Superblock Progress Report

Updates on issues and advancements on the Superblock

November 4, 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 recently completed, in progress now, or coming up on the horizon.

Washington Square Village

3 WSV Community Board 2 Office Exterior Repairs

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

- Due to weather delays the concrete pour scheduled for the week of Monday, October 20 was rescheduled for the week of Monday, October 27. The pour repaired the supporting blocks on either side of the staircase.
- A concrete pour is scheduled for the week of Monday, November 3 to restore the exterior staircase and landing.
- Following the pour, a new staircase railing will be installed and the columns on either side of the office windows will be repaired.

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.
- Required sidewalk bridging set up has started. 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 Projects:**

- NYU replaced the bulkhead on the roof of 3 WSV to address leak issues.

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**Silver Towers**

**Window Replacement Project**

NYU is replacing all single-paned windows with new double-paned windows. New air conditioning (PTAC) units, insulation and other sound-attenuating materials will also be installed in the existing metal cabinet covers in each apartment.

- Window measurements are scheduled to begin in November.
- NYU sent a detailed communication to all residents about the window measurement phase in October, and will communicate with residents about the installation timeline following NYC Landmarks Preservation Commission review in October.

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**Superblock Site Improvements**

**Completed Improvements**

- The former blood bank space is no longer used by the Medical Center. The front entrance was cleaned and the space will be used as a site office for the Window Replacement project.
- The awnings on the two empty storefronts on LaGuardia Place are scheduled to be removed by mid-November.

**Ongoing Improvements:**

- NYU is seeking to consolidate work schedules that require sidewalk bridging in the near future to reduce the total time of sidewalk bridging being erected on the superblocks.
- Carrying out general maintenance around the superblocks, including the filling of major gaps and cracks in sidewalks, removing graffiti, and ensuring all lights are in working order.
- Updating signage around the superblocks for clarity and efficacy.
- Power-washing and gum removal around the superblocks.
- NYU Public Safety has added the superblocks to its daily schedule of rounds with early morning, midday and late night walk-throughs to check for people loitering, checking for lamps that need repair, and to provide increased security presence.