

# Construction Town Hall



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February 26, 2025

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## Agenda

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- **Introduction to Project Goals and Project Team**
- **Project Overview: Scope, Budget, Timeline**
- **Work in occupied apartments**
- **Communication going forward**
- **Q&A**



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# Project Overview: Goals

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- Building Envelope
  - Repair historic façade – NYC Local Law 11
  - Replace roofs on south side of campus – the G roof is 100 years old
  - Replace every single wood window at Westbeth
- Modernize the 55 Bethune Street lobby with new mailboxes, package storage, improved front desk; A building lobby upgrades
- Renovate 32 vacant apartments
- Energy efficiency; quality of life improvements; safety
- Improved facilities for staff

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# Introduction to Project Team

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## Contractors

- **Skyline Restoration**
  - Exterior work – façade, roofs, scaffolding
  - Wood window replacement
- **Sage Builders**
  - Interior work – apartments, lobby, staff facilities

## Architects

- **CTA Architects** – exterior work, staff facilities, infrastructure
- **Elemental Architecture** -- lobby, entry doors, wood windows

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# Project Overview: Budget

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- Construction budget: \$85 million
- Where is the money coming from?
  - New first mortgage from **Merchants Capital** – supported by residential and commercial rents
  - Heavily subsidized 2<sup>nd</sup> mortgage from **New York State Housing Finance Agency**
  - Historic Tax Credit program (**Chase Bank**)
  - Grants

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# Project Overview: Affordability

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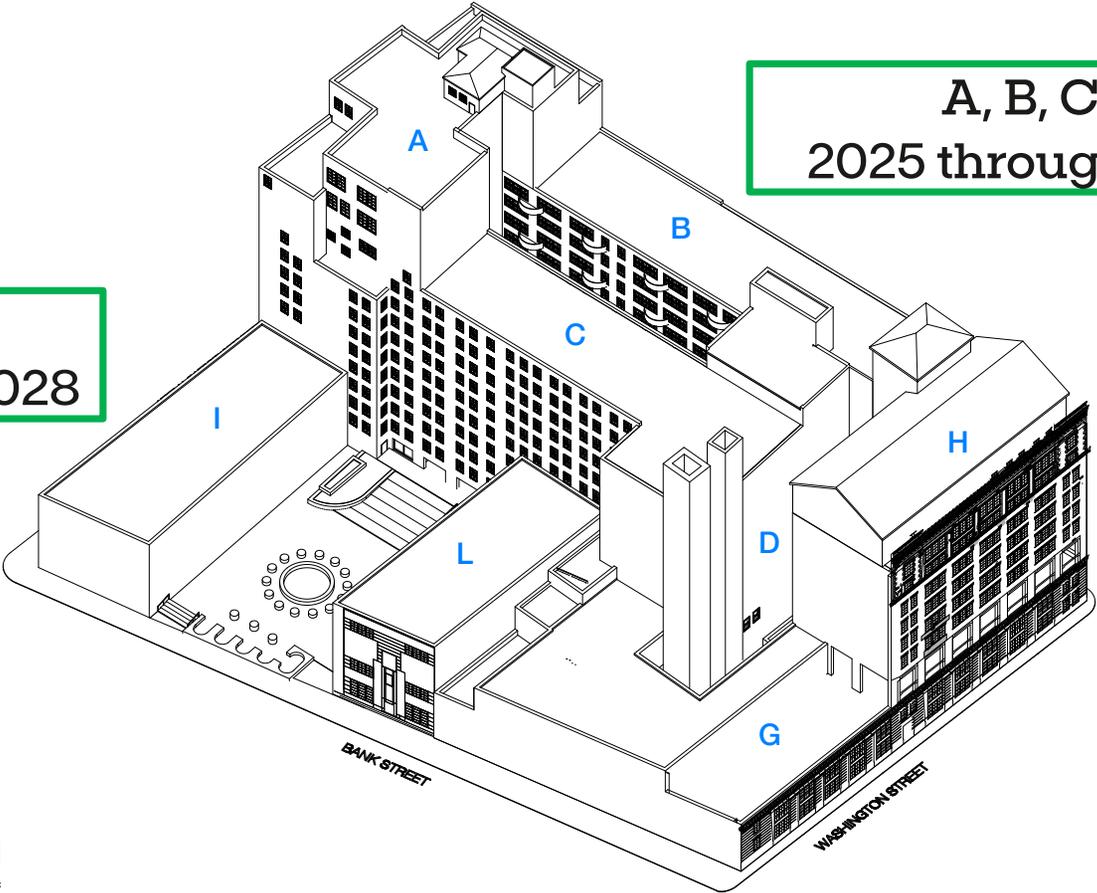


*Will rents be increased to pay for this work?*

- **No**. There will be no rent increase due to this work. Westbeth's board is committed to keeping Westbeth affordable.
- In fact, Westbeth's new regulatory agreement with New York State is ensuring long-term affordability at Westbeth.



# Project Overview: Timeline



A, B, C, and D  
2025 through early 2027

I  
2027 into 2028

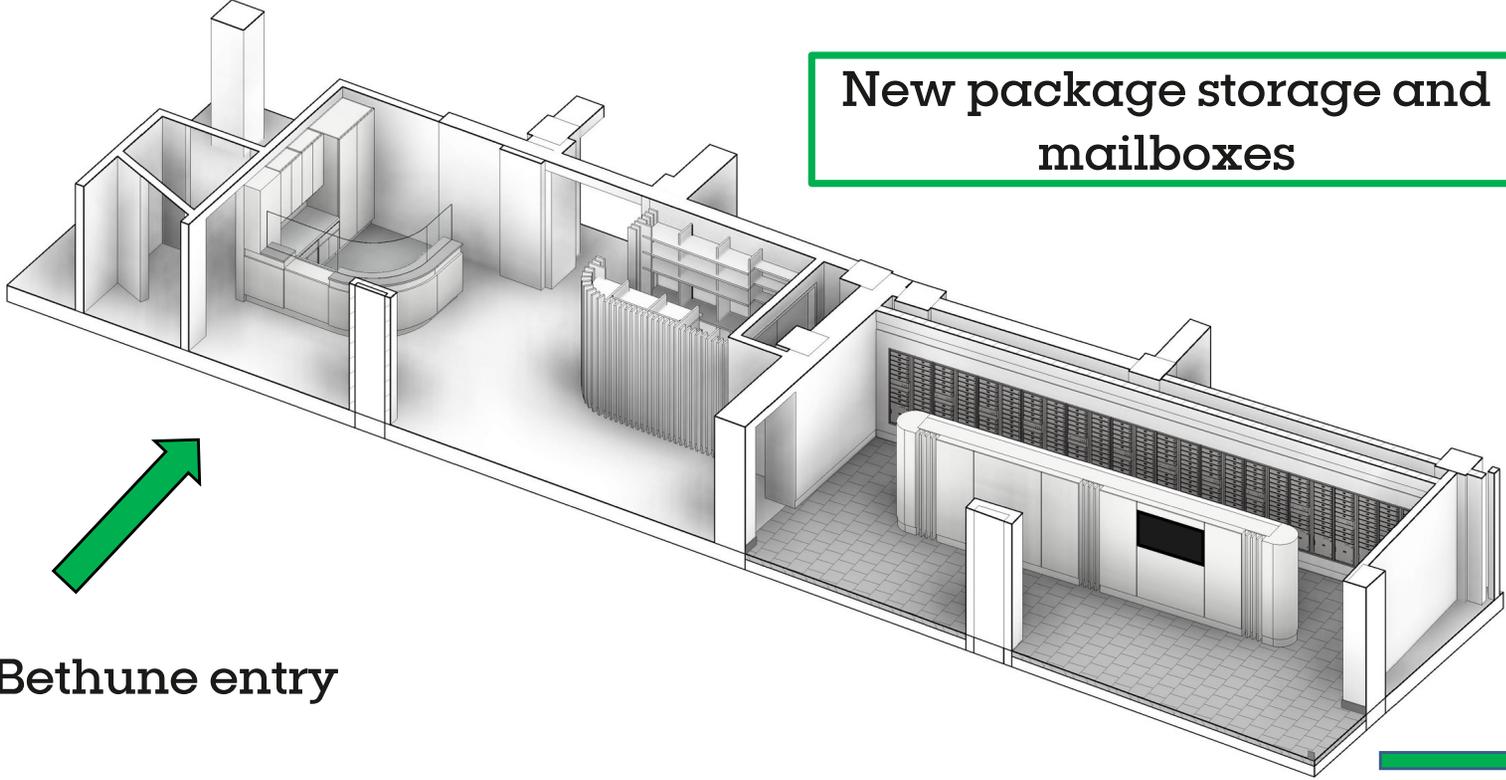
G and H  
2026 and 2027\*

\*Most interior work will start in 2025



# Project Overview: Interior

New package storage and  
mailboxes



55 Bethune entry

To the courtyard

# Project Overview: Interior



Standing at security looking at package storage



New mailboxes: looking towards the courtyard

# Project Overview: Interior



New & larger mailboxes

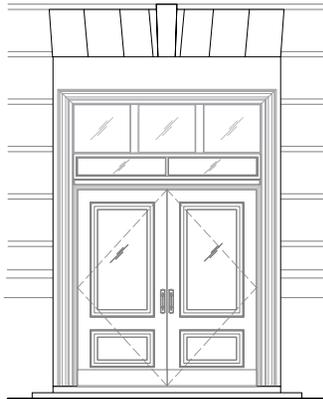


Photo-rendering of new automatic glass doors

# Project Overview: Interior



- The 463 West Street lobby will get new doors and a refurbished interior



ENTRANCE DOOR (OUTSIDE)

1

ELEVATION 01  
Scale: 1/4" = 1'-0"



LOBBY (OUTSIDE)

3

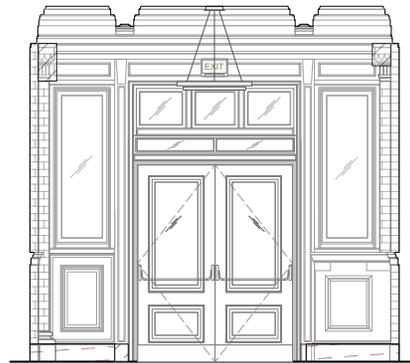
ELEVATION 03  
Scale: 1/4" = 1'-0"



ENTRANCE DOOR (INSIDE)

2

ELEVATION 02  
Scale: 1/4" = 1'-0"



LOBBY (INSIDE)

4

ELEVATION 04  
Scale: 1/4" = 1'-0"



CTA ARCHITECTS P.C.

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A BUILDING LOBBY ENTRANCE DOOR ELEVATIONS  
INTERIOR RENOVATION

Project Address: 55 BETHUNE STREET, NEW YORK, NY 10014



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# Project Overview: Interior

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- Gut renovation of 32 currently vacant apartments
- New staff office at Bethune/Washington corner
- New Washington Street doors

## Basement

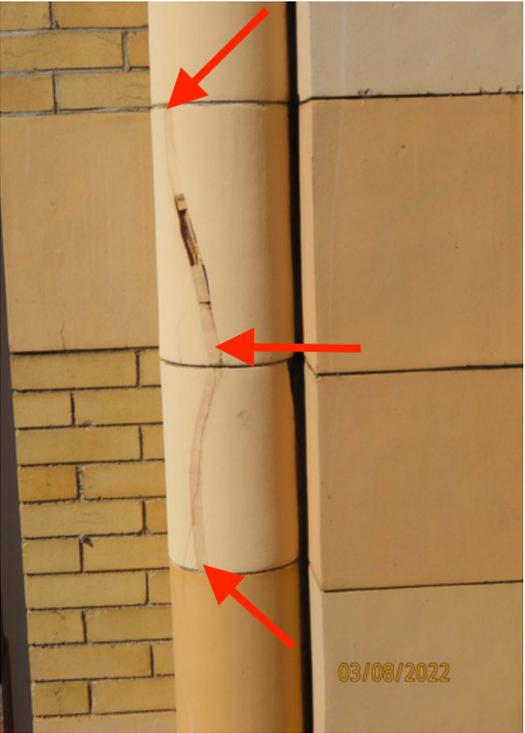
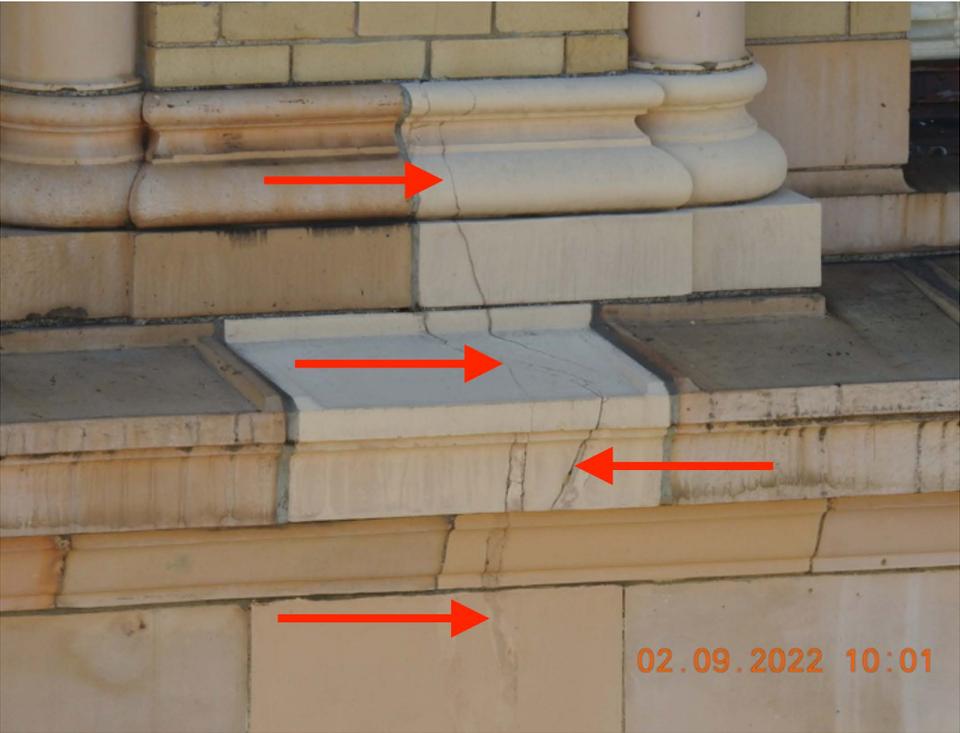
- Brand new locker rooms for building staff located across from laundry room
- New public bathrooms
- Improved ventilation
- Exploring solutions for the groundwater issue

# Project Overview: Exterior



Photos from 2022 Façade Inspection Report

# Project Overview: Exterior



Photos from 2022 Façade Inspection Report

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# Project Overview: Exterior

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## Components of work

- Pipe scaffolding
- Abatement with protection areas
- Brick replacement
- Terra cotta replacement
  - Custom made material
- Dust mitigation



# Project Overview: Exterior



- Green roofs on the G and C roofs will absorb water and reduce the stress on the city sewer.



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GREEN ROOFS  
EXTERIOR RESTORATION  
Project Address: 55 BETHUNE STREET NEW YORK, NY 10014

23158 SK04  
16 FEB 2024

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# Safety & Quality of Life

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## Quality of Life

- New all-pump distribution of domestic water
  - Goodbye to our 100-year old water tank

## Safety

- Installation of a new fire pump located above the flood level
  - supplies water to FDNY stand-pipe system + basement sprinkler system
- Once new entry doors are installed, key fob entry systems will improve security



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# Project Overview: Interior

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## Work in Occupied Apartments

- Replacement of **all wood windows** commencing in March
- Replacement of **most radiators, radiator piping, and installation of better radiator controls**
  - *One of the major steps in making the building compliant with Local Law 97, NYC's signature energy efficiency law*



A thermostatic radiator valve (TRVs) allows more control over temperature

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# Project Overview: Interior

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## Work in Occupied Apartments: Wood Windows

- Skyline will oversee a pilot wood window installation in the first half of March
- We will gain a much more precise understanding of the timeline after this first installation

In the next few weeks, we will:

- Tell you which phase of installation you are in
- Give a timeline of how long you can expect workers in your apartment
- Schedule the first few months of installations

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# Project Overview: Interior

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## Work in Occupied Apartments

***What if I don't want to be in my apartment while work is occurring?***

- Westbeth will provide vacant apartments during the day and overnight, if required.

***What if my steel windows can't open or have broken glass?***

- We will address steel window maintenance issues over the next few months. More information to come.



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# Administrative Item

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## Rent Payment

- Today, you pay your rent to “Westbeth Corp. HDFC Inc.”
- Starting July 1, you will pay your rent to:  
“Westbeth Artists Tenant LLC”.
- You can continue to pay by Click-Pay or by check. Only the name is changing.
- The change is due to our new financing

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# On-going Information Sharing

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- Additional Town Hall meetings as work progresses
- Information distributed via E-blast and Mobile Doorman
- Weekly updates (once we're in full swing)
- Email Miriam and Peter  
[mtash@rosenyc.com](mailto:mtash@rosenyc.com)  
[pmadden@westbeth.org](mailto:pmadden@westbeth.org)



**Peter Madden**  
[pmadden@westbeth.org](mailto:pmadden@westbeth.org)  
212-691-1500 ext. 8

# Q&A

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**For those of you on Zoom, please type  
your questions in the chat box**