@sweetconstruction.com
Phone: 212-929-2100

Queens Botanical Garden Education Center

GOAL: 15% Black American, 11% Hispanic American, 2% Unspecified

DESCRIPTION: Queens Botanical Garden's Education Center renovation. Trades needed: demolition, concrete, structural steel, millwork, waterproofing, doors frames and hardware, glass, glazing, carpentry, tiling, flooring, painting, landscaping, fire suppression and sprinklers, plumbing, HVAC, electrical, mechanical and more

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CONTACT US

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**QUESTION &
ANSWER
SESSION**





THANK YOU

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 CMG