Superblock Progress Report

Updates on projects in and around Washington Square Village and Silver Towers

October 28, 2015

In an effort to keep residents apprised of construction projects and site improvements on the superblocks, we are sending you this update.

In addition to this report, if you have questions or concerns please feel free to stop by the lobby of Silver Towers II -- 100 Bleecker Street any Thursday from 12:00pm to 1:30pm where Heather Banoub, from the Office of Government and Community Affairs will be available.

- For more information about projects on the Superblocks, please visit the NYU Construction website.
- Please contact the NYU Client Services Center at contactcsc@nyu.edu or 212-998-1001 to report any problem or request services.

A note from Larry Maslon, Chair of the SSAC:

Dear Resident,

On behalf of the Superblocks Stewardship Advisory Committee, I wanted to share the news with you that, as of the end of October, the window replacements in Washington Square Village will be completed, and just in time, before the chill of the fall creeps upon us. Over 1,100 apartments have received new windows, terrace doors, as well as AC covers.

This was a tremendous undertaking that required a team effort from residents and the project team. We want to take this opportunity to thanks residents for their cooperation and congratulate the Division of Operations team, led by Project Manager Renee Burillo, the Office of Faculty Housing staff, and Heather Banoub and Michael St. Pierre for their diligence and communication throughout the process. Also, we commend the Caldwell & Walsh Building Construction company that installed the windows; they were pleasant and professional.

In a project of this scale and scope there were, invariably, some frustrations and missteps but, on the whole, the installation process was a satisfactory one, the final results even better.

As installation continues in Silver Towers, with 234 units already completed out of 348, and with work supervised by Caldwell & Walsh, we are optimistic that our neighbors at Silver Towers will be equally pleased with the results.

Have a comfortably warm fall season,

Laurence Maslon, Chair
Superblock Stewardship Advisory Committee
Washington Square Village

**Roof Replacement, Local Law 11 Façade & Balcony Repairs**

NYU is replacing the roofs of all four WSV buildings to address serious leaks. Concurrently, Local Law 11 façade and structural balcony repair work will be performed. The project schedule is weather dependent.

- **Roof Replacement** -- The roof replacement is complete in 3 WSV. Contractors continue the installation of new roofing materials in 4 WSV. Work is scheduled to be complete in early-November.
- Façade and balcony repairs are complete in 3 & 4 WSV.
- **Sidewalk Bridging** -- The removal of sidewalk bridging around buildings 3 and 4 has begun and is scheduled to be complete before Thanksgiving.
- Roof repairs are scheduled to begin in 1 & 2 WSV in March 2016. Façade and balcony repairs are scheduled to begin in spring 2016. The sidewalk bridging will remain installed through the completion of work, which is scheduled through December 2016.

**3WSV Exterior Canopy Repair**

NYU is repairing the external canopy over the entrance to the Community Board 2 office at the corner of Bleecker Street and LaGuardia Place.

- Demolition is complete and work continues for the installation of a new overhead canopy roof and the repair and installation of new lights under the canopy. Work is scheduled to be complete in early-November.

**Completed Improvements**

- **Window Replacement Project**: Begun in fall 2014, the WSV window project has come to a close. At the end of October, more than 1,100 apartments will have received new windows, terrace doors and sound-attenuating air conditioning unit covers.

**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.

- To date, more than 234 apartments have received new windows and PTAC units.
- Residents can find the installation schedule for 100 Bleecker Street [here](#) and 110 Bleecker Street [here](#).
- Residents who are unsure of when work is scheduled for their apartment can contact the NYU Client Services Center at contactcsc@nyu.edu or 212-998-1001.
- Sidewalk bridging, material storage areas and external material hoists will remain in place until the project is complete in January 2016.
Mercer-Houston Dog Run Relocation

NYU is relocating the existing dog run managed by the Mercer-Houston Dog Run Association (MHDRA) to an area of comparable size west of the Coles site on the Silver Towers block (the current location of Rocketship Park along the northern side of Houston Street). The existing dog run is expected to remain open until the new space is operational.

- Installation of sub-surface fountain mechanics, new surfaces (pavement), and design features continues and is scheduled to be completed in January 2016.
- The Rocketship play area was closed to allow for work to begin. Other nearby play areas, including the Key Park and Adrienne’s Garden will remain available.
- As a reminder, a new permanent toddler playground will be designed and constructed as part of the Coles redevelopment project. This new playground will be a few feet north of the Rocketship play area site. At almost 11,000 square feet, this new playground will be nearly four times larger than the Rocketship play area and will contain a variety of play equipment, landscaping, and seating.

Superblock Site Improvements

Upcoming Open Space Improvements

- Bleecker Street and LaGuardia Landscape Projects: NYU is working with the NYC Department of Parks and Recreation and NYC Department of Transportation to improve the planting areas on Bleecker Street between Mercer and LaGuardia and to construct public open space on the southern part of the LaGuardia Plaza between Bleecker and W 3rd Streets.
  - The Public Design Commission granted final approval for the Bleecker Street and LaGuardia Place Landscape projects. The projects are currently in the pre-construction planning and permitting process.

Completed Improvements

- LaGuardia Place Retail Space Renovation: NYU has completed the renovation of three vacant stores in the LaGuardia Place retail strip. The “LaGuardia Studio,” an NYU 3-D printing facility, and the “LaGuardia Co-op,” a technology center, are now open.