Superblock Progress Report

Updates on issues and advancements on the superblocks

February 17, 2015

NYU’s Faculty Housing and Residential Services wants to keep residents apprised of construction projects and site improvements on the superblocks. Below, is a summary of projects recently completed, in progress now, or coming up on the horizon.

In addition to the Superblock Progress Report, Heather Skolnick from the NYU Office of Government and Community Affairs will be available to answer questions about projects on the Superblocks on Thursday afternoons in the lobby of 4 WSV. Please stop by with any questions you may have from 12:00pm to 2:00pm.

For more information about projects on the Superblocks, please visit the NYU Construction website.

Please contact the NYU Client Services Center with questions at contactcsc@nyu.edu or 212-998-1001.

To receive updates about NYU construction projects on the superblocks at an additional email address please click here.

To stop receiving the Superblock Progress Report and emails about NYU construction projects please click here.

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Coles Redevelopment Project Announcement

- NYU has selected an outstanding architectural partnership—Davis Brody Bond and Kieran Timberlake—to design the new facility that will be built where the Coles Sports Center currently stands.
- To learn about the architects please visit the Coles Site Redevelopment webpage.

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Washington Square Village

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.

- To date 210 apartments have received new windows; residents whose installations are completed have provided very positive feedback for these improvements.
- Installations are scheduled to be completed in buildings 3 and 4 by the end of April.
Residents in buildings 1 and 2 will receive more information about window installations in March. Installations are scheduled to begin in May 2015.

Sidewalk bridging to protect pedestrian traffic is scheduled to be erected around the perimeter of buildings 1 and 2 in April.

Residents will receive information about their installation at least 30 days in advance of their appointment. Changes to the project schedule will be communicated at least one week in advance of installation appointments.

There are a few residents who have experienced difficulty opening the new windows, which are heavier as a result of being double-paned. The window team collaborated with an occupational therapist at the University to design and fabricate a device that will help these residents open their new windows. If you find your new windows are too heavy for you to open, please reach out to the NYU Client Services Center at either contactsc@nyu.edu or 212-998-1001.

Roof Replacement and Local Law 11 Façade Repairs

NYU is replacing the roofs and conducting Local Law 11 work on all four WSV buildings. The time-frames for these projects are weather-dependent; we will keep residents apprised of progress and any weather delays.

- The project is scheduled to begin in WSV 3 and 4 in March 2015 and continue through December 2015.
- Abatement and temporary roof installation are scheduled to take place during the month of March.
- Local Law 11 façade repairs are scheduled to begin in April 2015.
- Following the completion of WSV buildings 3 and 4, work is scheduled to begin in buildings 1 and 2 in March 2016 and will continue through December 2016.
- Residents will receive detailed information about this project via email and a hand-delivered notice at their door in the coming week.

Ongoing Improvements:

- NYU is upgrading the lighting in all four WSV lobbies to LED bulbs to improve lighting quality and reduce energy consumption.
- NYU will be performing routine tests and preventive maintenance on all WSV elevators throughout the month of February.

Completed Improvements:

- NYU repaired the major gaps and cracks in the driveway sidewalks between the WSV buildings.
- NYU repaired the exterior staircase and landing of the Community Board 2 office on LaGuardia Place. The overhead canopy will be repaired once the sidewalk bridging around WSV is removed.
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 have been completed in both Silver Towers buildings.
- Installations are scheduled to begin in both Silver Towers buildings in early May.
- NYU will communicate with residents about the installation process and provide an installation schedule in early-March.
- A sidewalk bridging plan to protect pedestrian traffic is being finalized. It is scheduled to be erected in April. Residents will be notified about the start date in advance.

Upcoming and Ongoing Improvements:

- NYU will be performing routine tests and preventive maintenance on all elevators throughout the month of February.
- Residents have been notified of the start of annual asbestos inspections. Inspections will be carried out in all apartments to check both ceilings and PTACs (heating and air conditioning unit) in preparation for the window and PTAC replacement project. The inspection(s) will take about 20 minutes in total for each apartment and they are scheduled over a six-day period (February 23 – March 2). Please be sure to remove all items from the top and around your PTAC unit and stow them someplace safe in advance of your inspection appointment.

Completed Improvements:

- NYU repaired the garage floor in the northeastern corner of the Silver Towers parking garage.
- NYU upgraded the lighting in the lampposts on the Silver Towers plaza to LED bulbs.

Superblock Site Improvements

LaGuardia Place Vacant Storefront Renovation

NYU is renovating three vacant storefronts in the LaGuardia Place retail strip. These spaces will be utilized for an Academic Technology Center and an Advanced Media Studio.

- The project start date has been delayed due to pending NYC Department of Buildings work permits.
- When work commences, the renovation will begin with interior demolition and the removal of existing machinery located on the roof.
- Interior construction will follow and is scheduled to be completed by early-June. Exterior construction will include the installation of new rooftop HVAC units.

Ongoing Improvements:

- NYU has collaborated with the Mercer-Houston Dog Run Association to finalize a design for their new run, which will be located in the existing Rocketship Play Area in the Silver Towers complex. The
design has been sent to the NYC Landmarks Preservation Commission for review. A large playground will be built north of the future dog run area (currently Rocketship Play area) toward the end of the construction of the new building on the Coles site.

- 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.

- NYU Public Safety has added the superblocks to its daily schedule of rounds with early morning, mid-day and late night walk-throughs to check for people loitering, checking for lamps that need repair, and to provide increased security presence.