



April 24, 2015

Dear Silver Towers residents:

We are pleased to announce that NYU will soon begin installing new double-paned windows, PTAC (heating and air conditioning) units, and insulation in Silver Towers. Together, these will significantly improve temperature control, energy efficiency, and sound attenuation in apartments.

We are continuing to examine and refine the logistical details of this project in an effort to ensure it is executed as safely and with as little disruption or inconvenience as possible. **In an effort to manage these logistics with as little disruption to residents as possible, it is imperative that we adhere to the project schedules as outlined.** As the work gets underway, new details may come to light to affect how the work progresses. We will keep you informed of any changes to the process or schedule, and appreciate your understanding.

Project Timeline

- The project is scheduled to begin following Commencement and will continue through January 2016.
- Work will take place in two consecutive phases, with contractors working on both Silver Towers buildings simultaneously, floor by floor, starting on the second floor and working up.

Phase I: Abatement

- The first phase of work will include the removal of asbestos insulation within each metal PTAC cabinet. Abatement is scheduled to begin on **Tuesday, May 26**, and continue for approximately one month. **Abatement is expected to last no more than one day in any apartment, and is scheduled from 7:00am until approximately 7:00pm. Residents, and any pets, will not be permitted to be in apartments or on their floor during the abatement process.** Please click [here](#) for the abatement schedule and [here](#) for more details about the abatement phase.

Phase II: Window and PTAC Unit Installation

- The installations are scheduled to begin on **Tuesday, July 7**, and continue through January 2016. **Preparation and installation of the windows and PTAC units is expected to last three days in any apartment, and is scheduled from 8:00am to 7:00pm. Residents are not permitted in apartments during the window installation, and pets cannot remain in apartments throughout the three day installation process.** The 100 Bleecker schedule can be found [here](#) and the 110 Bleecker schedule can be found [here](#). Please click [here](#) for more information about the installation phase.

Outside the Buildings

- Sidewalk bridging, material storage areas and external material hoists are scheduled to be erected over a five week period, beginning on **Thursday, May 21**, and will remain in place until the project is complete. This work is impacted by inclement weather. Please click [here](#) for a map of the bridging and site protection areas.



Project Logistics

There are a number of building conditions that will create unavoidable inconveniences for residents while this project is in progress:

- During both phases, beginning after Commencement, one elevator per building will be taken offline and used to load and unload materials. These elevators will be unavailable for residents to use from 7:00am to 7:00pm, Monday through Friday. We apologize for the inconvenience and the unavoidable disruption in elevator service that may lead to additional wait times or the disruption of residents' and the building staff's routines.
- Some materials will not fit in the elevators and must be moved via an external material hoist. These hoists will be located on the south side of building 100 and the east side of building 110. Residents whose apartments face the hoists are advised to keep shades, blinds and curtains closed during project work hours.
- Silver Towers is a landmarked property, and the NYC Landmarks Commission requires that changes to the building facades must be uniform in appearance; therefore, all windows in both buildings must be replaced. This means that we cannot allow tenants to "opt out" of receiving new windows.

As always, if you have any questions or concerns, please contact the Client Services Center (CSC) at contactcsc@nyu.edu or at 212-998-1001. The CSC will direct questions regarding the Silver Towers' abatement, window, and PTAC project to the project team for answers. Please expect a reply within 24-hours during the business week. As we collect queries, we will send residents an update including commonly asked questions and answers by the end of next week.

Information will also be available on the NYU Construction page, at nyu.edu/construction.

While we realize that this project will cause you and your family a temporary inconvenience, we are sure that in the end you will be very pleased with these enhancements to your home.

Sincerely,

Alison Leary
Executive Vice President Operations