

## Edenwald PACT Partners COVID-19 Safety Plan

Updated April 18, 2022

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### I. PEOPLE

#### A. Identification of Edenwald PACT Partners.

- The safety of our residents and employees is Edenwald PACT Partners' priority. Please review the protocols we have developed with NYCHA to ensure residents and employees encounter safe environments. Throughout predevelopment and construction, all employees will wear the appropriate version of the below badge in a visible location so that residents can easily identify members of the Edenwald PACT Partners team.



#### B. Vaccinations and Testing. All Edenwald PACT Partners, consultants and subcontractors will maintain compliance with the following NYCHA Covid-19 protocol:

- Edenwald PACT Partners shall ensure that all covered employees provide proof of full vaccination or provide proof of a negative COVID-19 PCR diagnostic test (not an antibody test) on a weekly basis until the covered employee submits proof of full vaccination. Covered employees are defined as any worker who performs any part of the PACT work or services and for whom such work or services includes physical interaction with NYCHA employees or members of the public (including NYCHA residents).
  - Full Vaccination shall mean at least two (2) weeks have passed after a person received a single dose of an FDA or WHO approved COVID-19 single-dose vaccine or the second-dose of an FDA or WHO approved two-dose COVID-19 vaccine; and
  - Proof of Full Vaccination shall mean any of the following:
    - An official CDC card or other official immunization card bearing the individual's name and date(s) of vaccine administration. The PACT Partner must see this document or a photograph of it;
    - An Excelsior Pass issued by the State of New York; or
    - The NYC COVID SAFE app that clearly displays an image of the CDC card or other official immunization card with the above noted requirements. The NYC

COVID SAFE app can be downloaded for Apple or Android (or by searching “NYC COVID Safe” on Apple app store or Google Play store).

**C. Physical Distancing. To ensure employees comply with physical distancing requirements, Edenwald PACT Partners and its consultants and subcontractors will adhere to the following guidelines:**

- While indoors, ensure 6 ft. distance between personnel unless safety or core function of the work activity requires a shorter distance. However, at all times, personnel and site visitors must wear acceptable face coverings.
- Tightly confined spaces (e.g. elevators and hoists and small rooms) will be occupied by only one individual at a time unless all occupants are wearing face coverings. If occupied by more than one person, will keep occupancy under 50% of maximum capacity.
- Post signage reminding employees to practice social distancing, use personal protective equipment (i.e. face coverings, eye protection, gloves), and sanitize their hands and equipment frequently;
- Post social distancing markers using tape or signs that denote 6 ft. of spacing in commonly used and other applicable areas on the site (e.g. clock in/out stations, health screening stations)
- If COVID-19 rates are increased in-person gatherings will be limited as much as possible and use tele- or video-conferencing whenever possible. Essential in-person gatherings (e.g. meetings) should be held in open, well-ventilated spaces with appropriate social distancing among participants.
- Establish designated areas for pick-ups and deliveries, limiting contact to the extent possible.

Signage will be displayed prominently instructing staff to maintain social distancing during lunch, sanitize their hands before and after eating, and to eat outdoors or in well-ventilated areas. Communal food is prohibited in the project site.

## II. PLACES

**A. Protective Equipment. To ensure employees comply with protective equipment requirements, the Edenwald PACT Partners and consultants will adhere to the following guidelines:**

- Provide employees with an acceptable face covering at no-cost to the employee and have an adequate supply of coverings in case of replacement.
- All PPE, which includes face coverings, eye protection, gloves, and hard hats, will be purchased through a pre-approved vendor of maintenance supplies. The vendor is a local distributor with access to surgical masks, gloves, hand sanitizer, and EPA approved disinfectants. All supplies will be located on site in a locked room. The COVID-19 Accountability Supervisor will monitor the room and distribute supplies as needed.
- Face coverings must be cleaned or replaced after use or when damaged or soiled, may not be shared, and should be properly stored or discarded.
- All workers will be reminded to wear clean masks upon entering the site. All workers will have access to clean masks and be able to change masks multiple times a day if necessary. Vendors, contractors, employees will be reminded verbally and through signage how to wear and safely store/discard all PPE.

- Limit the sharing of objects and discourage touching of shared surfaces; or, when in contact with shared objects or frequently touched areas, wear gloves (trade-appropriate or medical); or, sanitize or wash hands before and after contact.
- Objects that may be shared by workers include hand-held tools and heavy machinery. When possible, workers will have access to individualized equipment to perform their respective job functions. In all other cases, workers will be required to wear disposable gloves and sanitize equipment after use. Vehicles, equipment, and tools will be cleaned at least once per day and before a change in operator or user occurs.

**B. Hygiene and Cleaning. To ensure employees comply with hygiene and cleaning requirements, the Edenwald PACT Partners will adhere to the following guidelines:**

- Adhere to hygiene and sanitation requirements from the latest guidelines from the Centers for Disease Control and Prevention (CDC) and Department of Health (DOH) and maintain cleaning logs on site that document date, time, and scope of cleaning.
- The Edenwald PACT Partners COVID-19 Accountability Supervisor will keep a copy of the cleaning log and make it available upon request. The log will track the type of cleaning performed, the date, and the time of day.
- Provide and maintain hand hygiene stations for personnel, including handwashing with soap, water, and paper towels, or an alcohol-based hand sanitizer containing 60% or more alcohol for areas where handwashing is not feasible. Currently designated stations are at the Edenwald PACT Partner Office located at 1132 E 229th Dr S, #1F and future construction site office(s).
- The Edenwald PACT Partners COVID-19 Accountability Supervisor will maintain a supply of hand sanitizer for use by personnel. The COVID-19 Accountability Supervisor will ensure signage is posted around work areas reminding employees to frequently sanitize their hands. A handwashing station will be located in the construction management office. Hand sanitizer dispensers will be refilled frequently as applicable. Frequently touched services will be disinfected often.
- Conduct regular cleaning and disinfection at least after every shift, daily, or more frequently as needed, and frequent cleaning and disinfection of shared objects (e.g. tools, machinery) and surfaces, as well as high transit areas, such as restrooms and common areas, must be completed.
- The Edenwald PACT Partners COVID-19 Accountability Supervisor will ensure the worksite, trailers and break areas are cleaned at least once per day. This may involve sanitizing doorknobs, keyboards, tools, reusable supplies, and equipment. Employees responsible for cleaning will be provided with appropriate PPE. Cleaning will be completed using CDC-recommended products, including EPA-registered household disinfectants, alcohol solutions with at least 60% alcohol, and diluted household bleach solutions (if appropriate for the surface). All employees will be encouraged and provided materials to disinfect their tools after use using pre-approved products identified as effective against COVID-19. The COVID-19 Accountability Supervisor will provide these products. Trash will be collected from the job site regularly. Those collecting trash will be instructed to wear nitrile, latex, or vinyl gloves.

**C. Communication. To ensure the business and its employees comply with communication requirements, the Edenwald PACT Partners will adhere to the following guidelines:**

- Post signage throughout the site to remind personnel to adhere to proper hygiene, social distancing rules, appropriate use of PPE, and cleaning and disinfecting protocols.
- Establish a communication plan for employees, visitors, and customers with a consistent means to provide updated information.

- Maintain a continuous log of every person, including workers and visitors, who may have close contact with other individuals at the work site or area; excluding deliveries that are performed with appropriate PPE or through contactless means; excluding customers, who may be encouraged to provide contact information to be logged but are not mandated to do so.
- The Edenwald PACT Partners COVID-19 Accountability Supervisor will be responsible for maintaining a log of each person that enters the site, and for communicating COVID-19 safety requirements to vendors (i.e. delivery personnel must wear a face covering and complete contactless deliveries whenever possible). The log will be available upon request.
- If a worker tests positive for COVID-19, the Edenwald PACT Partners will adhere to latest state protocol for notification and notify all recent close contacts, such as workers or visitors who had close contact with the individual, while maintaining confidentiality required by state and federal law and regulations.
- The Edenwald PACT Partners COVID-19 Accountability Supervisor will coordinate a COVID-19 safety orientation for all personnel before they can begin work at the work site. The Supervisor will also provide toolbox talks wherein personnel will receive safety reminders and updated safety information as needed. The Accountability Supervisor will instruct all trades to conduct pre-shift meetings to:
  - a) Discuss typical symptoms of COVID-19 and the importance of following the workplace policies to keep everyone on the jobsite safe.
  - b) Educate workers about ways to prevent the spread of COVID-19.
  - c) Distribute handouts from the CDC in multiple languages.
  - d) Inform all workers to stay home if they are experiencing symptoms, including fever (100.40 or higher), coughing, and/or shortness of breath.
  - e) Inform workers that they must tell their foreman if someone they have been in close contact with has tested positive for the virus. “Close Contact” generally being defined as within 6 feet.
  - f) Inform workers that they must tell their foreman if they have traveled to another country considered a “hot spot” for COVID-19 in the preceding two weeks.
  - g) Remind workers of their right to sick leave if they are exhibiting symptoms characteristic of the virus or if they have been exposed to someone who may have tested positive or is exhibiting symptoms.
  - h) Instruct workers to maintain 6 foot of distance from one another.
- The Edenwald PACT Partners COVID-19 Accountability Supervisor will oversee adherence to safety protocols and has all requisite certifications and qualifications, including an OSHA 30 card and training in virus safety. If personnel shifts require a change in the Accountability Supervisor, the position will be re-staffed with a qualified person.
- The Edenwald PACT Partners COVID-19 Accountability Supervisor, in consultation with the lead Project Manager on the development team, will communicate updated safety information to the Edenwald Houses tenancy by posting flyers in building lobbies at the development. The development team will also maintain updated safety information on the Edenwald Houses website ([www.edenwaldhousesbx.com](http://www.edenwaldhousesbx.com)) and will communicate updates directly to the Edenwald Houses Tenant Association Board via text, email, or phone.
- Residents can provide feedback about the Edenwald PACT Partners’ Safety Plan and submit safety complaints by calling 347-727-1337, emailing [info@edenwaldhousesbx.com](mailto:info@edenwaldhousesbx.com) or filling out the “Drop Us A Line” form on the Edenwald PACT Partners website, which is

accessible at [www.edenwaldhousesbx.com](http://www.edenwaldhousesbx.com). The development team will respond promptly to address concerns.

### III. PROCESS

#### **A. Screening. To ensure the business and its employees comply with protective equipment requirements, the Edenwald PACT Partners will adhere to the following guidelines:**

- To the extent required by current state mandates for job construction sites, implement mandatory daily health screening assessment (e.g. questionnaire, temperature check) before employees begin work each day and for essential visitors, asking about (1) Vaccination status, (2) COVID-19 symptoms in past 5 days, (3) positive COVID-19 test in past 5 days, and/or (4) close contact with confirmed or suspected COVID-19 case in past 7 days. Assessment responses must be reviewed every day and such review must be documented. The COVID-19 Accountability Supervisor will facilitate the daily health screening for all personnel.
- The COVID-19 Accountability Supervisor will be provided PPE as needed to conduct screenings. The COVID-19 Accountability Supervisor will purchase PPE through a pre-approved maintenance supplies vendor.

#### **B. Contact tracing and disinfection of contaminated areas. To ensure the business and its employees comply with contact tracing and disinfection requirements, the Edenwald PACT Partners will adhere to the following guidelines:**

- Have a plan for cleaning, disinfection, and contact tracing in the event of a positive case.
- In the case of an employee testing positive for COVID-19, we will clean the applicable contaminated areas using disinfectant that kill 99% of the virus (Clorox and Lysol products) obtained from our suppliers.
- The COVID-19 Accountability Supervisor will serve as a reference to trace contacts of an employee who tests positive for COVID-19. If an employee tests positive, the subcontractor will be notified to inform their workers. Employees who test positive for COVID-19 will be instructed to follow the advice of a qualified medical professional and self-quarantine.
- Employees who have tested positive should not return to work until 10 days after first sign of symptoms, or 5 days from first sign of symptoms with a negative rapid test.
- Employees who have tested positive and been hospitalized should consult their medical care provider to determine when they can return to work. If possible, employees will be asked to obtain a doctor's note before returning to work.
- NYCHA Project Managers and Property Management Staff will be notified immediately via written notice and phone call about whether an on-site employee has tested positive, as well as which buildings were entered by the person that tested positive.
- Notify any residents that may have been in contact with any on-site employees who have tested positive via a NYCHA-approved written notice and phone call.

### IV. OTHER INFORMATION

The development team will provide a weekly report to NYCHA's Real Estate Development Department illustrating work progress and adherence to COVID safety protocols. The development team will comply with NYCHA's periodic safety checks and will furnish upon request all cleaning and site access logs. The

COVID-19 Accountability Supervisor will serve as the primary point of contact during NYCHA visits, including conducting a health screening for personnel. If the Accountability Supervisor is not on site during a visit, they will delegate responsibility to qualified staff from either Camber Property Group, L+M Development Partners Community Affairs, or C+C Apartment Management. The Accountability Supervisor or other staff will notify other personnel on site of NYCHA's visit. The Accountability Supervisor or other staff will accompany NYCHA staff around the worksite upon request. Should the NYCHA staff indicate COVID safety compliance issues, the Accountability Supervisor or other staff will communicate these concerns to the development team, which will take appropriate action to rectify issues.

The development team expects to proceed with inspections at Edenwald Houses starting in May 2022. Inspections will include but not be limited to inspect roofs, facades, building systems (mechanical/ electrical/ plumbing), common areas, and vacant units. The development team will then work with residents to schedule in-unit inspections and may complete light repairs as needed to bring apartments into compliance with Housing Quality Standards (HQS). Accommodations will be made that are necessary to complete inspection work and repairs safely. The development team expects to begin rehabilitation work at Edenwald Houses in Spring 2023. The rehabilitation will include new kitchens and bathrooms (including cabinets, countertops, and appliances); other apartment upgrades (including new flooring, windows, and repairs to plumbing and electrical systems); building upgrades (including heating and hot water upgrades/repairs, roof replacement, façade restoration, and enhanced common areas); security and lighting upgrades; and exterior site work and recreational facility upgrades (including paving, play equipment, water feature, plantings, and benches).

Residents of occupied units shall complete a health screening each day that Edenwald PACT Partner work occurs in their unit. The screening may be completed by one member of the household on behalf of the other members of the household. Screening shall be performed remotely to the extent possible. The development team will not keep records of health data (e.g. temperature checks). Work shall be rescheduled if the household responds in the affirmative to any of the following questions: 1) Have you or any member of your household been in close or proximate contact in the past 7 days with anyone who has tested positive for COVID-19 or who has or had symptoms of COVID-19? 2) Have you or any member of your household tested positive for COVID-19 in the past 5 days? 3) Have you or any member of your household had any symptoms of COVID-19 in the past 5 days?

Personnel shall wear protective eye wear when working in occupied units in addition to face coverings. The development team will provide appropriate face coverings to any resident of a unit where PACT work is taking place if the resident does not already have access to a face covering. All personnel and site visitors will remain six feet away from residents during in-unit work. When PACT work is taking place in an occupied unit, residents of the unit will have access to hospitality areas on the site premises; those locations will be provided once identified. In cases where construction work is taking place in a bathroom of an occupied unit portable facilities will be reserved for households during the workday. Portable facilities will receive frequent disinfectant treatment throughout the day. Personnel and site visitors will be prohibited from using residential bathrooms in occupied units and/or hospitality areas. If residents elect to remain in their unit during any PACT work, personnel will use social distancing markers (e.g. floor tape) to delineate areas reserved for personnel, or may install physical partitions (e.g. vinyl strip curtains, plastic sheeting, or plexiglass), in accordance with OSHA guidelines, where they do not impair heating, cooling, ventilation, or egress.

If a resident does not comply with the requirements of this plan, staff from Camber Property Group, L+M Development Partners Community Affairs, or C+C Apartment Management will contact the resident directly and communicate that rehabilitation work will not be completed in the unit if the resident is unwilling to comply. The representative will work to make accommodations that satisfy the resident's concerns, including but not limited to rescheduling the work or providing access to hospitality areas. If an employee does not comply with the requirements of this plan, the COVID-19 Accountability Supervisor will order a work stoppage, inform the individual's employer of the non-compliance, and immediately require the employee to exit the worksite. The employee will be prohibited from reentering the work site until they comply with the requirements of this plan.

The Edenwald PACT Partners will consult and comply with the NYCHA PACT Partners Covid-19 Guidelines, NY Forward website at [forward.ny.gov](http://forward.ny.gov), City of New York Workplace Vaccination Requirements, and applicable Executive Orders at [governor.ny.gov/executive orders](http://governor.ny.gov/executive-orders) on a periodic basis or whenever notified of the availability of new guidance. The Edenwald PACT Partners Covid-19 Safety Plan may be modified and will adapt to the changing guidelines set at the city, state, and federal levels depending on the level of severity of the Covid-19 threat.