



ST. NICHOLAS REVITALIZATION PARTNERS

RESIDENT MEETING: SCOPE AND INTERIOR FINISHES

May 30th, 2024



**Comprehensive
Modernization**

ST NICHOLAS REVITALIZATION PARTNERS

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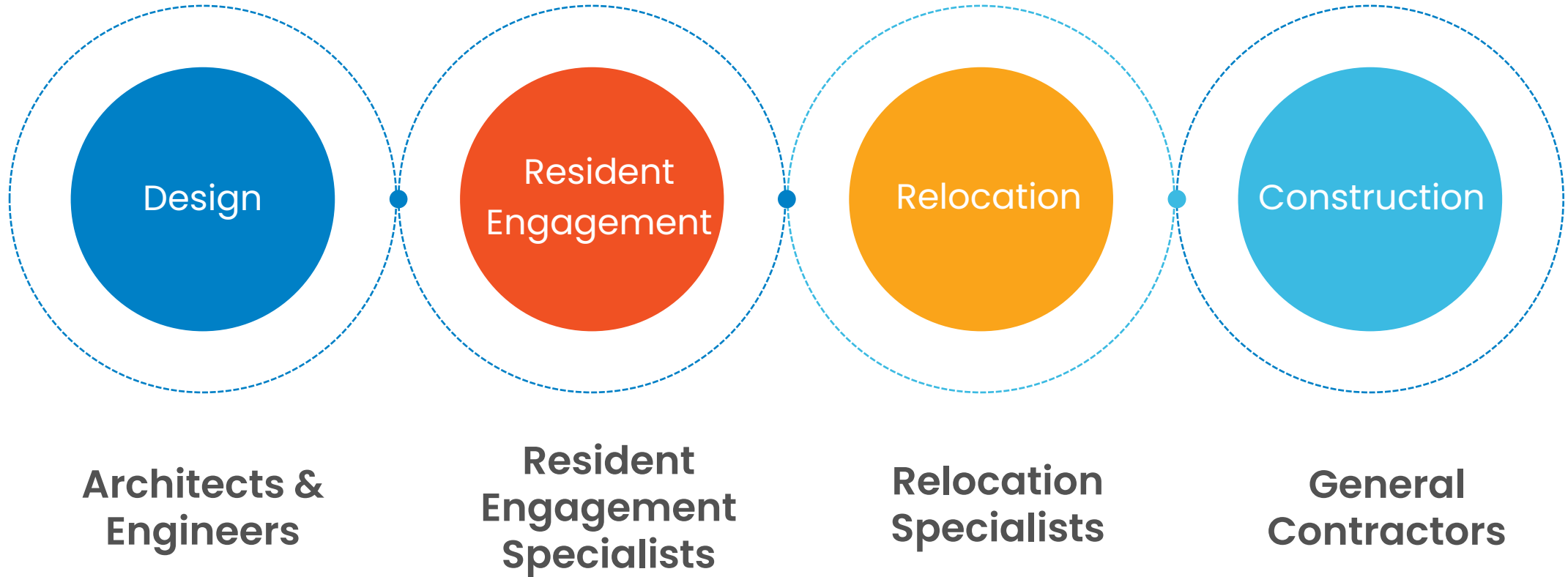


ST. NICHOLAS REVITALIZATION PARTNERS

- ✓ SNRP is an experienced team of Design Build professionals.
- ✓ We believe in the power of transforming lives through thoughtful design and high-quality construction.
- ✓ We are dedicated to working in partnership with NYCHA and residents of St. Nicholas Houses to provide a high-quality, top-to-bottom renovations of the buildings and grounds.
- ✓ We are thrilled to meet you and partner with you in this exciting journey.



SNRP is comprised of:



Meet the SNRP TEAM



Mark Ginsberg
Design



Samantha Magistro
Principal



Jed Resnick
Principal



Jackie Robinson
Relocation



Susan Link
Design



Andrew Lassalle
Resident
Engagement



Jose Paredes
Resident
Engagement



Hank Minskoff
Construction



Justin Stein
Construction

Design and Construction Excellence



- ✓ Decades of experience with hundreds of projects completed
- ✓ Tens of thousands of apartments fully renovated
- ✓ Prioritize safety and quality of work
- ✓ Experts with deep knowledge of abatement and remediation standards
- ✓ Substantial experience working with NYCHA communities
- ✓ Resident-focused and transparent



Resident Engagement

- ✓ Here to help you better understand the process and answer your questions.
- ✓ Expect to see us around campus – tabling, flyering, and saying hello to get the word out about the upcoming renovations
- ✓ Hosting regular office hours – come say hi!

(332) 225-5732

info@stnicholaspartners.com

stnicholaspartners.com





Upcoming Office Hours

Location

255 West 127th Street (Building 7)

Unit 9B

Dates:

Monday, June 3

Tuesday, June 4

Monday, June 10

Tuesday, June 11

Wednesday, June 12

Friday, June 14

Hours:

10:00am – 1:00pm and

2:00pm – 5:00pm

Upcoming Tabling Events:

Wednesday, June 5

- 10:00am – 1:00pm at 230 West 131st Street
- 2:00pm – 5:00pm at 260 West 131st Street

Thursday, June 6

- 10:00am – 1:00pm at 2410 Frederick Douglass Boulevard
- 2:00pm – 5:00pm at 2374 Frederick Douglass Boulevard

Friday, June 7

- 10:00am – 1:00pm at 213 West 127th Street
- 2:00pm – 5:00pm at 212 West 129th Street

Thursday, June 13

- 10:00am – 1:00pm at 200 West 131st Street
- 2:00pm – 5:00pm at 2406 Frederick Douglass Boulevard

Relocation

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

SNRP will host a dedicated Relocation Meeting to discuss relocation in detail and answer relocation-related questions.

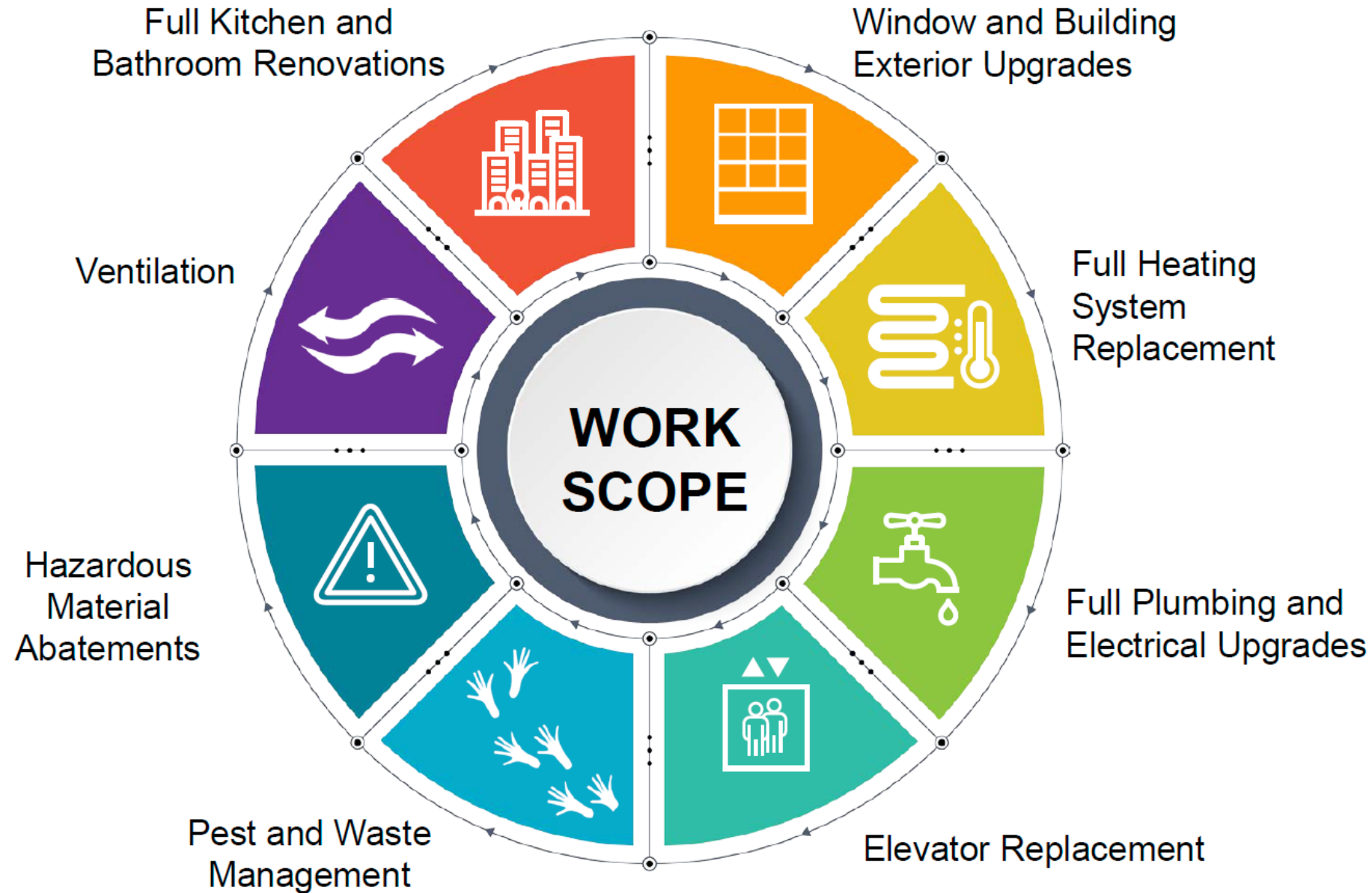




All renovations and services provided by SNRPP through the Comp Mod program are at **no cost to residents.**

Under no circumstances will a SNRPP representative ask you for any type of payment or compensation.

WORK SCOPE



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Team Objectives

SNRP's goal is improved quality of life in apartments and overall wellbeing of residents.

01. Scope Based on Compliance Pillar Areas

- ✓ **Lead-Based Paint Abatement**
- ✓ **Mold Abatement**
- ✓ **Heat**
- ✓ **Elevators**
- ✓ **Pest and Waste Management**

02. Resident Experience & Pride of Place

03. Sustainability & Resiliency



Objectives will be achieved through thoughtful design and high-quality construction

Hazardous Materials 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

- ✓ New Sink and Faucet
- ✓ Countertops and full backsplash
- ✓ Fresh coat of paint
- ✓ Upgraded stainless steel appliances like fridges and electric stoves
- ✓ New cabinets and floors
- ✓ LED lighting



SAMPLE KITCHEN – Final kitchen finishes will be determined by campus-wide resident vote



Full Bathroom Renovation

- ✓ New Sink and Faucet
- ✓ Toilet
- ✓ Fresh coat of paint
- ✓ Bathtub and shower head
- ✓ Cabinets
- ✓ New flooring and bathroom surround panels

SAMPLE BATHROOM – Final bathroom finishes will be determined by campus-wide resident vote

Common Areas



- ✓ Expanded lobbies with seating areas
- ✓ LED lighting in lobbies, vestibules and exterior areas
- ✓ New paint and flooring in common areas
- ✓ New mailboxes, parcel boxes, and mail drop
- ✓ Upgraded signage
- ✓ Active Design up to 4th Floor to make stairwells more inviting

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

- ✓ Full plumbing replacement*
- ✓ Essential electrical upgrades to better serve current electrical needs
- ✓ Addition of more electrical outlets for increased safety and convenience

*Saint Nicholas was rated one of the top 20 developments for the worst plumbing systems in NYCHA

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Elevators

- ✓ Complete replacement of all elevators to ensure better and more reliable service.
- ✓ **10 Elevators** to be replaced under existing contract to fast track those in most need:
Buildings 1,3,7,9, and 11 to be completed by NYCHA
- ✓ **18 Elevators** to be replaced under Comp Mod Project:
Buildings 2,4,5,6,8,10,12,13 and 14 to be completed by SNRP



Heating and Hot Water Upgrades

- ✓ Brand new heating and hot water systems
- ✓ Fully electric system that provides both heating and cooling with individual controls
- ✓ Reduced environmental impact with fully electric system
- ✓ Ensuring consistent, reliable heat and hot water service to all residents
- ✓ Ensuring the proper storage of hot water to provide safe water quality standards in all buildings in coordination with NYCHA's Healthy Homes Office of Water Quality





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Window and Building Exterior Upgrades

- ✓ Replacement of **all** windows throughout the development
- ✓ Repairs and restoration of all brickwork
- ✓ New exterior wall cladding (EIFS) to prevent water intrusion and provide better insulation to keep buildings warm in the winter and cool in the summer.



Pest and Waste Management

- ✓ New exterior waste yard improvements to better handle waste
- ✓ Comprehensive sealing of apartments to prevent pests
- ✓ New recycling rooms



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Next Steps

- ✓ You will see SNRP team members on-site conducting inspections as part of the design process and keeping residents updated.
- ✓ SNRP will schedule a Relocation Meeting at a later date this summer to discuss relocation in detail and answer relocation-related questions.
- ✓ Vote for your favorite kitchen and bathroom material finishes! Voting open through June 14th.
- ✓ After votes are tallied, SNRP will construct a model unit with the winning finishes for you to visit and see what your apartments will look like post-construction.

Residents will vote to select the following finishes:

Kitchen and Bathroom Finishes

KITCHEN

- ✓ Cabinets
- ✓ Cabinet pulls
- ✓ Countertop
- ✓ Backsplash



BATHROOM

- ✓ Floor tile
- ✓ Vanity cabinet (same as kitchen)

Apartment-Wide

- ✓ Floors

Kitchen and Bathroom Finishes

	FLOOR	CABINETS	CABINET PULLS	COUNTERTOP	BACKSPLASH	BATHROOM FLOOR
A						
B						
C						

Sample Kitchen #1

Resident Voting Options

- Medium gray wood cabinets (Option A)
- Warm resilient floors (Option A)
- White tile backsplash with light gray grout (Option A)
- Light quartz countertop with small speckles (Option A)

Additional Items (Non-Voting)

*All kitchens will have a round ceiling light and stainless/brushed silver fixtures to match appliances.



Medium gray cabinets

White backsplash

Warm resilient floor

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Sample Kitchen #2

Resident Voting Options

- Dark gray wood cabinets (Option B)
- Light resilient floors (Option B)
- White tile backsplash with light gray grout (Option A)
- Light quartz countertop with small speckles (Option A)



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Sample Kitchen #3

Resident Voting Options

- Light gray wood cabinets (Option C)
- Cool resilient floors (Option C)
- White tile backsplash with light gray grout (Option A)
- Light quartz countertop with small speckles (Option A)



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Sample Kitchen #4

Resident Voting Options

- Warm gray wood cabinets (Option A)
- Warm resilient floors (Option A)
- Gray tile backsplash with gray grout (Option B)
- Light quartz countertop with small speckles (Option A)



Medium gray cabinets

Grey backsplash

Warm resilient floor

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Sample Kitchen #5

Resident Voting Options

- Warm gray wood cabinets (Option A)
- Warm resilient floors (Option A)
- Blue-gray tile backsplash with light gray grout (Option C)
- Light quartz countertop with small speckles (Option A)



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Sample Bathroom #1

Resident Voting Options

- 12x24 light grey porcelain tile floors (Option A)
- Vanity cabinet to match kitchen cabinets

Additional Items (Non-Voting)

- White bathroom surround panels at shower and wainscot
- Brushed silver pulls, accessories to match plumbing fixtures
- Bath bar light



Light grey floor

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Sample Bathroom #2

Resident Voting Options

- 12x24 light beige porcelain tile floors (Option B)
- Vanity cabinet to match kitchen cabinets

Additional Items (Non-Voting)

- White bathroom surround panels at shower and wainscot
- Brushed silver pulls, accessories to match plumbing fixtures
- Bath bar light



Light beige floor





VOTE

- ✓ If you are ready to vote, you can vote today
- ✓ If not, you can vote any time through June 14th
- ✓ There are three ways to vote:
 - Online form
 - Paper ballot
 - Over the Phone
- ✓ Pick up a voting flyer before you leave for more information

THANK YOU!





Q&A

THANK YOU





Contact Us

(332) 225-5732

info@stnicholaspartners.com

Our Website

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Office

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Unit 9B



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