

GATEWAY GARDENS HOUSING

FY 2022 – 2023

RENOVATION PLAN

INTRODUCTION

The Town of Huntington Housing Authority (HHA) was created in 1966 to build and manage 40 units of public housing known as Gateway Gardens. In 2011, the HHA converted the property to a low-income tax credit property and continues to manage the 40 units.

BACKGROUND

1. On or before December 2, 2020, an occupant of an apartment in Building 9 North of Gateway Gardens Housing, LLC's (Gateway) Huntington Station property reported a water leak. Gateway retained a roofing vendor on December 2, 2020, which removed roof debris, installed flashing cement, and resealed the area. No shingles were repaired or replaced.

Thereafter, the same tenant advised that water was still entering the unit. The same roofing vendor returned on December 30, 2020. The roofer climbed into the attic and identified moisture on the ceiling joists as well as wet insulation and mold. He thus concluded that the leak was due to condensation rather than a problem with the roof.

2. Gateway submitted claims to Accident Fund Insurance Company and Underwriters at Lloyd's (collectively, the "Claim") on or about January 11, 2021. Bridge Adjustment Company (BAC) is a third-party administration managing the Claim.



Declination Letter
April 2021.pdf

3. Thereafter, Gateway hired an environmental firm, Envirosience Consultants, Inc. (Envirosience) to perform an indoor air quality assessment. The initial inspection was conducted on January 28, 2021, and a report was issued on February 4, 2021. Envirosience concluded that there were harmful concentrations of microbial organisms and proposed a mold remediation plan. In the interim, tenants of Building 9 were required to relocate. The four residents were relocated to the Extended Stay in Melville, NY.

In its report concerning building 9, Envirosience opined, in relevant part as follows:

"During this inspection, significant condensation was observed throughout the building 9 North shared attic space. Relative humidity was greater than 85% at the hallway closed ceiling access hatch. With that much condensation occurring, it is highly likely that there are active roof leaks, and/or the attic ventilation is inadequate allowing warm \, moist air from the living spaces to condense in the attic. In addition, active water infiltration from the shared attic space was observed throughout all apartments in building 9 North. This ongoing water infiltration has impacted wood framing, roof sheathing, wall and ceiling drywall, fiberglass insulation, wood baseboard trim, window trim, and miscellaneous belongings throughout the apartments and hallway. Moisture testing shows elevated moisture content specifically along the affected wall and ceiling drywall, wood framing,

and window framing. Visible microbial growth was observed on water-damaged areas of drywall, wood framing, window framing, and miscellaneous belongings including a window AC unit.”

In sum, Enviroscience opined that an active leak and/or inadequate ventilation caused the problematic condensation. Enviroscience returned on March 1, 2021, to inspect Building 7 and to re-inspect building 9. The revised report for Building 9 (dated March 3, 2021) state, in relevant part as follows:

“The purpose of this testing was to identify what impact indoor air quality might be having on the health and or comfort of the building occupants after discovering a combination of excessive condensation within the shared attic space, water infiltration into the apartments from the attic, and a hot water pipe leak in the shared crawlspace located directly below the apartments”.

During the supplementary inspection on March 1, 2021, we investigated the shared crawlspace area and discovered that hot, damp water vapor from the hot water pipe leak was rising and condensing throughout all apartments in building 9 North as well as the shared attic.”

Thus Enviroscience changed its findings to conclude that a leak in a hot water pipe was the source of the condensation. In its report for building 7 (dated March 5, 2021), Enviroscience observed that although the attic had poor ventilation, the “sampling and inspection indicate normal concentrations of common microbial organisms.” In other words, the extreme problems affecting building 9 were not present in building 7, even though both buildings had “poor ventilation” in their respective attics.



Enviroscience Initial
Report with PhotosJar

Due to the date of the last microbial investigation our board of commissioners requested another inspection of building 9 North. That inspection was conducted on July 19, 2021.

Enviroscience Executive Summary

Overall, the building is in the same condition as when Enviroscience last inspected on March 8, 2021. Water infiltration had impacted wood sub-flooring, wood framing, roof sheathing, wall and ceiling drywall, fiberglass insulation, wood baseboard trim, window trim, and miscellaneous belongings throughout the crawl space, apartments, hallway and attic. A full remediation has not been done. On July 19, visible mold and mold odors were observed throughout. Elevated concentrations of common microbial organisms, specifically *Aspergillus*/*Penicillium*-like (or Asp/Pen-like) spores, in the 4 units, were measured on July 19. Though still elevated, the airborne mold concentrations on July 19 were less than those on January 28.

Recommendations in the Mold Remediation Plan submitted on March 9 still apply, with the additional recommendation that all drywall and fiberglass insulation be removed from the building. A licensed engineer or architect should evaluate the

sturcture, including wood framing, flooring and roof sheathing.”



Enviroscience Report
072321 (3).pdf

MOLD REMEDIATION WORK FOR BUILDING NINE

1. Three quotes were received for the mold remediation work on building 9 North: Belfor, King David, and G-Tech Restoration Inc.
 - Belfor: \$63,931.55 packing; \$700.00 video; and \$199,246.08 mold remediation
 - G-Tech: \$18,600 packing; \$271.56 video, and \$129,000.00 mold remediation
 - King David: no price given for packing; no video option provided; \$147,895.00 mold remediation
2. The board approved the request of G-Tech Resoration to perform mold remediation services on October 18, 2021.
3. The contract with G-Tech Restoration was reviewed by both parties. Adequate insurance coverage was obtained by G-Tech Restoration and all requested corrections were made to the contract. The contract was signed on November 23, 2021.
4. G-Tech Restoration completed video of units and the Executive Director reviewed each video with the resdent on 12/3/2021.
5. G-Tech Restoration completed pack out of units December 14, 2021 to December 18, 20211. The residents of the unit were invited on-site while the packout occurred for their unit. The resident waited in the community room and asked and answered any questions presented by the G-Tech Restoration team.
6. G-Tech Restoration completed the mold remediation of building 9 North on February 2, 2022.
7. On 2/9/2022 Enviroscience Consultants provided clearance on all microbial work throughout units 9 North as complete.



Final Clearance
Letter_2.9.22.pdf

MOLD REMEDIATION WORK FOR BUILDING ONE, THREE, FIVE, SEVEN & NINE SOUTH

1. Buildings 1 and 3 were inspected by Enviroscience Consultants on 4/18/2022.

The estimated quantities of building materials to be cleaned or removed are:

Building 1: Basement / Crawlspace Area

- 1) Ceiling Drywall – approximately 55 square feet (to be removed)
- 2) Ceiling Joists – approximately 55 square feet exposed (to be cleaned)
- 3) Drywall – approximately 500 square feet (to be removed)
- 4) Wood Framing – approximately 500 square feet exposed (to be cleaned)
- 5) Cement walls – all within given space (to be cleaned)
- 6) Cement flooring – all within given space (to be cleaned)
- 7) Wooden Staircase – approximately 18 square feet (to be cleaned)
- 8) Pipes – approximately 2 linear feet (to be repaired); all remaining within given space (to be cleaned & inspected)
- 9) Miscellaneous Belongings – 1 bicycle (to be removed)

Building 3: Basement / Crawlspace Area

- 1) Ceiling Drywall – approximately 55 square feet (to be removed)
- 2) Ceiling Joists – approximately 55 square feet exposed (to be cleaned)
- 3) Drywall – approximately 500 square feet (to be removed)
- 4) Wood Framing – approximately 500 square feet exposed (to be cleaned)
- 5) Cement walls – all within given space (to be cleaned)
- 6) Cement flooring – all within given space (to be cleaned)
- 7) Wooden Staircase – approximately 18 square feet (to be cleaned)
- 8) Pipes – all within given space (to be cleaned & inspected)

The estimated cost of remediation , not including restoration, is approximately \$15,000 to \$20,000. The estimate time of completion is 5-10 days.



Bldg1and3on0418202
2 Remediation Plan.pr

2. Buildings 5, 7, and 9 South were inspected by Enviroscience Consultants on March 21, 2022.

The estimated quantities of building materials to be cleaned or removed are:

Building 5: Basement Hall

- 1) Ceiling Drywall – approximately 700 square feet (to be removed)
- 2) Drywall – all within given space (to be removed)
- 4) Wood Framing – all with the given space (to be cleaned)
- 3) Cement walls – all within given space (to be cleaned)
- 4) Cement flooring – all within given space (to be cleaned)

Building 7: 1st Floor Common Area

- 1) Ceiling Drywall – all within given space (to be cleaned)
- 2) Drywall – all within the custodial closet (to be removed), and all remaining (to be cleaned)
- 4) Wall Framing – all within the custodial closet (to be cleaned)
- 5) 12"x12" Floor Tile – all within given space (to be cleaned)
- 6) Doors – all within given space (to be cleaned)
- 7) Windows/Framing – all within given space (to be cleaned)

Building 7: East Crawlspace

- 1) Ceiling wooden floor joists – approximately 2,500 square feet (to be cleaned)
- 2) Insulation – approximately 2,500 square feet (to be removed)
- 3) Cement walls – approximately 2,500 square feet (to be cleaned)
- 4) Cement flooring – approximately 2,500 square feet (to be cleaned)
- 5) Sub Floor Windows/Framing – all within given space (to be cleaned)

The estimated cost of remediation, not including restoration, is approximately \$20,000 to \$25,000. The estimated time of completion is 7-14 days.



Bldgs579onMarch202
2.pdf

ARCHITECT/ENGINEERS

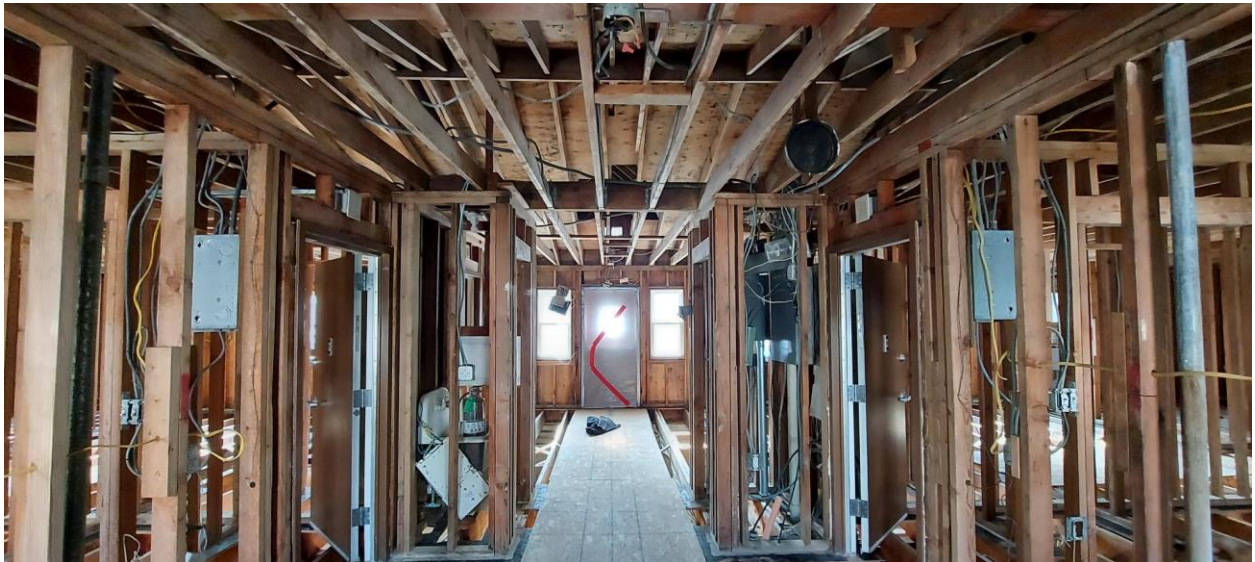
An RFP was placed to select an Architect/Engineer for the restoration project. Three companies responded. BBS Architect/Engineers were selected.

- On March 2, 2022 BBS Architect/Engineer came on-site to begin measuring and surveying existing conditions. See pictures of what they viewed.
- On March 2, 2022 BBS Architect/Engineer provided a letter with some observations/recommendations. The thermostat and running water was corrected by in-house maintenance staff as soon as possible



LTR to HHA
3.2.22.pdf





- On 4/21/2022 BBS EArchitect/Engineer submitted their first Construction Drawing. Gateway Gardens Board and Region Affordable Housing Architect requested changes.
- On 4/25/2022 two BBS Architect/Engineers came on-site for another sealed bid opening, and while on-site they viewed the roof sustainability. 5/2/2022 e-mail states the following regarding the roof:

“Pete and I discussed the roofing life further and it is our opinion that the roofing still has some life to it and does not need to be replaced immediately. If any roof leaks occur in the future, they would need to be repaired to that localized area. Funding to replace the roofing in the future should be set aside.”

- On 5/25/2022 BBS Architect/Engineer submitted an updated Consturction Drawing with the following additions.



Gateway Gardens
constructionDrawings

Updates include:

- Contractor will confirm air conditioner sleeves are pitched to the exterior.
- Crawl space water and humidity detection.
- Attic humidity detection.
- Exterior security lighting.
- Replacing the existing galvanized steel waste and sanitary piping, a plumbing permit will be required.
- Kitchen cabinets to be HUD Severe Use kitchen cabinets
- Adding a base cabinet with countertop, so that there is a countertop space abutting the range/oven (additional feature)

A plumbing permit is required to replace the sanitary piping. An underwriter's certificate is required from the electrician. The permitting and expediting is to be completed by the plumber and electrical contractor.

- On June 16 BBS Architect/Engineer submitted the GG Bid Proposal for advertisement from June 21 to July 12, 2022. The notice went to NewsDay Media and Huntington Housing Authority website for advertisement.



F - Invitation to
Bidders.Electronic Dis

- July 12, 2022 is the scheduled date for opening the sealed bids by BBS Engineer with the Executive Director as the recorder.
- Opening the sealed bids will reveal the general contractor's cost and timeline for Gateway Garden's building 9 North restoration.
- BBS Architect/Engineer will vet the bids to ensure the lowest bidders understand the scope of work and that all paperwork is in compliance.
- BBS Architect/Engineer will make their recommendation of the best bid submission.
- Regions Affordable Housing then Gateway Gardens Board will approve the recommended General contractor to award the contract.
- BBS Architect/Engineer will meet with the General Contractor at least twice (and more if needed) during the construction period to ensure compliance.

CONSTRUCTION

- July 12, 2022 General Contractor sealed bid proposals will be submitted and opened by BBS Architect/Engineers and Executive Director.
- BBS Architect/Engineers will vet the General Contractor bid submissions and make a recommendation. The cost and timeline will be a part of the recommendation.
- The contract will be awarded to the approved General Contractor of Regions Affordable Housing and Gateway Gardens HDfC Board.
- Payment for the General Contractor will be paid through an approved loan from Huntington Housing Authority.
- A plumbing permit is required to replace the sanitary piping.

- An underwriter's certificate is required from the electrician.
- The permitting and expediting is to be completed by the plumber and electrical contractor.
- Davis Bacon Wage will be used (if applicable).
- BBS Architect/Engineer will meet for compliance.
- General Contractor will provide weekly updates and walk through to Executive Director, who will share information weekly to required parties.

TEMPORARY HOUSING

The four residents from Building 9 North were placed at Extended Stay Long Island, Melville, NY on 1/27/2021 as an emergency transfer/relocation. The accommodations for Extended Staty are all first floor standard studio rooms (3 with a Queen size bed and one with 2 double beds) with a full bathroom, full kitchen (stove top, no oven), bed, phone, and television. On-site are laundry accommodations and pets are allowed.

Rate duration from 1/27/2022 to current has increased from the initial cost of \$95 a night to \$139.99 a night effective from May 022 August 2022.

Current monthly rate (for 30 days) for 4 residents is \$16,680.00.

HOUSING COSTS

Monthly the residents continue to pay their portion of the rent, which is a total of \$1,105.00. The four units are not considered habitable and are not paid by HUD. The monthly amount not paid monthly is \$4,155.00.

Effective September 2021 Gateway Gardens picked up the monthly cost of the four residents to ensure continuance of utility services and release the responsibility from the residents. The monthly for the four residnet's utility cost is around \$64.00

G-Tech Restoration Inc. is storing the residents belongings that was removed from their unit. The first 3 months (February, March, and April) costs are included in the mold remediation cost.

Each month that the belongings are stored will cost \$897.00 monthly. There are three storage units at the cost of \$299.00 monthly.

HOUSING OPTIONS

- Trailer options were researched and only one 2-bedroom trailer could be on-site I the south parking lot, due to water and sweer connections. The cost was a little above \$3000.00 a month and no two people were willing to share a trailer. No futher investiagation was pursued regarding trailers.
- The four residents were offered a Housing Choice Voucher which they declined. HUD local field office communicated that a PBV tenant can not be made to accept a Housing Choice Voucher.



Housing Choice
Voucher Options0930

- A 3-bedroom first floor unit became available in April 2022 in the family building and was declined due to the noise level and concerns for safety being near the building entry door.
- No first floor vacancies were available within the complex. Only available options were 3 and 4 bedroom units on the 2nd floor.
- The residents all reviewed and signed the agency document that they were okay with staying at the Extended Stay until their unit was ready to move back.

RELOCATION

Once the units are ready for the residents and their belongings the following will occur:

- G-tech Restoration, Inc. will deliver each unit's belongings to the proper location.
- Each resident will order their furniture and have it delivered on or within 1 week of identified return date.
- Gateway Gardens staff will schedule movers to move the residents with their belongings back into their units. Since January 27, 2021 each resident has acquired full cabinets of dishes, pans, groceries. They have a full refrigerator of groceries. Their dresser drawers, closets, and bags are full of clothes and paperwork.

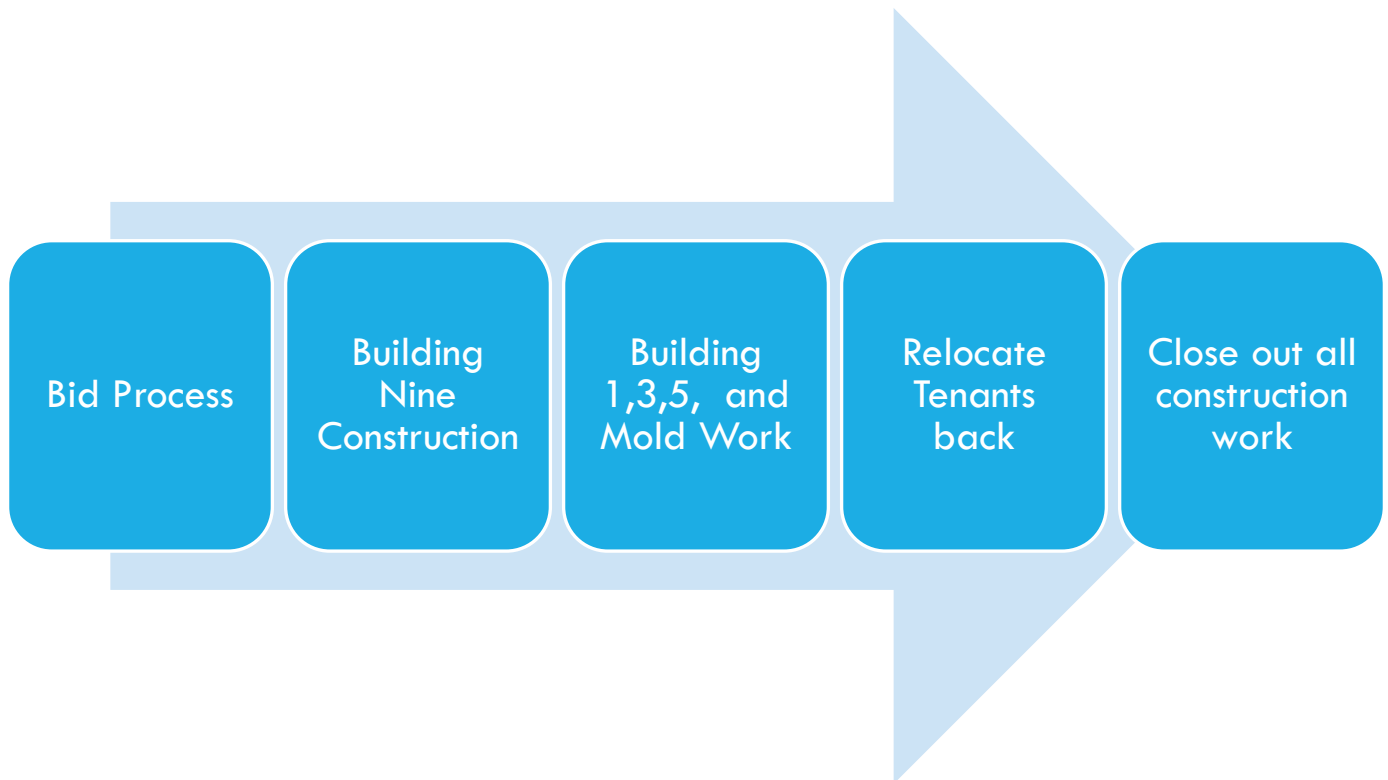
FINANCIAL DISBURSEMENTS TO RESIDENTS

For their safety the residents of the 4 units for building nine left with all that they could pack up and carry in a 2 hour time span at the end of January 2021.

- By the summer of 2021 the residents needed summer clothing and the board of directors approved \$1K for each resident for their needs. July 16, 2022 each resident was provided a \$1K check.
- On October 28, 2021 another check was disbursed to cover their costs for fall leading into winter needs.

The residents are expecting funds to cover the items they lost (bedding, furniture, etc...) due to the mold. Financial disbursement may be expected from residents up to and including pain and suffering for the displacement.

CONSTRUCTION PROCESS



CHECKLIST

| PROJECT CHECKLIST | | | | |
|-------------------|--|----------------|-------------|----------------------|
| Item No. | Item Description | Projected Date | Actual Date | Who is Responsible |
| 1 | RAH approve construction drawings | 6/13/2022 | 6/13/2022 | RAH |
| 2 | GG approve construction drawings | 6/14/2022 | 6/14/2022 | GG Board |
| 3 | BBS to submit construction drawing bid proposal | 6/16/2022 | 6/16/2022 | ED/BBS |
| 4 | Publicly advertise invitation to bidders | 6/21/2022 | 6/21/2022 | ED |
| 5 | Submit requested GG Plan to RAH | 6/24/2022 | | ED |
| 6 | Bidders Pre-Bid Walk Through | 6/28/2022 | | ED/BBS |
| 7 | BBS to open sealed bid submissions | 7/12/2022 | | ED/BBS |
| 8 | GG Board to determine reimbursement costs to residents for furniture and other if app. | 7/8/2022 | | GG Board |
| 9 | Obtain quotes for mold remediation work for bldgs. 1,3,5, & 7 | 7/8/2022 | | ED |
| 10 | Obtain quotes for Construction work from the mold remediation work for bldgs. 1,3,5, & 7 | 7/15/2022 | | ED |
| 11 | BBS Architects to vet the bidders and make recommendation | 7/18/2022 | | ED/BBS |
| 12 | Determine reimbursement costs to residents for personal belongings | 7/18/2022 | | GG Board |
| 13 | Submit to RAH sources & uses | 7/20/2022 | | ED |
| 14 | GG to submit loan request | 7/22/2022 | | ED |
| 15 | RAH to approve loan request: Regions will amend partnership agreement and need investors approval | 8/05/2022 | | RAH |
| 16 | OPEN ITEM | | | |
| 17 | GG approval of General Contractor to include 10% contingency and to be done no later than date noted | 8/05/2022 | | GG Board |
| 18 | Award of contract will include reviewing contract and obtaining signatures | 8/08/2022 | | ED and legal counsel |
| 19 | GC Kick off meeting | 8/12/2022 | | ED/BBS |
| 20 | GC to start renovations | 8/19/2022 | | GC |
| 21 | Order Appliances | 8/19/2022 | | ED |

| | | | | |
|--------|---|----------------|-------------|--------------------|
| 22 | Residents to order furniture | 8/23/2022 | | Residents/ED |
| 23 | Remediation work on bldgs. 1,3, 5, and 7 | | | |
| 24 | Clearance for completed remediation wk bldgs. 1,3, 5, & 7 | | | |
| Item # | Item Description | Projected Date | Actual Date | Who is Responsible |
| 25 | Construction work on bldgs. 1,3,5, and 7 | | | |
| 26 | Weekly meetings w/GC | | | ED |
| 27 | Weekly meetings w/Regions | | | ED |
| 28 | Renovations complete | | | GC |
| 29 | Mold Remediation company to deliver stored items to unit | | | ED |
| 30 | Movers to pack and move hotel belongings back to unit | | | ED |
| 31 | Residents will return to the unit | | | ED |
| 32 | Close out documents submitted to Board and Regions | | | ED |
| | | | | |

| ABBREVIATIONS | | | |
|---------------|----------------------------|----|--------------------|
| RAH | Regions Affordable Housing | GG | Gateway Gardens |
| ED | Executive Director | GC | General Contractor |
| | | | |