



OCEAN HILL APARTMENTS WORK SCOPE



IN-UNIT RENOVATIONS

Complete renovations including new sinks, toilets, bathtubs, cabinets, tiling, bathroom fixtures, refrigerators, stoves, and microwaves with dedicated shelf, cabinets, countertops, flooring, ceilings, and lighting fixtures.



FAÇADE WORK

Includes roof repair, brick replacement, window upgrades, selective brick pointing, window lintel repairs, power-washing of entire façade, and general aesthetics.



COMMON AREA UPGRADES

Revamped lobbies including new mailboxes and flooring.



BOILER REPLACEMENT

New boiler installment.



ELEVATOR MODERNIZATION

Full modernization, including new hoist machines, cabs, controllers, guide rails, emergency return and monitoring systems, machine room repairs, and voltage regulators.



SECURITY SYSTEM UPGRADES

Old NYCHA cameras will be removed and replaced with new cameras. Roof alarms, access control, and intercom systems will be installed, with 24/7 security review.



COMMUNITY CENTER / TA OFFICE

Upgrades include renovated design and aesthetics, painting, flooring, plumbing, electrical system upgrades, and window replacement.



GROUND / LANDSCAPING

New outdoor lighting, pest and waste management, and outdoor maintenance.



OCEAN HILL APARTMENTS TIMELINE

BOILER REPLACEMENT



Started:
MAY 2026

Anticipated Completion:
MID-SEPTEMBER 2027

SECURITY SYSTEM UPGRADES



Started:
APRIL 2026

Anticipated Completion:
2027

ELEVATOR MODERNIZATION



24 Mother Gaston
First Elevator Start: **JUNE 2026**
Anticipated Completion: **OCTOBER 2026**

Second Elevator Start: **OCTOBER 2026**
Anticipated Completion: **JANUARY 2027**

15 Mother Gaston
Permits Pending

FAÇADE WORK



Started:
JUNE 2026

Anticipated Completion:
FEBRUARY 2027

GROUNDS / LANDSCAPING



24 Mother Gaston
Started:
JUNE 2026

Anticipated Completion:
END OF 2026

15 Mother Gaston & 309 MacDougal
Anticipated Start:
2027

COMMUNITY CENTER / TA OFFICE



Anticipated Start:
SEPTEMBER 2026

Anticipated Completion:
FEBRUARY 2027

IN-UNIT RENOVATIONS



Anticipated Start:
JANUARY 2027

COMMON AREA UPGRADES



Start:
TBD