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## Redevelopment team bringing Tenement Museum up to date



The \$5 million project will redevelop 10,500 s/f of space on the lower three floors at 103 Orchard Street.

Levien & Company is working with the Lower East Side Tenement Museum in Manhattan on a redevelopment project now in construction.

Kenneth Levien, AIA, president of the project management firm said the approximately \$5 million project will redevelop 10,500 s/f of space on the lower three floors at 103 Orchard Street for use as the new Sadie Samuelson Levy Immigrant Heritage Center.

The facility, located on the southwest corner of Delancey and Orchard Streets, will comprise information and education centers and a museum shop. The upper floors of the building will continue to be occupied by residential tenants.

The Tenement Museum, itself a former tenement dwelling located at 97 Orchard Street, tells the stories of the working class immigrants who lived there be-

tween 1863 and 1935. It was the most visited National Historic Site in Manhattan, with 164,000 visitors, in fiscal year 2009.

Long-term goals include restoring apartments as they become vacant on the upper floors of 103 Orchard Street to interpret the Lower East Side's immigrant stories after 1935.

"Levien & Company has been instrumental in the process of creating the Museum's new visitor center," says Morris Vogel, president of the Tenement Museum. "Coordinating the work of the project team, Levien has contributed significantly to the Museum's continued growth and expansion."

Levien & Company has substantial experience in cultural projects relying on funding from public and private sources, including current projects at New York City Center, Park Avenue Armory and Carnegie Hall.

"It is great to work with a client that is both inspiring and practical, as well as a team of professionals who can identify the client's needs and address those needs within a very modest budget," said Amy Cohn, project manager at Levien & Co.

"Having a strong team was also critical in meeting a big challenge of the project – securing public funding at a time of systemic change and economic upheaval."

Perkins Eastman, head of the design team, has been working on this and related projects for the Tenement Museum over several years.

Other design team members include sub-consultants Excel Engineering (MEP), Anthony M. Giudice (structural), and Clinard Design Studio (lighting). Kel-Mar Designs, Inc. is general contractor for the job; William Dailey is the expeditor.