Superblock Progress Report

Updates on issues and advancements on the Superblock

October 6, 2014

NYU's Office of Faculty Housing and Residential Services wants to keep members of the Superblock Stewardship Advisory Committee apprised of construction projects and site improvements on the Superblocks. Below, you will find a summary of projects that were completed over the summer, are in progress now, or are coming up on the horizon.

---

Washington Square Village

Generator Testing

NYU will be performing a test stimulation of our emergency generator mobilization for Washington Square Village on Wednesday, October 8th.

- Three generators will be located near the driveway entrances of 3 and 4 WSV. Mobilization will begin at 7:00am with testing scheduled from 9:00am until noon.
- Two generators will be located near the driveway entrances of 1 and 2 WSV. Mobilization will begin at noon and the testing is scheduled to be complete by 5:00pm.
- A resident alerted us to the possibility of rodents inhabiting the generator casings, and we are taking steps to exterminate any rodents prior to starting the generator testing activity.

Sidewalk Replacement Work

The New York City Department of Design and Construction (DDC) has notified NYU that it will be performing sidewalk work on the perimeter of Washington Square Village.

- Work began the first week of October and is scheduled to last two weeks, weather and field conditions permitting.
- The work requires "no parking" restrictions on the street side adjacent to the sidewalk repair work.
- For more information on this NYC project, please contact the DDC Community Construction Liaison at Sidewalks2014mCCL@gmail.com or 212-706-8254.

3 WSV Roof Replacement

NYU will replace the roof bulkhead of 3 WSV to address leak issues.

- Demolition has been completed, and contractors have begun installing the new roof bulkhead. Work will continue through mid-October, 2014.
3 WSV Community Board 2 Office Exterior Repairs

NYU will repair the overhead canopy and exterior staircase of the Community Board 2 office on LaGuardia Place.

- Work began in early September, with a postponement from September 8 to September 11 to accommodate the "Sonic Forest: Civic Celebrations" exhibition, presented by the Center for Architecture in collaboration with the Friends of LaGuardia and the NYC Department of Transportation's Art Program, which was held nearby in LaGuardia Park.

- A concrete pour is schedule for the week of October 6th. The repair and replacement of the exterior staircase and landing will follow. Once the stairs are completed, work will begin on the overhead canopy.

- Graffiti was removed from the sign on the CB2 gate.

Window Replacement Project

NYU is replacing all single-paned windows with new double-paned windows. New terrace doors and sound-attenuating covers for window air conditioning units, will also be installed in each apartment.

- Measurements have been completed in all WSV buildings.

- Window installation is scheduled to begin in WSV buildings 3 and 4 in November and continue through spring 2015. Following this, installations are scheduled for WSV buildings 1 and 2 from spring 2015 through late summer. The precise duration of each phase may be affected by weather and tenant-scheduling.

- Sidewalk bridging will be set up and taken down to coincide with the installation phases. This is in accordance with the New York City Department of Building code, which requires sidewalk bridging for window replacement projects to protect pedestrian walkways around the project area. Diagrams of the preliminary bridging plans and materials storage areas are online.

- NYU sent a detailed communication to all residents in early September, and will send individuals a schedule of their installation appointment at least one month in advance of their installation date. Residents will also be notified of changes to the project schedule.

Completed: WSV Water Tank Replacement

NYU installed new rooftop water tanks at Washington Square Village this summer.

Silver Towers

Water Line Repair

NYU is repairing several high temperature water lines.

- There will be a large mobile boiler placed on Bleecker Street near Mercer to provide hot water for the Coles Sports Center during the repair.
Superblock Progress Report  
-- October 6, 2014  

- Three additional boilers will provide residents with hot water for kitchen and bathroom sinks throughout the project. They will be located near 505 LaGuardia Place, the Silver Towers buildings, and 240 Mercer Street.

- This repair will have no impact on WSV since local boilers will run on site.

Window Replacement Project

NYU is replacing all single-paned windows with new double-paned windows. New PTEC units will also be installed in each apartment.

- Window measurements are scheduled to begin before winter.

- NYU will communicate with residents about the measurement and installation timeline sometime this fall.

- Along with replacing the windows, insulation and other sound-attenuating materials will be installed in existing air conditioning (PTAC) cabinets.

Superblock Site Improvements

Completed Improvements

- Removal of dead plantings, cleaning, trimming, and mulching on the fenced-in, City-owned areas both north and south of LMNOP Playground.

- Removal of extraneous or damaged fences along Bleecker Street and within Washington Square Village.

- Replacement of dead plantings with new annuals and mulch in the Sasaki Garden in preparation for new, suitable plantings after the summer season.

- Replacement of light fixtures in the Sasaki Garden.

- Removal of dead wood and hazardous over-hanging branches from 7 trees in front of the NYU retail strip at LaGuardia Gardens.

- A dead tree outside the LaGuardia Gardens park was removed. The tree will be replaced in kind at the advice of the arborists during the spring.

Ongoing Improvements:

- Carrying out general maintenance around the Superblocks, including the replacement of missing pavers, filling in major gaps and cracks in sidewalks and paths, and removing graffiti.

- Updating signage around the Superblocks for clarity and efficacy.

- Power-washing and gum removal around the Superblocks.

For more information, visit the NYU Construction page. For further questions, reach out to the NYU Client Services Center at contactcsc@nyu.edu or 212-998-1001.