

CAMPOS
PLAZA II
PACT PARTNERS

PREPARING FOR PACT CONSTRUCTION

FEBRUARY 2026

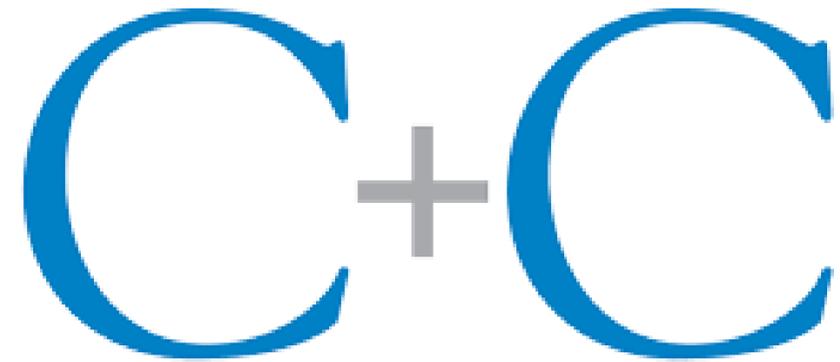


AGENDA

01 Property Management Updates

02 Guide to Construction at Campos Plaza II

03 Questions and Answers



Apartment Management LLC

Property Management Updates

Property Management Contact Information



Campos Plaza II successfully converted to private management through the P.A.C.T program

C+C Apartment Management is now your Property Manager

VISIT US:

633 East 13th Street
New York City, NY 10009
8:30 AM to 4:30 PM

CALL US:

Maintenance Requests and General Questions:

(646) 561-0021

Emergency After Hours Number:

(212) 348-3248

Property Management - Work Orders



Upon conversion, C+C Management inherited over **800 work orders.**

Work has already begun to properly address these repairs.

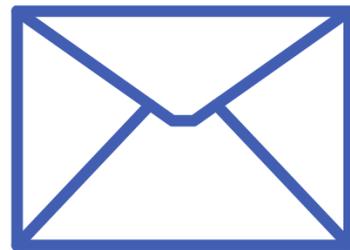
Inherited work orders will be addressed in order of priority with life and safety concerns.

These repairs are NOT part of the PACT renovation.

How to Pay Your Rent

Your first rent statement from C+C Apartment Management will be for **March 2026**.

THREE WAYS TO PAY:



MAIL:

P.O BOX 25006
Bradenton, FL. 34206



DROP OFF:

At the Management Office
633 East 13th Street



PAY ONLINE:

[http://ccmanagers.aptx.c
m](http://ccmanagers.aptx.com)

How to Read Your C+C Rent Statement

NEW YORK, NY 10035

ACCT NO. t123456

MAKE CHECK PAYABLE TO: CAMPOS PLAZA II PACT PARTNERS LLC

PLEASE RETURN PAYMENT TO: CAMPOS PLAZA II PACT PARTNERS LLC
Dept #356838
P.O Box 25006
Bradenton, FL 34206

NAME: SAMPLE RESIDENT
641 East 13th St
Apt. 4F
New York City, NY 10009

KEEP THIS STUB FOR YOUR RECORDS

ACCT NO.	BILLING DATE
t123456	January 14, 2026

ITEM	AMOUNT
Contract Rent	3,700.00
Tenant Responsibility	1,031.00
Section 8 Subsidy	-2,560.00
UTILITY ALLOWANCE (1)	-109.00

DATE DUE	AMOUNT DUE
11/01/2025	1,031.00

13614563088418162116212121300000000000011012025000000001

Account Number: **This is your Tenant Code.**
Paying online? Use this code to log into Aptex
Paying by mail? Put your T-code in the Memo

Tenant Responsibility

This is your tenant portion. This amount is based on the income and household size of your last recertification.

Something changed? Please be sure to submit an interim-recertification.

Utility Allowance

This is the amount deducted from your tenant portion to help cover the cost of your Con Edison bill (while applicable)

How to Read Your C+C Rent Statement- T Code

C&C APARTMENT MANAGEMENT, LLC 1735 PARK AVENUE, SUITE 300 NEW YORK, NY 10035		DATE	1/14/2026
CHECK PAYABLE TO: CAMPOS PLAZA II PACT PARTNERS LLC		AMOUNT DUE	1,031.00
		ACCT NO.	t123456

PLEASE RETURN PAYMENT TO:	NAME
CAMPOS PLAZA II PACT PARTNERS LLC Apartment #356838 Box 25006 Tampa, FL 34206	SAMPLE RESIDENT 641 East 13 th St Apt. 4F New York City, NY 10009

C&C APARTMENT MANAGEMENT, LLC 1735 PARK AVENUE, SUITE 300 NEW YORK, NY 10035	
KEEP THIS STUB FOR YOUR RECORDS	
ACCT NO.	BILLING DATE
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11/01/2025	1,031.00

51456308841816211621212130000000000011012025000000001

At the top of your rent statement, you will see your Account Number.

This is your Tenant Code (T-CODE).

It is a lower-case t followed by six (6) digits.

If paying rent via check, your t-code must be in the memo.

An architectural site plan of a construction site, overlaid with a semi-transparent green layer. The plan shows a large rectangular building footprint on the left, a smaller structure in the center, and a long, multi-sectioned building on the right. A parking lot with several vehicle symbols is located between the central and right buildings. A circular feature, possibly a well or a small pond, is situated in the lower-left quadrant. The site is bounded by 14th Street to the north and 13th Street to the south. The text 'SITE CONSTRUCTION MOBILIZATION' is prominently displayed in white, bold, uppercase letters across the center of the image.

SITE CONSTRUCTION MOBILIZATION

Safety First- SIDEWALK SHEDS

For everyone's safety, both residents and construction workers, sidewalk sheds will be installed at both buildings. These sheds will also include lighting and security cameras to help keep the area well-lit and monitored.

Once in place, they will remain until the building repairs are fully completed, which is expected to take approximately 12 months.



Safety First- CONTROLLED ACCESS FENCING



Controlled access fencing will be installed throughout the site to create secure work zones and maintain safety during construction.

While in place, residential parking at Campos Plaza II will be temporarily suspended. Residents with active parking permits have been contacted and informed of this change.

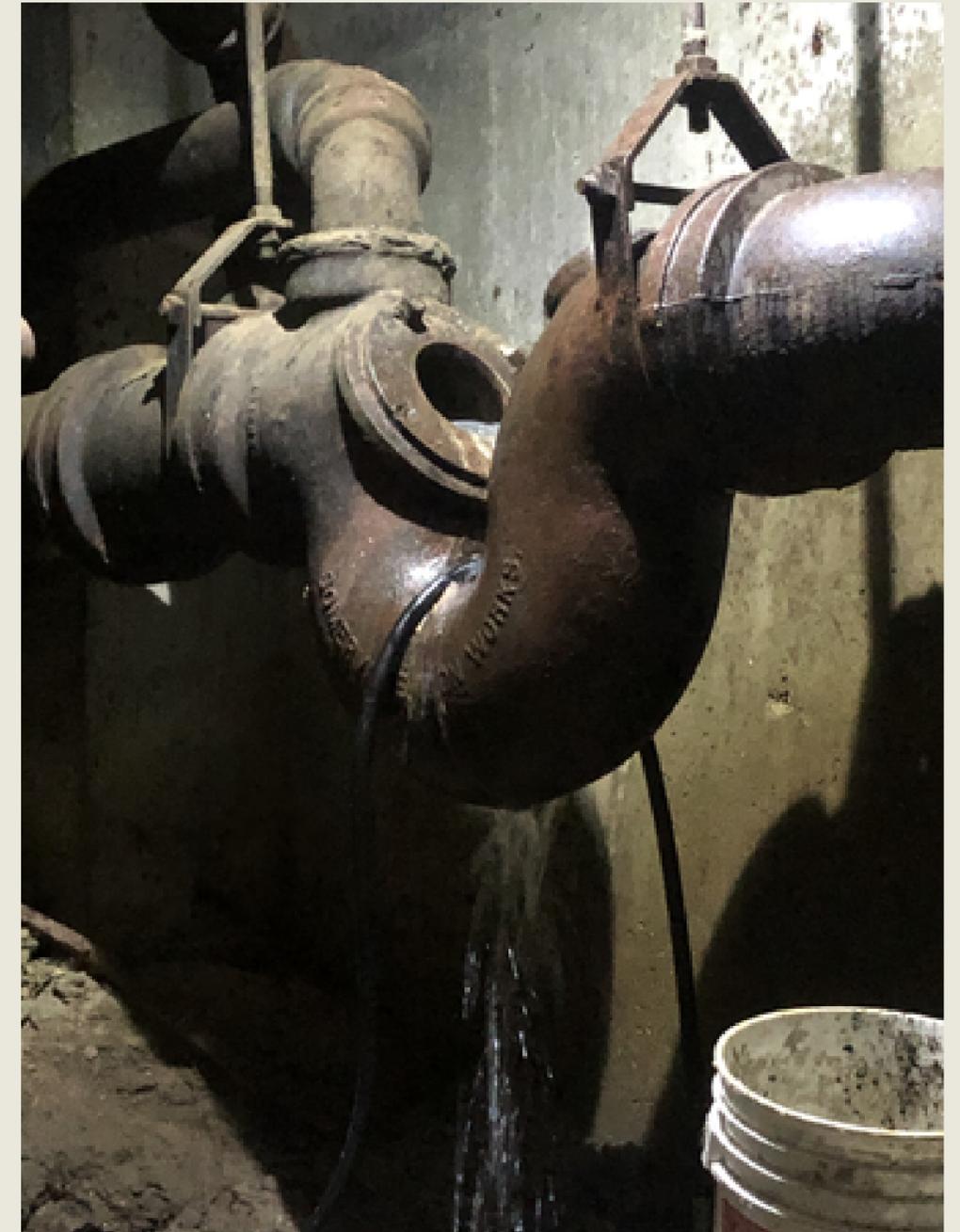
The fencing is expected to remain for 12-18 months.

The Work You Can't See- SEWER JETTING

Sewer jetting of the plumbing system has begun across the site. This is an important first step in preparing the campus for renovation.

This cleaning clears out lines of debris, grease, and buildup and helps to ensure the plumbing system is working properly.

While this work happens mostly behind the scenes, it helps prevent future plumbing issues and supports the long-term reliability of the buildings systems.





GUIDE TO IN HOME RENOVATIONS

In Home Constructon Overview:

IN HOME IMPROVEMENTS INCLUDE:

- New Kitchen Cabinets, Flooring, Finishes, and Appliances
- New Bathrooms with Vanities for storage
- New L.E.D overhead lighting
- New ventilation systems in bathrooms
- New paint throughout the apartment
- New apartment entry doors with doorbells
- Remediation of any environmental hazards (mold or asbestos)
- Painted closet doors with new hardware
- New Intercom system
- New Windows and Blinds
- Upgraded electrical panels and outlets
- New Carbon Dioxide and Smoke Detectors
- New waste line plumbing and pipe repair

LET'S GET STARTED- Electric Panels

In home work will begin with upgrades to the electric panel. These changes increase safety and electrical capacity.

HOW TO PREPARE:

- An adult (18 years or older) must be present during the scheduled work time.
- A clear path must be provided from the apartment entry to the electric panel
- Be prepared for temporary electrical outages.



Once posted, if you cannot be home at the schedule time, please contact Management ASAP.

CONSTRUCTION SCHEDULE

SCOPE OF WORK	REQUIRED IN UNIT DAYS	TENTATIVE START
Electrical Work	6-7 days	March 2026
Bathroom Renovaton	6-7 days	April 2026
Windows and Heat Pump Installation	2 days	May 2026
Kitchen Renovaton	4 days	July 2026
Apartment Painting	3 days	October 2026
Doors, blinds etc.	2-3 days	November 2026

This tentative schedule is subject to change.

With the exception of UFAS renovations, all in-home construction is expected to be completed by Spring 2027.

Residents will receive a notice at least 2 weeks prior to each phase of constructon in their home.

HOW TO PREPARE FOR CONSTRUCTION IN YOUR HOME

- **An adult (18 or older) must be present** at the time of construction.
- **A clear path from your apartment door to the work area** must be provided (minimum 3 feet wide).
- **Kitchen and bathroom renovations will require all cabinets and storage areas to be completely emptied.**
- **Closet door painting and hardware replacement** requires the closets be fully emptied.

HOW TO PREPARE FOR CONSTRUCTION IN YOUR HOME - Con't

- **All wall decorations in the work area must be removed.**
 - This includes mirrors, shelves, artwork, televisions, curtains etc.
- **All pets must be secured before workers arrive.**
- **Protect your valuables and fragile items**
 - While crews take precautions, residents are responsible for securing personal belongings.
- **Be prepared for temporary service interruptions.**
 - Water or electricity may be temporarily shut off during certain phases of work.
- **If the area is not properly prepared, work may be rescheduled.**

Working as a Community

Some phases of construction, especially **kitchens** and **bathrooms**, require temporary service interruptions to complete the work safely and efficiently.

**To minimize disruptions for everyone,
work must begin in all scheduled apartments at the same time.**

If even one apartment is not ready or access is not provided on the scheduled start date, it can delay the entire line of apartments and may result in **additional water shut-offs** for your neighbors

By working together, we can reduce repeat service interruptions and complete the work as quickly as possible.

AVAILABLE ASSISTANCE - Construction Admin

We are expanding the team to better support residents during construction.

A dedicated Construction Administrator will be joining the team to assist with:

- Answering all construction-related questions
- Helping residents prepare for upcoming work
- Coordinating scheduling and access
- Assisting with rescheduling
- Coordinating access to the hospitality suites
- Coordinating all temporary on-site relocations

This person will serve as your primary point of contact throughout construction to ensure clear communication and a smooth process.

AVAILABLE ASSISTANCE - Boxes and Movers

Storage Boxes:

To help residents prepare for construction, packing boxes will be offered to all households before work begins in your apartment.

If additional boxes are needed, please contact the office at least 72 hours before your scheduled start date.

Packing Assistance:

If you have mobility challenges or special circumstances and need additional support, please speak with management as soon as possible.

HOSPITALITY SUITES

To support residents while work is happening inside apartments, **two vacant units are being converted into daily hospitality suites.**

Designed as a comfortable alternative during active construction days, these spaces will be fully furnished, equipped with Wi-Fi and a Television.

While the suites are open to all residents during their scheduled construction days, priority will be given to:

- **Residents with health concerns**
- **Residents who work from home**
- **Third-shift employees who need daytime rest.**

Use of these spaces will be coordinated with Management.

STAYING INFORMED- Resident Communication

WRITTEN NOTICES:

Residents will receive a door-dropped notice with their scheduled date prior to the start of each phase of construction.

Schedules will also be posted in the lobbies and elevator banks when appropriate.

TEXT MESSAGE AND ROBOTIC CALLS

Reminder text messages will be sent 24-48 hours in advance as well. Please be sure Management has the best number to reach you or a trusted individual.

WHAT CAN YOU DO NOW?

START DECLUTTERING:

It's a great time to begin going through your belongings. Small steps now will make renovations much easier later.

UPDATE YOUR CONTACT INFORMATION:

Not receiving our text messages or phone calls? Stop by Management to update your information.

STAY INFORMED:

Notices and construction schedules will begin distribution in the coming weeks.

HAVE A PERSONAL QUESTION OR UNIQUE CIRCUMSTANCE?

If you have questions about access, mobility, medical needs, or anything specific to your home, please contact Management as soon as possible.

REMINDER- Section 3 and Local Hiring Opportunities

As part of the renovation at Campos Plaza II, there will be Section 3 and Local Hiring opportunities available to residents and community members.

We are committed to connecting residents to employment and training opportunities generated by this project.

In preparation, **OHSA training sessions will be offered in March 2026.**

INTERESTED RESIDENTS SHOULD:

- Be on the lookout for upcoming flyers
- Attend information sessions
- Sign up early, as space may be limited

THANK YOU!