

FULTON & ELLIOTT-CHELSEA HOUSES

COMMUNITY
CENTER



NEW YORK CITY
HOUSING
AUTHORITY



ESSENCE
DEVELOPMENT



RELATED

Manhattan Community Board 4

Housing, Health & Human Services Committee (HHHS)

February 15, 2024



MEANWHILE PLAN



Enhanced Security

including the addition of unarmed walking guards, repair of non-functioning building entry doors, and replacement of intercom systems where needed.

Commencement: Feb 19, 2024



Pest Control

including the installation and maintenance of additional bait stations, regular pest treatment in common areas and apartments, regular chute and compactor cleaning, and bedbug treatment.

Commencement: March 2024



Building System Maintenance

including boiler repairs, the installation of remote monitors in boiler rooms, and the inspection and replacement of non-operational steam traps.

Commencement: 2024



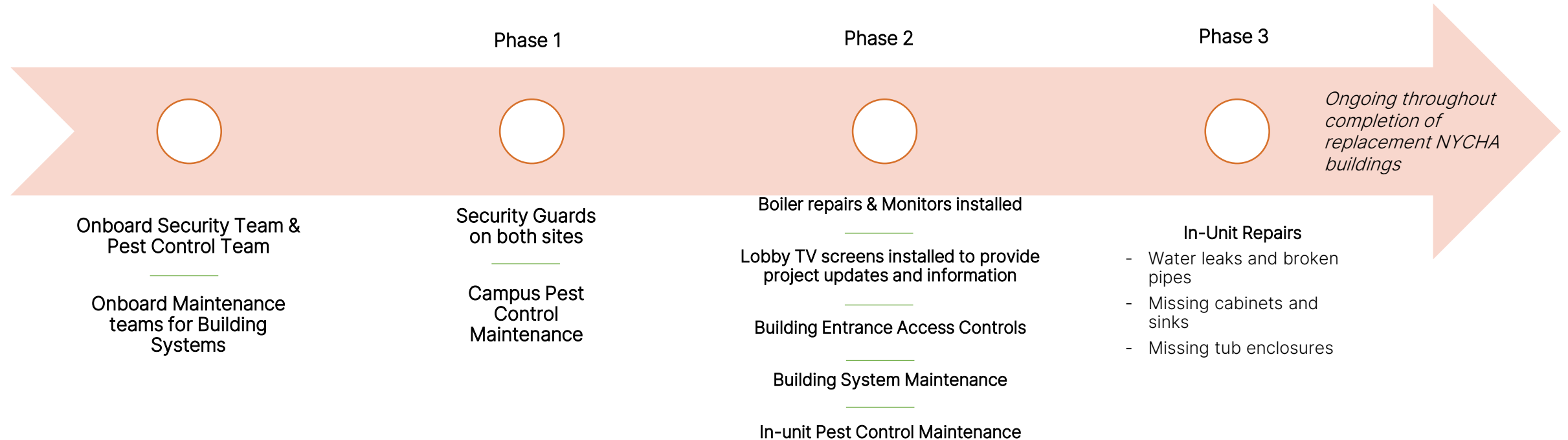
Apartment Repairs

including work associated with rodent and pest infestations, water leaks and broken pipes, missing cabinets and sinks, and missing tub enclosures.

Commencement: 2024

TIMELINE FOR MEANWHILE PLAN WORK

Meanwhile work is supplemental to work orders NYCHA Property Management typically oversees



Security



2 Foot Patrols Per Campus (24/7 shifts) (Starting 2/19/2024)



24/7 Phone Line (Starting 2/19/2024)



Monthly Security Meetings (Starting 4/2024)



Access Control Improvements (Anticipated Starting date 6/2024)

MEANWHILE PLAN

Security Scope of Work

We will have a team on-site 24/7 to provide an enhanced level of security to both sites

Protection Services:

- Ensure Security Officers are visibly present as a deterrent
- Protect Fulton & Elliott-Chelsea premises
- Detect and deter loss of assets
- Conduct outside patrols, investigate alarm conditions, and maintain law and order within assigned areas
- Carry out general security duties and assist with security-related matters as necessary

Safety Patrol and Access Control:

- Unarmed Security Services including lobby access control and foot patrols
- Assist employees, residents, visitors, and vendors with information and directions
- Notify the Client of hazards or safety violations, develop post orders with site-specific responsibilities, and ensure individuals refrain from threatening behavior using verbal de-escalation techniques
- Assist law enforcement when appropriate and maintain records of findings

Operations Management:

- Observe and report posted rules and regulations, deter and report violations of client regulations, and endeavor to prevent catastrophes
- Summon appropriate response agencies in emergencies and report potentially hazardous conditions and items in need of repair
- Assist FDNY with evacuation if needed



MEANWHILE PLAN

Security



Starting Monday, 2/19

24-hour FEC Contact Number

Fulton: (646) 625-7780

Elliott Chelsea: (646) 625-7785

dispatcher@alliance.us



Uniform Example

MEANWHILE PLAN

Pest Control



Scheduled to start March 2024



Unit, Building, and Landscape Extermination

- **Initial Bait Station Set Up**
 - At each of the 18 buildings as well as around the garbage compounds – total 298 stations
- **Twice Monthly Pest Control**
 - Treatment in common areas, basements, and utility rooms
 - All pesticides to be applied will comply with all City, State, and Federal laws governing their use
 - and method of application
- **Twice Monthly Exterior Rodent Burrow Treatment**
 - Treated with tracking powder in exterior burrows
- **Compactor Chute Cleaning and Maintenance Program**
 - Quarterly full cleaning and treatment of all chutes