Superblock Progress Report

Updates on issues and advancements on the superblocks

June 22, 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 Silver Towers II -- 100 Bleecker Street. Please stop by with any questions you may have from 12:00pm to 1:30pm.

- 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.

Washington Square Village

Window Replacement Project

NYU is replacing 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, 665 apartments have received new windows; residents whose installations are completed have provided very positive feedback for these improvements.
- Window installations have been completed in buildings 3 and 4. Window installations are underway in buildings 1 and 2 and are scheduled to continue through early fall 2015.
- Residents will receive information about their installation at least 30 days in advance of their appointment. Any changes to the project schedule, if needed, will be communicated at least one week in advance of installation appointments.

Roof Replacement, Local Law 11 Façade & Balcony Repairs

NYU is replacing the roofs of all four WSV buildings to address the frequent occurrence of leaks. Concurrently, Local Law 11 façade and balcony repair work will be performed. The time-frames for these projects are weather-dependent; we will keep residents apprised of progress and any weather delays.

- Roof abatement and the removal of existing roof materials are complete.
- Contractors continue removing rooftop masonry, bulkheads, and parapets and have begun the installation of the new roof.
Facade and balcony repairs have begun. Residents have received information about their balcony repair schedule. This work schedule is contingent on good weather and residents will be updated about changes to the project schedule via posted notices in building lobbies. Residents who are unsure of when work is scheduled for their balcony can contact the NYU Client Services Center at contactcsc@nyu.edu or 212-998-1001.

Following the scheduled completion of WSV buildings 3 and 4 in December 2015, work is scheduled to begin in buildings 1 and 2 in March 2016.

Silver Towers

Window Replacement Project
NYU is replacing single-paned windows with new double-paned windows. New “PTAC” (air conditioning and heating) units, insulation, and other sound-attenuating materials will also be installed in new metal cabinet covers.

- The abatement phase of the project has commenced in both the 100 and 110 Bleecker Street buildings. The abatement schedule can be found here. Abatement is expected to last no more than one day in any apartment.
- The installation phase of the project is scheduled to begin on Monday, July 6th. Residents can find the installation schedule for 100 Bleecker Street here and 110 Bleecker Street here.
- Residents have been contacted with apartment impact schedules. NYU will communicate with residents individually about the installation process in advance of scheduled work.
- The erection of sidewalk bridging, material storage areas and external material hoists commenced on Thursday, May 21, and will remain in place until the project is complete in January 2016.

Completed Improvements

- Grassy areas around the Silver Towers plaza underwent lawn work so the grass can take root and grow. We thank residents for their cooperation while the grassy areas were cordoned off and hope everyone enjoys the now reopened spaces.

Superblock Site Improvements

LaGuardia Place Retail Space Renovation
NYU is renovating three vacant stores in the LaGuardia Place retail strip. These spaces will become the “LaGuardia Studio” a 3-D printing facility, and the “LaGuardia Co-op” a technology center.

- Interior demolition is completed; interior construction has begun and is scheduled to be completed this summer. Exterior construction will include the installation of new rooftop HVAC units and storefronts (windows and doors). Sound barriers will be installed around the new HVAC units.