



MNP/W PACT PARTNER

Inspections, Scope of Work, and Design Meeting

APRIL 26, 2023 at 1:00 PM

Union Settlement Community Center
237 E 104th Street, New York, NY 10029

PRESENTED BY:

THE COMMUNITY
BUILDERS

ASCENDANT
NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES,
RAISING UP COMMUNITIES

MDG
DEVELOPMENT
MANAGEMENT
CONSTRUCTION

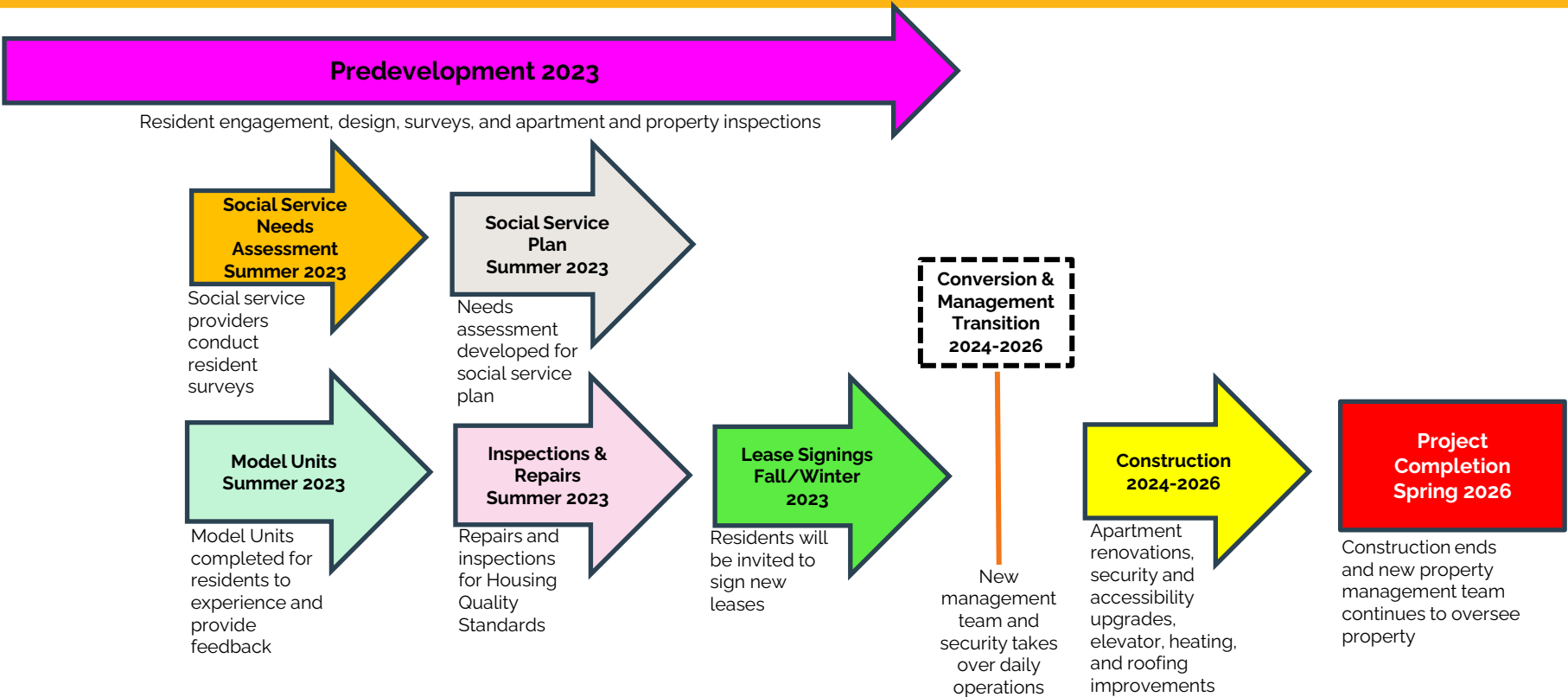
WAVECREST
MANAGEMENT



AGENDA

- Unit Inspections
- Scope of Work
- Interior Design
- Model Unit
- Upcoming Meeting Agenda
- Questions & Answers

Project Timeline



Resident Meeting Schedule

Meeting	Topic	Date
1	Project Kickoff: Introduction to PACT Partners	February 2023
2	Unit Inspections/Scope of Work/Design Kickoff	April 2023
3	Design Charrette & Resident Surveys	May 2023
4	HQS Inspections	June 2023
5	Leasing Presentation	August 2023
6	Social Service Plan	September 2023
7	Final Design Plans and Local Hiring Presentation	October 2023
8	Transition Plan, Introduction to Management Team, Introduction to Section 8 (co-presented by NYCHA)	November 2023

PLEASE NOTE: EXACT SCHEDULE SUBJECT TO CHANGE

Unit Inspections

APRIL UPDATE

1. **Lead and asbestos testing underway, as of 3/9**
Asbestos/lead inspections are non-invasive and do not require any special health/safety considerations for tenants
2. **Unit condition survey status, as of 4/10:**
 - a. **White: 184 completed/64 remaining**
 - b. **Metro North: 23 completed/252 remaining**

WHAT DO WE EXPECT FROM YOU?

1. **Look out for a flyer on your door with an inspection date**
2. **Make sure an adult is at home at the scheduled time**
3. **If you need to reschedule, please contact us at least 48 hours in advance: (718) 475-4210**



Your **HEALTH** and **SAFETY** is our number one priority.

Please be advised that your unit is scheduled for:

Environmental and existing conditions inspections

on the date identified below. Please ensure that an adult (18 years or older) is present from 8:00 AM – 4:00PM on your assigned inspection date. The inspection will take approximately 90 minutes. If you or an adult designee cannot be present on your assigned inspection date, please contact our office at (718) 475-4210 to reschedule at least 48 hours prior to inspection.

We apologize in advance for this inconvenience and thank you very much for your cooperation as work to prepare for improvements at Gaylord White Houses.

NYCHA's MNP/White PACT Partner will conduct environmental and existing condition inspections in your unit on the date and time below:

**White Building 1 2029 2ND AVENUE Apt 13D on Monday 4/3/2023
between the hours of 8:00 AM – 4:00PM**

For your safety, all workers will be wearing proper identification that will look like the photo to the right that will clearly identify their name and company.



If you have any questions, concerns, or complaints, please contact NYCHA's MNP/White PACT Partner at MNPWhitePACT@tcnyc.org or (718) 475-4210



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Scope of Work - In Design

Renovations/Scope

- ❖ We developed 3 possible options for residents to review and provide feedback, and then vote on design

Apartments

- ❖ **Scope Includes:** New kitchens, bathrooms, windows, floors, doors
- ❖ **Model units:** available Summer 2023

Sites and Grounds

- ❖ **Scope Includes:** Paved surfaces, landscaping, children's play areas, lighting and security, signage, outdoor seating and recreation areas

Common and Community Spaces

- ❖ **Scope Includes:** Lobbies, community spaces, security improvements, mailboxes, general beautification

Buildings Systems

- ❖ **Scope Includes:** Heating/cooling, roofing, plumbing, appliances, lighting, water fixtures, internet/wifi, resiliency

Environmental and Resiliency

- ❖ **Scope Includes:** remediation of asbestos, lead, and mold, and floodproofing

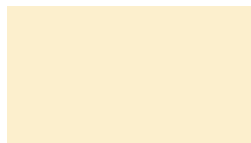
Interior Design: Gaylord White Houses

Lobby Concepts

Gaylord White Houses

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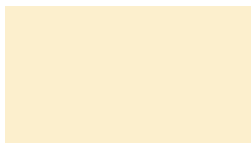
OPTION A
SPRINGTIME



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OPTION A

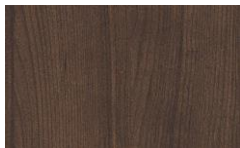
INTERIOR INSPIRATION
PUBLIC SPACES



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OPTION A

INTERIOR FINISHES
PUBLIC SPACES



ELEVATOR WALL
LAMINATE FINISH



PAINT COLORS:
WALLS & DOORS



MOSS FEATURE
WALL



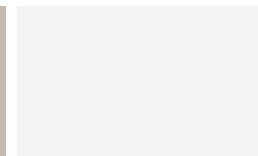
STONE COUNTERTOP



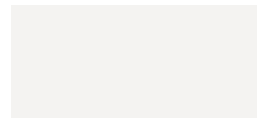
MAILBOX FINISH

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OPTION B
SMOKY MOUNTAIN



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OPTION B

INTERIOR FINISHES
PUBLIC SPACES



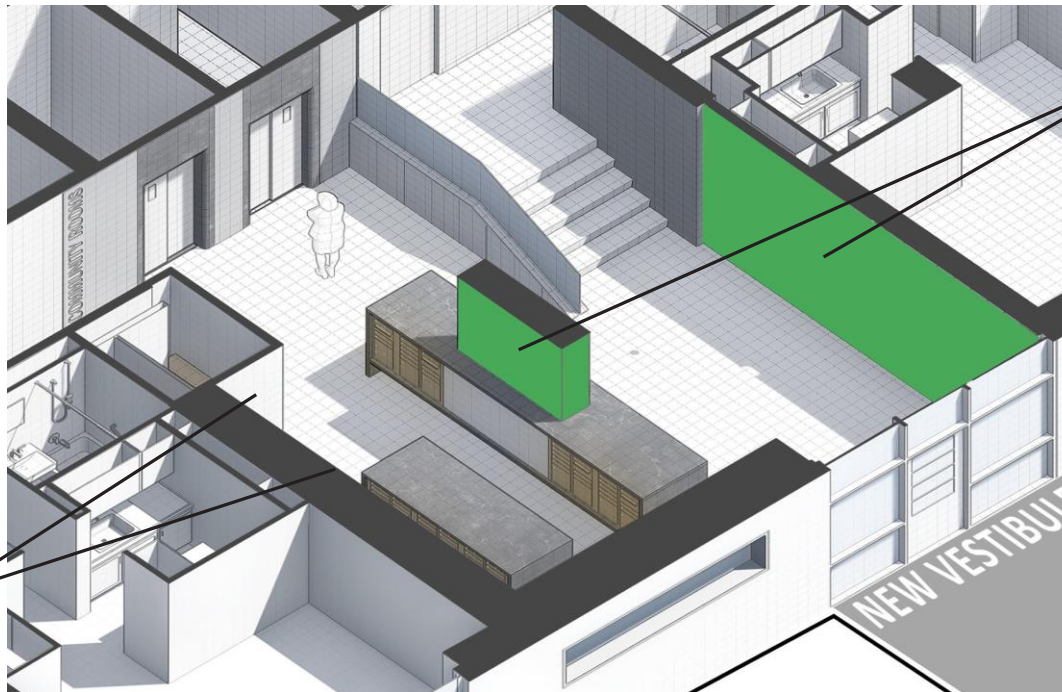
PAINT COLOR;
WALLS, DOORS, ELEVATOR
WALL



LAMINATE WALL



MAILBOX WALL BIOPHILIC
WALL PANELS



CERAMIC TILES
FEATURE WALL



STONE COUNTERTOP



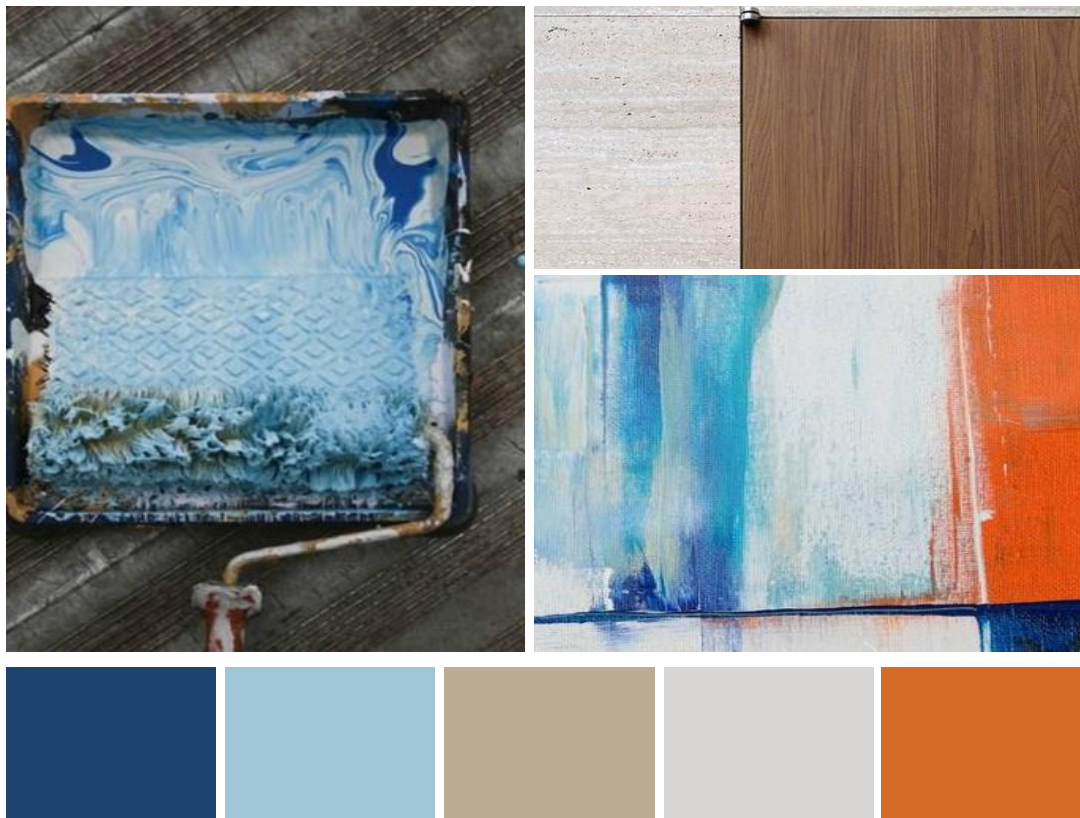
MAILBOX FINISH



FLOOR TILES

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OPTION C
BRUSHPAINT



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OPTION C

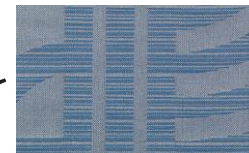
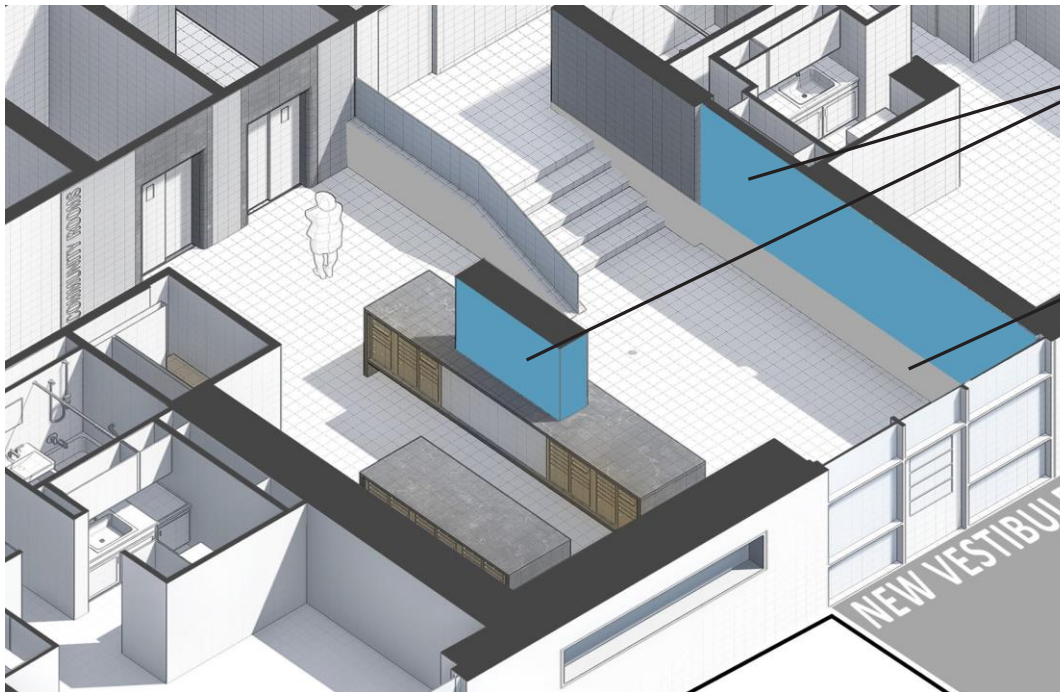
INTERIOR FINISHES
PUBLIC SPACES



PAINT COLOR;
WALLS, DOORS, ELEVATOR
WALL



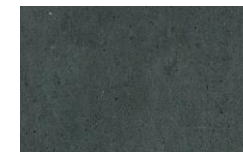
LAMINATE WALL



WALLCOVERING
FEATURE WALL



WALL TILE
HALF WALL



STONE COUNTERTOP



MAILBOX FINISH

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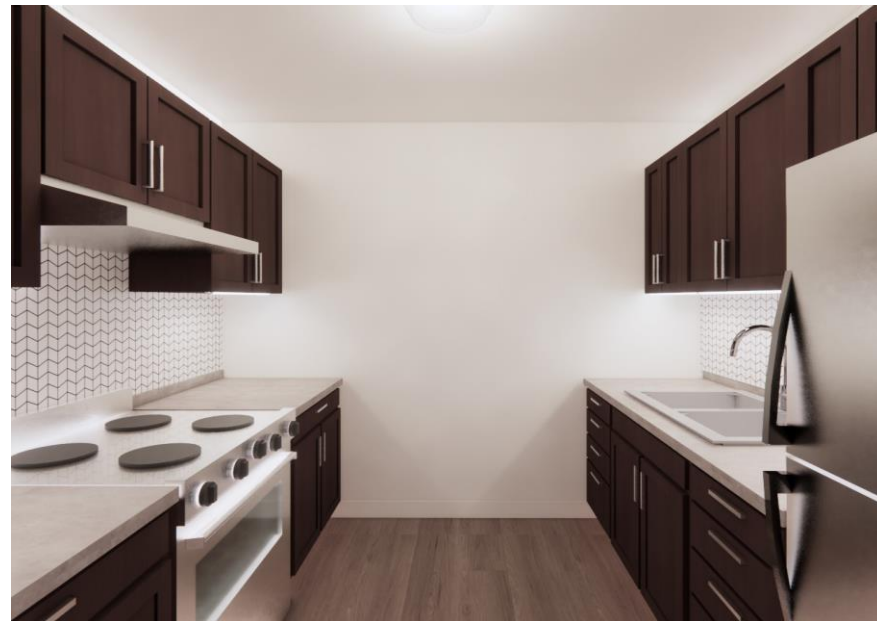
Interior Design: Gaylord White Houses

Kitchen & Bathroom Concepts

Gaylord White Houses

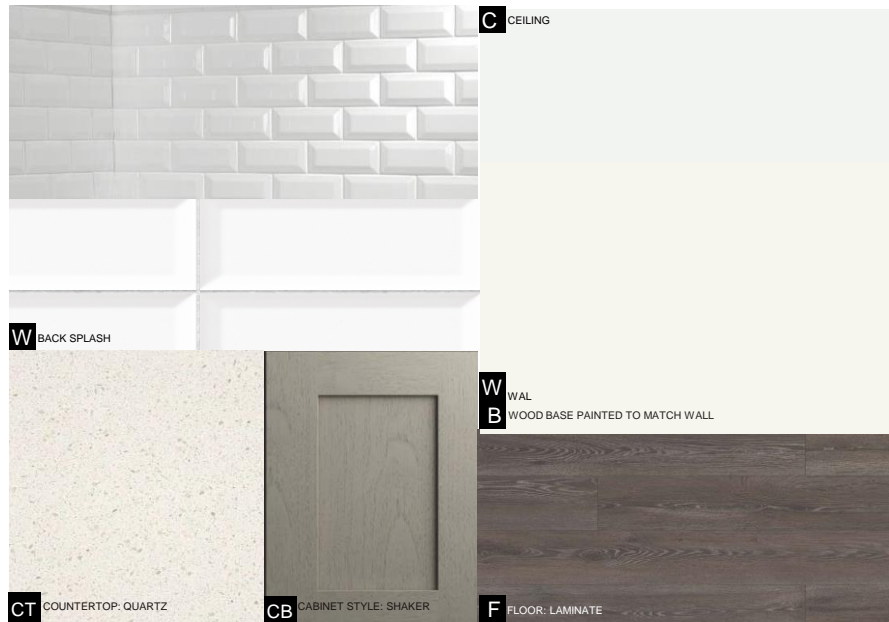
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RESIDENTIAL - APARTMENT UNIT OPTION A



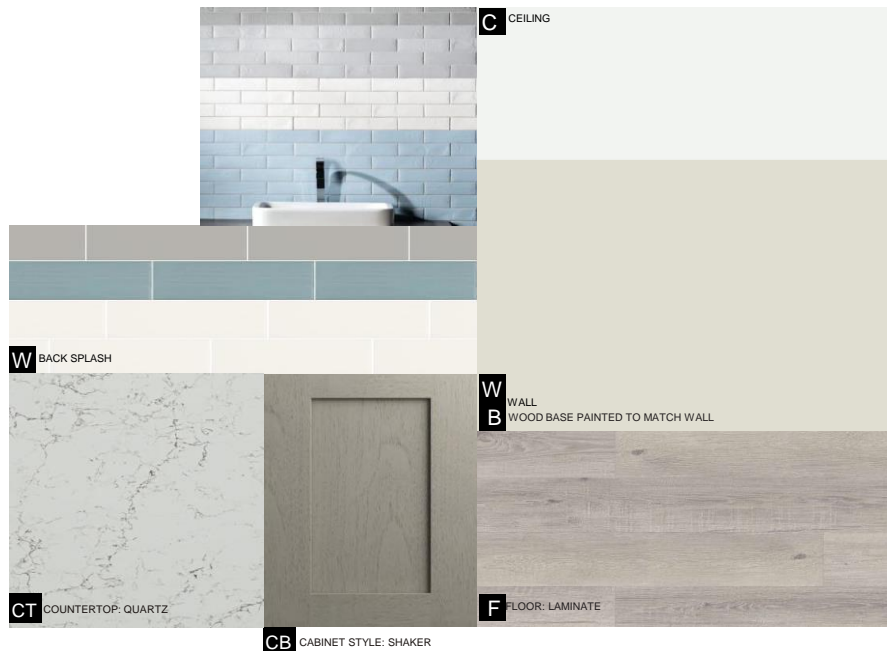
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RESIDENTIAL - APARTMENT UNIT OPTION B



PLEASE NOTE THESE IMAGES ARE FOR INSPIRATIONAL PURPOSES ONLY

RESIDENTIAL - APARTMENT UNIT OPTION C



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RESIDENTIAL - APARTMENT UNIT

FLOOR ALTERNATIVE

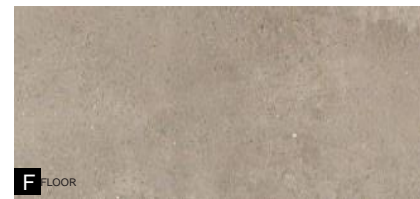
OPTION A



OPTION B

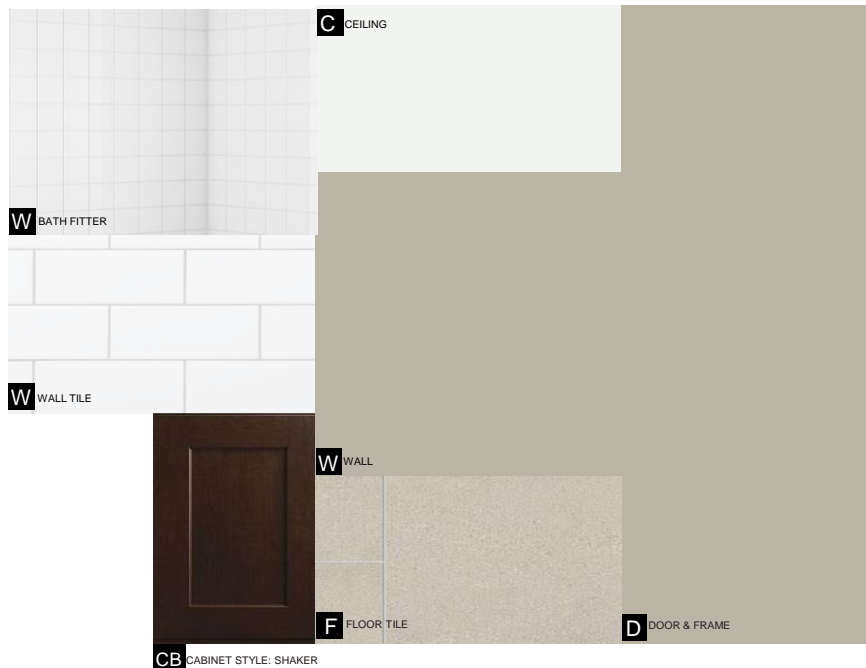


OPTION C



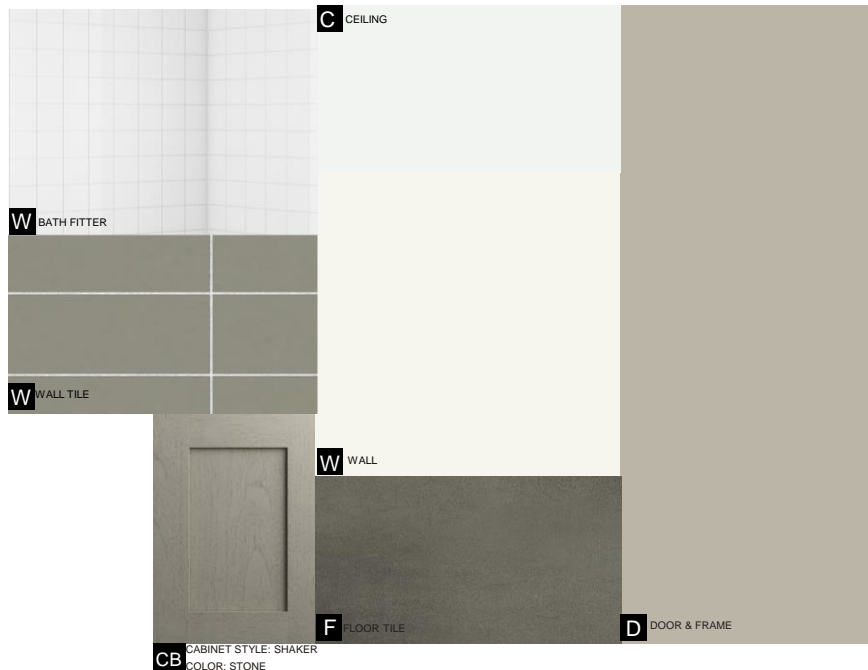
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RESIDENTIAL - APARTMENT BATHROOM OPTION A



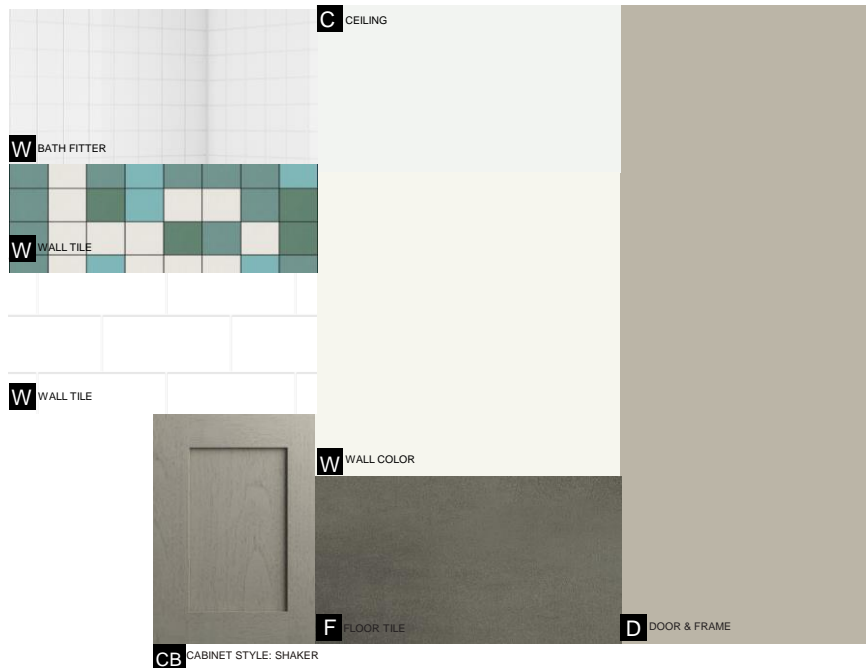
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RESIDENTIAL - APARTMENT BATHROOM OPTION B



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RESIDENTIAL - APARTMENT BATHROOM OPTION C



PLEASE NOTE THESE IMAGES ARE FOR INSPIRATIONAL PURPOSES ONLY

RESIDENTIAL - APARTMENT BATHROOM OPTION D



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Model Unit

- Conceptual designs will be updated based on tenant feedback
- Updated kitchen and bathroom designs will be presented at the May Meeting
- Tenants will vote from three possible options
- Winning design will be built into the model unit



Model Kitchen and Bathroom at Williamsburg Houses

Upcoming Meeting Agenda

- Project Update
- Design Charrette
- Resident Surveys

PACT Partner Contact Information

For information about MNP/W PACT 10 and upcoming meetings, visit our website or contact us below:

Website: **MNPWhitePACT.tcbinc.org**

Email: **MNPWhitePACT@tcbinc.org**

Phone: **(718) 475-4210**

Please note: Day-to-day management and repair issues should be directed to NYCHA until conversion.

To learn more about the PACT program, your rights and protections, and other PACT projects visit: <https://www.nyc.gov/site/nycha/about/pact.page>

Questions and Answers

