

PACT QUARTERLY MEETING

WELCOME!

Residents of Saratoga Village

Thursday, September 24, 2026
Saratoga Village Community Center
940 Hancock Street



AGENDA

01

02

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CURRENT STATUS & UPDATES

- ☐ Milestones and Next Steps
- ☐ Completion Status
- ☐ Security System
- ☐ Façade Upgrades
- ☐ Electrification

PRE-IN-UNIT CONSTRUCTION PREPARATION RECAP

- ☐ Your Resident Coordinators
- ☐ Noticing
- ☐ Preparing for Tenant-in-Place Construction
- ☐ Packing
- ☐ Temporary Relocation

CONSTRUCTION TIMELINE

- ☐ In-Unit Work
- ☐ Construction Schedule
- ☐ Safety Precautions

RENT AND MAINTENANCE RECAP

- ☐ Rent Collection
- ☐ Repair and Work Orders

RESOURCES

- ☐ Preservation Logistics
- ☐ Maintenance
- ☐ Building Skills
- ☐ Who to Contact

ARTIST INSTALLATIONS

- ☐ Artist Introduction
- ☐ Art Installation

Q&A



CURRENT STATUS AND UPDATES

01

MILESTONES AND NEXT STEPS

COMPLETED MILESTONES

- Lease Signings
- Introducing Wavecrest Property Management
- Meeting on Section 8 Transfer
- **Project Closing on Thursday, September 25, 2025!**
- Quarterly PACT / Resident Update Meetings in January 2026, April 2026, and June 2026
- Oil Tank Abandonment

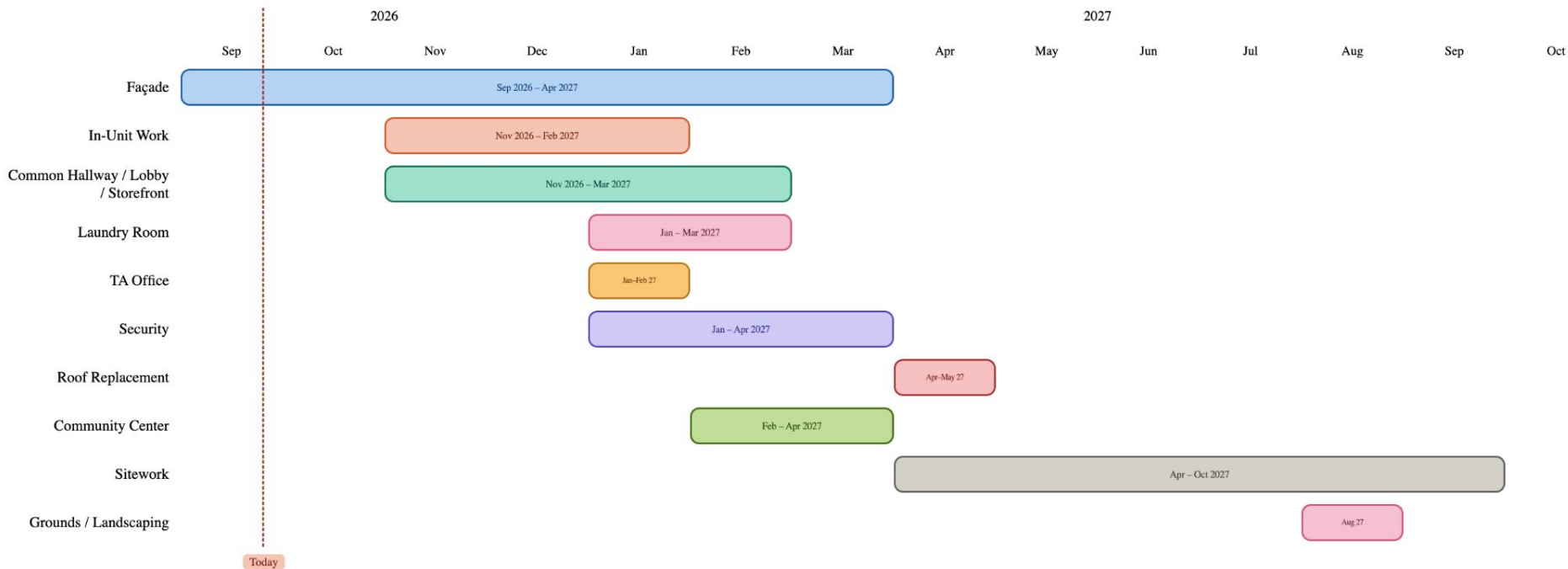
WHERE WE ARE NOW

- Phase 1 Security System Installation
- Façade Renovations
- Electrical Upgrades
- Preparing for Construction

WHAT'S NEXT

- In-Unit Work
- Phase 2 Security Installation
- TA Office Renovations
- Community Room Renovations
- Sitework
- Ongoing Communications and Updates

COMPLETION STATUS



SECURITY SYSTEM



PHASE 1: ONGOING

- ❑ The old NYCHA cameras were removed and replaced with new cameras that only Kalel and Wavecrest have access to.

PHASE 2: SCHEDULED FOR BEGINNING OF 2027

- ❑ Permanent camera installations
- ❑ Cameras will remain after hallway and lobby renovations
- ❑ Installment of:
 - ❑ Roof alarms,
 - ❑ Intercom systems
 - ❑ Access controls.



FAÇADE UPGRADES

- ❑ The Saratoga Village façade is being 100% replaced with a rainscreen over-clad system.
- ❑ This major upgrade will address the decaying bricks that you currently see.
- ❑ This system will also improve the building's energy efficiency and insulation, ensuring the building stays warm in the winter and cool in the summer.

START: SEPTEMBER 2026

ANTICIPATED COMPLETION: JANUARY 2027

- 1 INFILL MATERIAL
White Concrete Board
Slate Panel Moulds
Granite A22
- 2 PROJECTING FRAME MATERIAL
Concrete Mould
PT3000 - A
- 3 FILL MATERIAL
Prime Concrete Board
Slate Panel Moulds
Slate P312
- 4 CANOPY MATERIAL
Aluminum Panel
Aluminum Panel
New Age Dark Bronze Mesh
- 5 FASCEAD METAL MATERIAL
Aluminum Panel
Slate Panel Moulds
Slate P312
- 6 BASE MATERIAL
Prime Concrete Board
Slate Panel Moulds
Slate P312



ELECTRIFICATION

As part of the construction scope, Saratoga Village will become a 100% Electric building.

What this means for you and your family:

- ✓ Gas stoves will be replaced with electric stoves.
 - Ownership will continue to cover the cost of electricity. Ownership will be providing residents with new pots and pans and will offer cooking demonstrations on the new stoves.
- ✓ Heat Pump Systems will be installed in every unit providing residents with an energy efficient and personalized heating and cooling upgrade.
 - The heat pump will be installed below your window to allow for the full use of the window, and will replace your in-window A/C unit.
- ✓ Existing gas stoves will remain in place until the building electrical service is upgraded by ConEd. Once the upgrades are complete, we will return and change existing gas stoves to electric stoves.



ANTICIPATED ELECTRIC STOVE TRANSFER: MAY 2027



PRE-IN-UNIT CONSTRUCTION PREPARATION RECAP

02

YOUR RESIDENT COORDINATORS - PRESERVATION LOGISTICS

Ruby Rojas

Project Manager

Jahlil Mack

Resident Coordinator

Cierra McQuiller

Resident Coordinator

Kajuan Scott

Resident Coordinator

33 SARATOGA AVE	
A Line	Jahlil Mack
B Line	Cierra McQuiller
C Line	Kajuan Scott
D Line	Jahlil Mack
E Line	Kajuan Scott
F Line	Jahlil Mack
G Line	Kajuan Scott
H Line	Jahlil Mack

Residents will be assigned
a Resident Coordinator
90 - 60 days before in-unit
construction is scheduled.

If you have not received
your assigned Resident
Coordinator's contact
information,
please reach out to
Preservation Logistics at
929-280-0263.

NOTICING

- ❑ During the construction and relocation phase, residents will be notified in advance of each phase of work. This includes invasive and/or non-invasive, interior and/or exterior, as well as building wide and/or unit-specific work.
- ❑ When possible, residents will receive notice at least 30 days in advance, with a **minimum of 7 days notice prior** to any scheduled activity.
- ❑ Emergency notifications will be posted as promptly as possible, ensuring a **minimum notice of 24 hours**.



NOTIFICATION METHODS

- ❑ **Door Postings:** Notices/flyers/letters are taped on your door or placed in a protective sleeve hung on the doorknob.
- ❑ **Hand Delivery:** Notices/flyers/letters are given directly to resident.
- ❑ **Common Areas:** Non-unit specific general notices/flyers/letters are to be posted in all public areas.
- ❑ **Unit Visits:** Coordinators will visit residents in their home to explain upcoming construction and/or confirm your availability.
- ❑ **Phone/Text/Email:** including contacting any emergency contacts and/or other persons listed on file (please make sure your coordinator has your up-to-date contact information).



RENOVATION PLANS

Tenant-In-Place

- ❑ Construction happens in your unit between **8:00am to 5:00pm**.
- ❑ Hospitality suites will be available for your use while construction is ongoing.
- ❑ You may return to your unit each day **after 5:00pm**. Depending on the type of work being performed, you may also have the option to remain in your unit during construction.
- ❑ Estimated total duration of construction is **less than 30 days**.



HOSPITALITY SUITES

- ❑ Fully furnished suites available from **8:00 am to 5:00 pm** in your development.
- ❑ Living room, dining room, fully equipped kitchen, WiFi, and Cable.



PREPARING FOR TENANT-IN-PLACE CONSTRUCTION



Packing and moving resources will be provided to you.



Your Resident Coordinator will notify you **21-days in advance** of your scheduled construction start date.



Start packing all non-essential items or items likely not to be used during the time your unit is under construction.



Feel free to start packing in advance of your **21-day notification**.

ESSENTIAL VS. NON-ESSENTIAL ITEMS

Essential Items will remain in your apartment for you to access and use throughout construction.

Non-Essential Items will be packed up and put in temporary storage.



NON-ESSENTIAL: WHAT YOU SHOULD PACK FOR STORAGE



DÉCOR: STATUES,
PICTURES, PAINTINGS,
THROW PILLOWS,
RUGS



NON-SEASONAL
CLOTHING AND
SHOES



LINENS AND TOWELS:
ANYTHING MORE
THAN WHAT'S LIKELY
TO BE USED OVER A
30-DAY PERIOD



DISHES AND
COOKWARE:
ANYTHING MORE
THAN WHAT'S LIKELY
TO BE USED OVER A
30-DAY PERIOD



CHILDREN AND PET
ITEMS: ANYTHING
MORE THAN WHAT'S
LIKELY TO BE USED
OVER A 30-DAY
PERIOD



Non-essential items will be placed in temporary storage.



Depending on its size some furniture may be required to go into temporary storage.



Moving resources will be provided to you to ensure the safe and secure transport of your items to and from the temporary storage unit.

ESSENTIAL: WHAT YOU SHOULD NOT PACK FOR STORAGE

- ❑ Identification, contracts, medical records, or anything critical.
- ❑ **Valuables:** Jewelry, small electronics, or other high-value items.
- ❑ **Medications:** Daily prescriptions and emergency medication.
- ❑ **Toiletries:** Toothbrush, toothpaste, soap, and other hygiene essentials.
- ❑ **Clothing:** A few changes of clothes and weather-appropriate items.
- ❑ **Special Needs:** Personal items for children, pets, or unique circumstances. Chargers: For phones, laptops, or other devices.
- ❑ Bedding and towels
- ❑ A few regularly used plates, cookware and cooking utensils
- ❑ Personal accessories and appliances such as purses, hair dryers, and curling irons
- ❑ **Living Room furnishings:** Seating, table, TV (not mounted on wall)
- ❑ **Dining Room furnishings:** Table and Chairs
- ❑ **Bedroom(s) furnishings:** Bed/sleeping arrangement and boxes/suitcases of clothing and other necessities.

TEMPORARY RELOCATIONS

You and your family could potentially be relocated to a completed vacant unit for the duration of construction

Three Reasons for Temporary Relocations

- ① **Environmental Hazards:** If there are hazards such as lead or asbestos detected in your home you will be relocated for **less than 5 days** while the hazards are removed.
- ② **Accessible Units:** If your unit has been selected to be modified with larger doorways, a roll-in shower, etc. to accommodate persons with disabilities, your coordinator will work closely with ETC to ascertain a return date, communicating all updates regarding the return date to you.
- ③ **Reasonable Accommodations:** If you have a health issue that may be impacted by the ongoing construction in your unit you can apply to be relocated while your unit is under construction. The relocation would be **less than 30 days**.



CONSTRUCTION TIMELINE

03

IN-UNIT WORK



ANTICIPATED START: NOVEMBER 2026

ANTICIPATED COMPLETION: FEBRUARY 2027

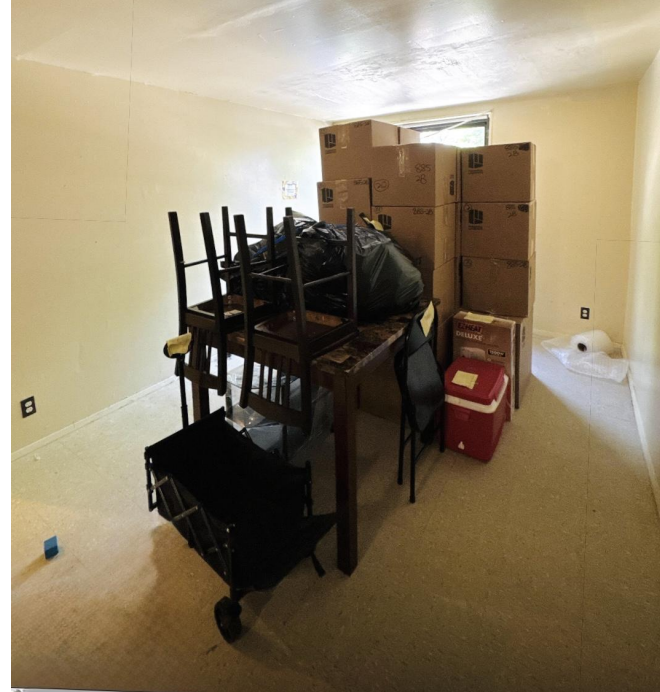
☐ Scope of Work includes:

- ☐ ACM Abatement
- ☐ Replacement of Unit Lighting
- ☐ Bathroom Renovations
- ☐ Kitchen Renovations
- ☐ Door & Shelf Replacement
- ☐ New Flooring Installation
- ☐ Heat Cover Replacement
- ☐ Painting



PACKING VISUAL

Examples of how your unit should look after packing:



CONSTRUCTION SCHEDULE

Day 1

- ☐ Smoke Detectors
- ☐ Light Fixtures
- ☐ Dedicate Circuits
- ☐ Entry Door



Days 2 to 4: Bathrooms

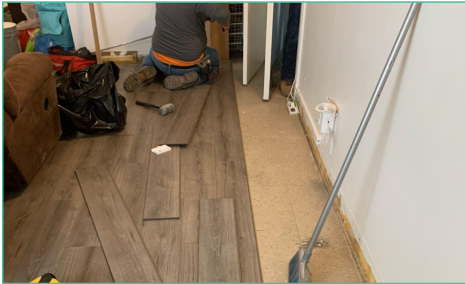
- ☐ Walls
- ☐ Tub
- ☐ Tile Flooring
- ☐ Vanity
- ☐ Accessories
- ☐ Toilet



CONSTRUCTION SCHEDULE

Days 5 to 8

- ☐ Kitchens and Flooring
- ☐ Unit Flooring
- ☐ Countertops
- ☐ Cabinets
- ☐ Appliances: Stove, Refrigerator



Day 9 to 12

- ☐ Painting



Days 13 & 14

- ☐ Unit Completion
- ☐ Punch List
- ☐ Final Cleaning
- ☐ Walk-Through

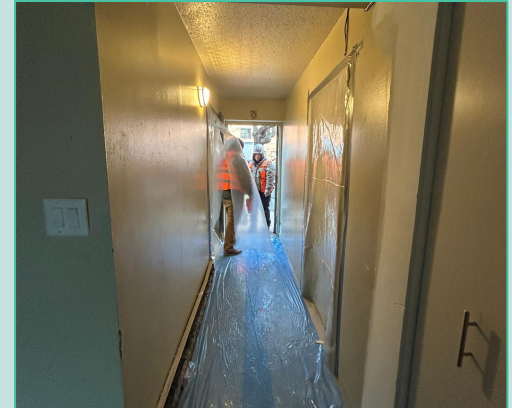


SAFETY PRECAUTIONS

Safety measures are taken at every step to ensure that you and your family are safe throughout the duration of construction.

- Layering of protective materials
- Pretesting to determine hazards that may be present
- Daily cleaning of in-unit construction areas
- Dust mitigation with HEPA filter

ALL ITEMS ARE REQUIRED TO BE COVERED AS THEY ARE BEING MOVED. IF YOU FEEL YOUR ITEMS ARE NOT BEING PROTECTED SUFFICIENTLY, PLEASE CONTACT YOUR RESIDENT COORDINATOR!





RENT AND MAINTENANCE RECAP

04

RENT COLLECTION - RECAP

Residents are responsible for paying their rent portion to Wavecrest Management.

- ❑ After receiving your first rent bill from Wavecrest, you may visit www.WavecrestManagement.com and click on “Pay Your Rent” to register for our resident portal using your email address.
 - ❑ This will allow you to make rental payments online using you bank account (routing number required) or any major debit card / e-check from a bank account. There is no transaction fee associated with using this option.
 - ❑ Credit cards are **NOT** an accepted form of payment.
- ❑ Residents may also pay your rent by mailing a check or money order to:
Wavecrest Management
PO Box 67067
Newark, NJ 07101
- ❑ Residents of **Ocean Hill and Saratoga Village** can stop by the **Ocean Hill Property Management Office (30 Mother Gaston Boulevard)**
- ❑ All residents can also stop by the Wavecrest main office in Richmond Hill, Queens (87-14 116th Street) to drop off a check or money order.
 - ❑ Debit Card, Credit Card, and Cash payments are **NOT** accepted in-person.

RENT COLLECTION - RECAP

For questions regarding your rent bill or any rental account charges, residents have the option to:

- ❑ Visit us in person at the **Property Management Office (30 Mother Gaston Boulevard)** to meet with your housing coordinator.
- ❑ Call the Ocean Hill Property Management Office **718-463-1200; extension: 4405**
- ❑ Email the Ocean Hill Property Management Office **OHSG@twmt.net**
- ❑ Reach out to Preservation Logistics at **rent@preservationlogistics.com** or visit the office at **150 Malcolm X Boulevard, 1K.**

As an added layer of support, residents also have the option to contact Wavecrest Management's main office, where a larger team of coordinators are available to answer any questions or concerns you may have about your rent bill / rental account charges.

- ❑ Simply email **charges@twmt.net** or call **718-463-1200; extension 7994**
- ❑ Upon registering for our online resident portal, you may log into your account to send a message to the department of your choice.
 - ❑ For assistance with the resident portal (registration, navigation, etc.) residents may email **portal@twmt.net** or call **718-463-1200; extension 7994**

We strive to respond to all resident inquiries within 24 to 48 hours.

REPAIR AND WORK ORDERS - RECAP

To submit a repair or maintenance request:

- ❑ Visit us in person at the **Property Management Office (30 Mother Gaston Boulevard)**
- ❑ Call the Property Management Office: **718-463-1200; extension: 4405**
- ❑ Email the on-site Property Management team directly at **OHSG@twmt.net** or through our online resident portal

Additionally, residents may also contact our main office in Richmond Hill to submit a maintenance / repair request by emailing **Repairs@twmt.net** or calling **718-463-1200; extension: 7501**

If you experience an emergency (lack of heat / hot water, water leak, etc.) during non-business hours please call our after-hours hotline immediately (718-692-7178).



RESOURCES

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PRESERVATION LOGISTICS

Preservation Logistics offers the following services:

- ❑ **For all construction questions, comments or concerns:** please contact Preservation Logistics by phone at **929-280-0263**, by email at **rent@preservationlogistics.com**, and in person at **150 Malcolm X Boulevard, Unit 1K**.
- ❑ **Lease Signing** – We will coordinate with management to schedule a lease signing appointment and walk you through every page of your lease agreement.
- ❑ **Rent Balances/Discrepancies** – Preservation Logistics can assist with rent discrepancies and can connect you with available rental assistance programs, payment plan options, and financial counseling resources to help you resolve any balance on your account.
- ❑ **Other Compliance Needs** – If there are additional issues affecting your household, our team will work with you directly to identify the appropriate next steps and connect you with the right resources.

PRESERVATION LOGISTICS

If you need assistance with completing and submitting all required recertification paperwork (including income verification, household composition, and supporting documents), please contact Preservation Logistics at **929-280-0263** or rent@preservationlogistics.com or **scan the QR code below** to schedule an appointment at **150 Malcolm X Blvd:**

Office Hours: Monday - Friday: 9:30am - 4:00pm



PROPERTY MELD

- ❑ Wavecrest's maintenance system is called **Property Meld**.
- ❑ You can access Property Meld from your phone (no app required), tablet, or computer.
- ❑ Scan the QR code to save the Property Meld website to your phone.



WORK ORDERS

- ❑ Work orders can be submitted through your resident portal. Scan the QR code below to save the Wavecrest Management website to your phone.
- ❑ If you are having issues submitting your work orders, please reach out to the Property Management office.





Please give your contact information to a PACT Partner after this meeting if you are interested in this program!

BUILDING SKILLS

- ❑ **Building Skills NY (BSNY)** is a nonprofit construction workforce development organization connecting underemployed and unemployed New Yorkers to construction training and job opportunities throughout New York City.
- ❑ We will be working with BSNY's hallmark job placement program to reduce the barriers to entry for prospective workers with job training and job placement opportunities both at OHSG and other projects across the city.



PRESERVATIONS LOGISTICS

929-280-0263

For questions about construction, recertification, relocation, or design.



WAVECREST MANAGEMENT

718-463-1200; Ext: 4405

For questions about work tickets, maintenance, and rent.



NYCHA

Please reach out to NYCHA's Leased Housing Department for income recertification, housing composition or income changes, and to learn more about transfer requests or the Housing Choice Voucher program.

WHO TO CONTACT



ARTIST INSTALLATIONS

06

FREE STANDING METAL SCULPTURE AND SEATING

ARTIST: JEFFREY MERIS

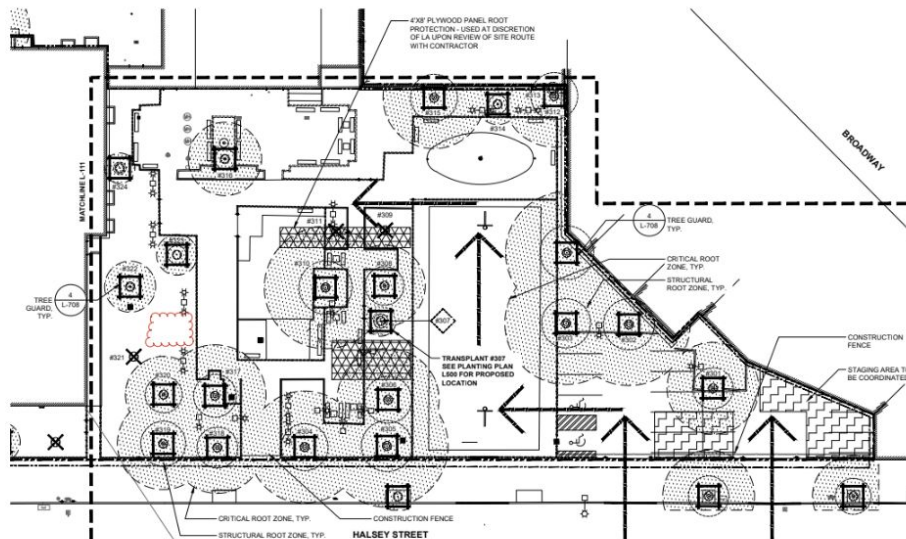
CAREER HIGHLIGHTS:

Jeffrey Meris is a multidisciplinary artist whose practice explores relationships between material, gesture, and larger cultural and social phenomena. Working across sculpture, installation, performance, and drawing, Meris' work considers ecology, embodiment, and various lived experiences, and looks to heal deeply personal and historical wounds. Meris's native Bahamas often appear as both setting and subject in his work, where incisive critiques of imperialism and colonial legacies are interwoven with intimate reflections on body, kinship, movement, and reconciliation.

Jeffrey Meris (b. 1991, Haiti, raised in Bahamas) lives and works between New York City and the Bahamas. He earned a BFA in sculpture from the Tyler School of Art in 2015, and an MFA from Columbia University in 2019. Selected solo exhibitions include Matthew Brown Gallery, Los Angeles; and White Columns, New York. Selected group exhibitions include Prospect 6, New Orleans; Studio Museum and MoMA PS1, New York; Williams College Museum of Art, Williamstown; Newcomb Art Museum, New Orleans; Amon Carter Museum, Fort Worth; Aldrich Contemporary Museum of Art, Ridgefield; Lehmann Maupin, New York; James Cohan Gallery, New York; Luggage Store Gallery, San Francisco; Halle 14, Leipzig; and the National Art Gallery of the Bahamas, Nassau. Meris is an alumni of the Skowhegan School of Painting and Sculpture, as well as a NXTHVN Studio fellow and a previous artist-in-residence at the Sharpe-Walentas Studio Program and the Studio Museum in Harlem.

FREE STANDING METAL SCULPTURE AND SEATING

Footing:
6" - 8" concrete slab laid down pre-installation.
Metal sculpture arrives with a metal shoe and base prepared for mounting.
Concrete drilled during installation and bolted to the metal sculpture in 8-10



1 TREE PROTECTION PLAN EAST
SCALE: 1/16" = 1'-0"



LEGEND

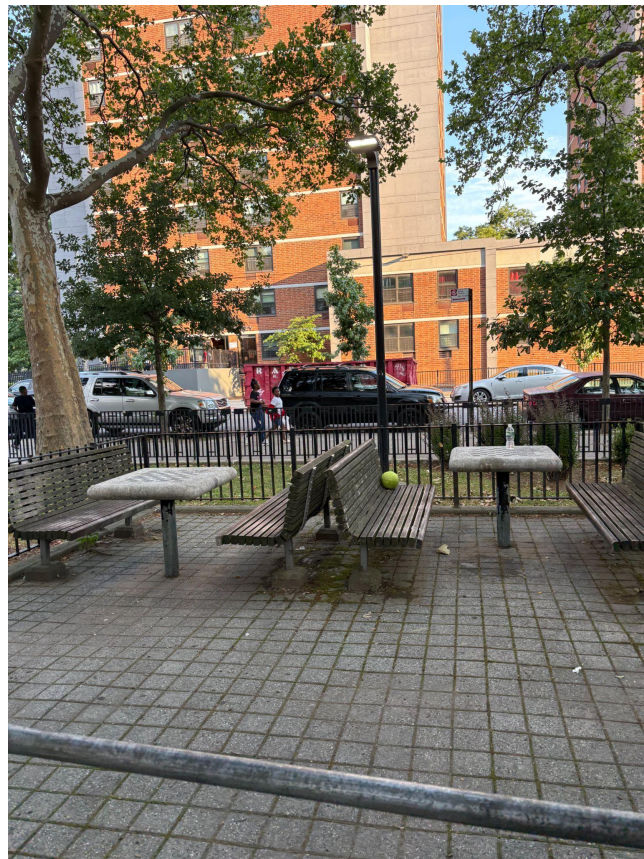
- BLDG ACCESS
- PROPERTY LINE
- LIMIT OF WORK
- MATCHLINE
- BLDG FOOTPRINT
- UTILITIES
- EXISTING TREE
- CONSTRUCTION FENCE
- SITE ACCESS ROUTE
- ANY EXCAVATION DONE WITHIN DROP LINE OF EXISTING TREE MUST BE DONE BY HAND OR PNEUMATIC EXPOSED ROOTS TO BE PROTECTED WITH WOODSHIPS, FOOT OR VEHICULAR TRAFFIC AREAS TO RECEIVE PLYWOODS. SEE NOTES.
- 4X8 PLYWOOD MATS
- STAGING AREA
- EXISTING TREE REMOVAL
- WOODEN TREE GUARD - SEE DETAIL L-700
- EXISTING TREE TO BE TRANSPLANTED
- EXISTING TREE # - SEE ARBORIST REPORT
- EXISTING TREE - CRITICAL ROOT ZONE
- STRUCTURAL ROOT ZONE

NOTES

1. SEE L-113 FOR TREE INVENTORY SCHEDULE AND PRUNING REQUIREMENTS FOR ARBORIST CONTRACTOR TO PROVIDE ADDITIONAL TREE PROTECTION/ROOT PROTECTION IF SITE ACCESS ROUTE CHANGES OR WORK IS TO OCCUR WITHIN CRITICAL ROOT ZONE.

33 SARATOGA AVENUE JOB NUMBER: 8010345457 ALT TYPE: 3 FLING	
DESIGNER BUREAU COLLECTIVE LLC 100 17TH STREET NW WASHINGTON, DC 20005	ARCHITECT DANIEL PARTNER 100 17TH STREET NW WASHINGTON, DC 20005
ENGINEER BLUM ARCHITECTURE, P.C. 100 17TH STREET NW WASHINGTON, DC 20005 PHONE: (202) 343-1237	CONTRACTOR SHERWOOD ONEIL 100 17TH STREET NW WASHINGTON, DC 20005 PHONE: (202) 343-1237
LANDSCAPE ARCHITECT WOLFE ARCH + ENG (NEP) 100 17TH STREET NW WASHINGTON, DC 20005 PHONE: (202) 343-1237	DRYWORKS 100 17TH STREET NW WASHINGTON, DC 20005 PHONE: (202) 343-1237
GLAZING CONSULTING & ENGINEERING (GCE) 100 17TH STREET NW WASHINGTON, DC 20005 PHONE: (202) 343-1237	SEALING CONSULTING & ENGINEERING (SCE) 100 17TH STREET NW WASHINGTON, DC 20005 PHONE: (202) 343-1237
REVISIONS	
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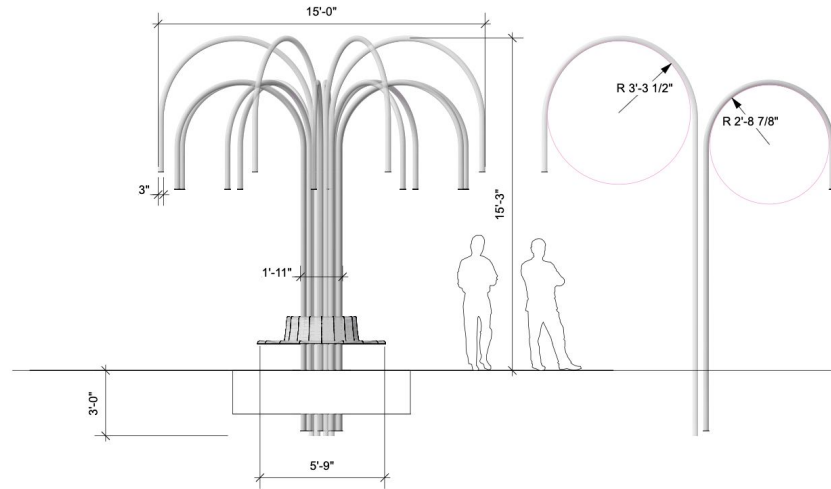
FREE STANDING METAL SCULPTURE AND SEATING



FREE STANDING METAL SCULPTURE AND SEATING



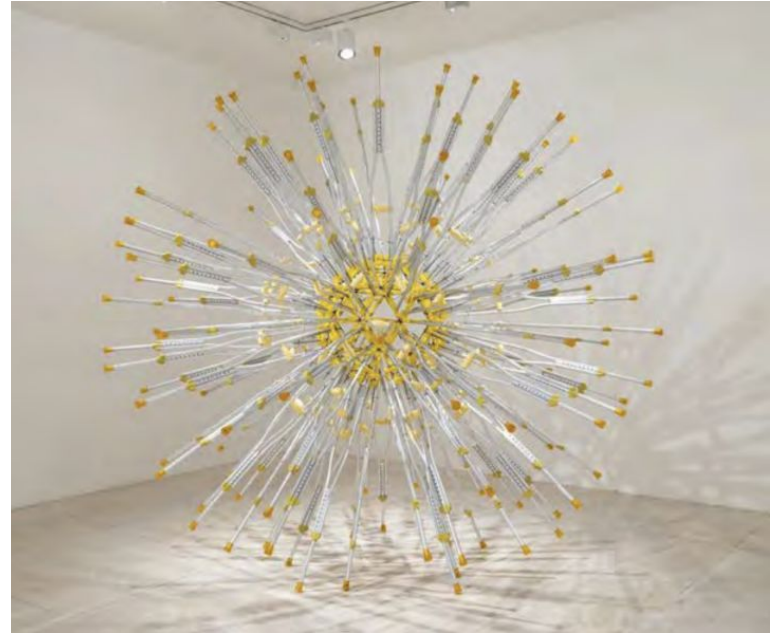
FREE STANDING METAL SCULPTURE AND SEATING



1 Merris Sculpture elevation
Scale: 1/4" = 1'-0"

FREE STANDING METAL SCULPTURE AND SEATING

Examples of relevant work:





THANK YOU! Q&A?

www.ohsgcommunity.com

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