April 4, 2012

TO: DEANS AND DIRECTORS

FROM: Alison Leary

Executive Vice President for Operations

RE: Mitigation Steps NYU Will Take as Part of NYU 2031

I want to summarize in writing the discussion I had with you all at the last Deans meeting about the steps the University will be taking to reduce the impact of construction related to the projects on the Silver Towers superblock (which will not begin before 2014-2015 and will include space for academic, residential, and athletic uses) and the subsequent projects on the Washington Square Village superblock (which will include academic space and faculty space).

To start, it is important to understand that the construction will be phased over many years, that the active construction sites will be carefully sequenced to avoid major construction activity going on concurrently, and that the level of disturbance varies over the course of a building’s construction, with the most disruptive period – from the start of heavy excavation until the building is enclosed – typically lasting about 18 - 24 months.

I know how important it is to your faculty who live in Washington Square Village and in Silver Towers to know that the University is hearing their concerns about the expected impact of construction on their lives in the years to come.  I want to assure you that we will put in place the most aggressive and vigorous mitigation effort of any to date to address both worksite issues and individual apartments, and will even include temporary rent reductions for affected parties.

Temporary Rent Reduction

To acknowledge the forbearance that tenants of WSV and ST will be showing, the University will **reduce rents by 20%.**

The reductions will:

* Be offered to those in the apartments on the superblocks most affected by each of the construction projects as determined by the environmental impact statement and location (i.e., typically those that are closest to and facing the active construction site).
* Be offered during the 18 - 24 month period for each project that is most disruptive (approximately the period from the start of heavy excavation to the enclosing of the new building).
* Apply to all affected tenants of WSV and ST, both NYU and non-NYU tenants.

Steps Within Individual Apartments

To reduce noise in our faculty’s, administrators’ and non-affiliates’ homes, two important efforts will be undertaken:

* **Installing noise-reducing windows**: At the University’s expense, interior noise-reducing windows will be installed in every apartment before the start of construction.  These noise reducing windows:
	+ Can be installed in the existing window frames, eliminating the need for complete window replacement
	+ Will permit the apartment’s regular windows to continue to be operable
	+ Will not require residents to leave the apartment during installation
	+ Can be installed in one-to-three days per apartment
	+ Will be installed before any construction begins
	+ Will be permanent, and will continue to reduce outside noise long after the projects are completed
* **Installing noise/dust covers for air conditioning units or new air conditioning units in WSV:** At the University’s expense, high-quality noise- and dust-reducing covers for through-the-wall air conditioning units will be installed in every apartment.  These covers slide open to allow normal AC operation.  Alternatively, NYU is offering to provide new AC units to WSV residents.
* In **Silver Towers**, NYU is offering to replace existing air conditioning units with noise reducing units, installed to fit properly/snugly in the existing sleeve.

On the Worksites

* A wide range of steps will be taken on the worksites once construction begins:
	+ **Controlled periods of construction,** with later start times and restricted or limited weekend, holiday and evening work.  Work hours are **Mon. - Fri. 8:00 AM - 4:30 PM.**
	+ **Use of state-of-the-art equipment**, low emission and based on the highest EPA standards
	+ **Noise reduction measures:**
		- Noise absorbing barriers
		- Minimize use of noisy equipment (i.e., employ a white noise generator for back-up alarms, as we have started doing at Washington Mews)
		- Operate equipment away from sensitive areas
	+ **Air emissions control measures:**
		- Use of clean fuel (ultra low sulfur diesel)
		- Diesel equipment reduction
		- Idling limits of 3 minutes or less
		- Placement of equipment away from residences
		- Air monitoring  program during site excavation and handling of site soils
	+ **Dust control measures:**
		- Water spraying and truck washing
		- Covered soil stockpiles and covered dump trucks
		- Regular road cleanings for surrounding area
		- Use of wet blades, and chutes into covered bins
		- 5 mph speed limit for construction vehicles

Problem Solving

When a problem does arise, everyone wants it solved quickly.  Accordingly:

* There will be a **hotline** to address issues related to the construction on the superblock.
* There will be **regular tenant meetings** attended by the project manager or someone similarly senior from NYU’s Office of Facilities and Construction Management.
* As further oversight and to ensure above commitments are enforced, an **independent monitor** will be hired, who will report to the NYC Dept. of City Planning on construction progress and compliance.

Next Steps

The University will be refining the design and firming up implementation plans on the sound reducing windows and the rent reduction strategy.  All the mitigation efforts will be finalized and in place **before** construction begins.

I hope this information is helpful to you.