Fall/Winter Newsletter
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188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

Project, Projects, Projects

The Board of Managers have been working hard on many fronts to bring the many complex systems that we are responsible for under better control.

Inside this newsletter you will read about projects completed, projects in progress, projects approved and project contemplated.

From polishing the brass to fixing major problems it has been an interesting and educational adventure to say the least.

The board is very happy with the way things are going so far and would like you all to know about our efforts.

We are happy to report that a congenial relationship has developed among the members of the board which makes our ability to reach consensus. We want to provide you with productive and effective planning and oversight of building staff and systems which is important to your safety and the protection of your investment.

As you know, we now have a professional engineer as our resident manager. Eugene Arjoca is instrumental in our ability to discover the sources of present problems and has provided guidance and insight to developing long term perspective on proper maintenance and improvement of all the various systems.

We are proud of our many efforts and want you to be aware of the things we have accomplished on your behalf.

The atrium has new plants, new paint and new attendants. We want you to have healthy and attractive plants. You can be proud of your atrium and use it often.

Important Note:

Adherence to the by-laws is our mandate and essential to the security of the residents and of the building itself.

Whether you own or lease, you should have a copy of the by-laws. If you do not have a copy, please tell the concierge. The resident manager will see to it that you have your own copy.

Thank you.

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Upgrading Security

Even before the current circumstances made it imperative, the Board of Managers decided that an upgrade to the overall security of the building was in order:

1. KeyTrak, a computerized system for monitoring access to units and building systems will be installed in the near future. You will be able to get a report on any access to your unit whenever you wish.
2. Close supervision of staff and strict enforcement of a clear set of published rules for building employees has been implemented. Our employees are our first line of defense and essential to your personal security.
3. A new system for remote control of the front door will allow the concierge to control the door while the doorman may be occupied assisting resident with taxis or packages. This system will requiring additional security cameras.

Projects Completed

Newly painted and re-planted atrium.

The Board of Managers has been busy on many projects. Some are completed:

1. Repaired seriously corroded door frames for service doors.
2. Repainted all first floor doors and window frames.
3. Resettled and re-grouted granite sidewalk around the building. Added anti-slip curb cuts.
4. Replanted atrium. Plant service will maintain and replace plants as needed.
5. Repaired floor problem for All Women's Health that had been repaired improperly last spring. Repair had to be redone at the building's expense.
6. Replaced and relocated noisy ceiling mounted air conditioner in doctor's office. Unit was not in use and caused overheating condition in HVAC pumps.
7. Cleaning heat exchanger plate for first time in fourteen years. (Please see story on back page.)
8. Upgrade and paint interior of concierge desk.
9. Saved over $20,000.00 painting thirty-one floors of one stairwell from top to bottom using building staff.
10. New security cameras installed in service area and lobby.
11. Polished and re-lacquered brass plates on each floor, the brass elevator doors and all the brass inside the elevators as well as all exterior brass and lobby doors.
12. Re-grouted tile in elevators
13. Re-established position of night porter to improve security and maintenance of lobby and second floor.

A remote control for the front door that will be operated by the concierge will be installed in the near future. Four additional security cameras will be a part of this system.

Projects In Progress

Many approved projects are still in progress. We have quite a few of these:

1. After much deliberation and professional consultation we have purchased four state-of-the-art stainless steel water heaters. These will replace dangerously corroded existing systems. This will significantly improve the brown water caused by the building systems.
2. We have ordered custom-made all-wool carpeting for hallways throughout the building. This carpeting will look identical to the existing carpet.
3. A serious construction error in the original pitch of the floor as well as improper installation of waterproofing must be repaired in the HVAC room. Systems must be entirely disassembled and removed to accomplish the repairs and may cause some inconvenience to some unit owners.
4. Cooling tower floors must be waterproofed. Thousands of gallons of water are contained in the cooling towers and units could be flooded should a catastrophic failure of the system ever occur.
5. The carpet on the second floor will be replaced with tile to match the atrium. This will provide better control of the heavy traffic wear and bleach stains that ruined the carpet.
6. Cost estimates for the KeyTrack system are expected soon. This is an important aspect of our over-all security improvements.
7. A remote control for the front door that will be operated by the concierge will be installed in the near future. Four additional security cameras will be a part of this system.
8. New carpet for the playroom has been approved and will be installed in the near future.
9. A custom-built trash receptacle will be permanently affixed to the in the entryway of the professional suites. This will prevent the unsightly accumulation of doctor's office refuse which often remains all weekend.
10. It has been determined that the leaks from two terraces are from faulty original construction. The building is responsible for repairing the improperly installed waterproofing.
11. Engineers have located the source of a leak in the doctor's offices and are in the process of evaluating the proper method to repair it with the least interruption of service to commercial units and the professional suite.
12. We are investigating the causes of the noxious odor from the nail salon that can occasionally be noticed in the lobby and engineers will determine the best solution to this problem.

The cooling tower contains thousands of gallons of water. The floor was never waterproofed. This must be done to protect against flooding of units below.

Stainless Steel Water Heaters To Be Installed

A persistent problem in the building has been brown water.

After inspection, it was discovered that the existing water heaters have become dangerously corroded. This is very likely the source of most of the brown water.

Even after the system has been replace with a stainless steel system and flushed completely some units may not have crystal-clear water. The water, will of course, be perfectly potable and meet the high standard of water purity for which the City of New York rightly famous.

Units that are not occupied continuously, where the water does not flow regularly in large volume, may have to install under-sink systems.

Below is an outline of the five week process that is involved for this important system upgrade:

Week One

Isolation and removal of one heater in each zone. The hot water system will then be flushed and disinfected.

The old heaters will be removed from the building and the area cleaned and prepared for installation of the new stainless steel water heaters.

The new heaters will then be set in place and layout will commence.

Week Two

All hot and cold water piping and related components will be completed. All steam and condensate piping will be completed. All electrical systems will be completed.

The new heaters will be placed on-line, calibrated and tested for proper operation.

Week Three

The second heater from each zone will be isolated and removed from the building and the area cleaned and prepared for the installation of the new heaters.

The new heaters will be set in place and layout will commence.

Week Four

All hot and cold water piping and related components will be completed. All steam and condensate piping will be completed. All electrical systems will be completed.

The new heaters will be placed on-line, calibrated and tested for proper operation.

Insulation will be installed on all new related piping.

Week Five

The hot water system will be flushed and disinfected for the second time. Ample notice will be given to the building community so that installers have the good cooperation and access.

Two water samples will be taken after the flushing and sent to the lab for analysis.

A written report of the results will be forwarded to the building management.

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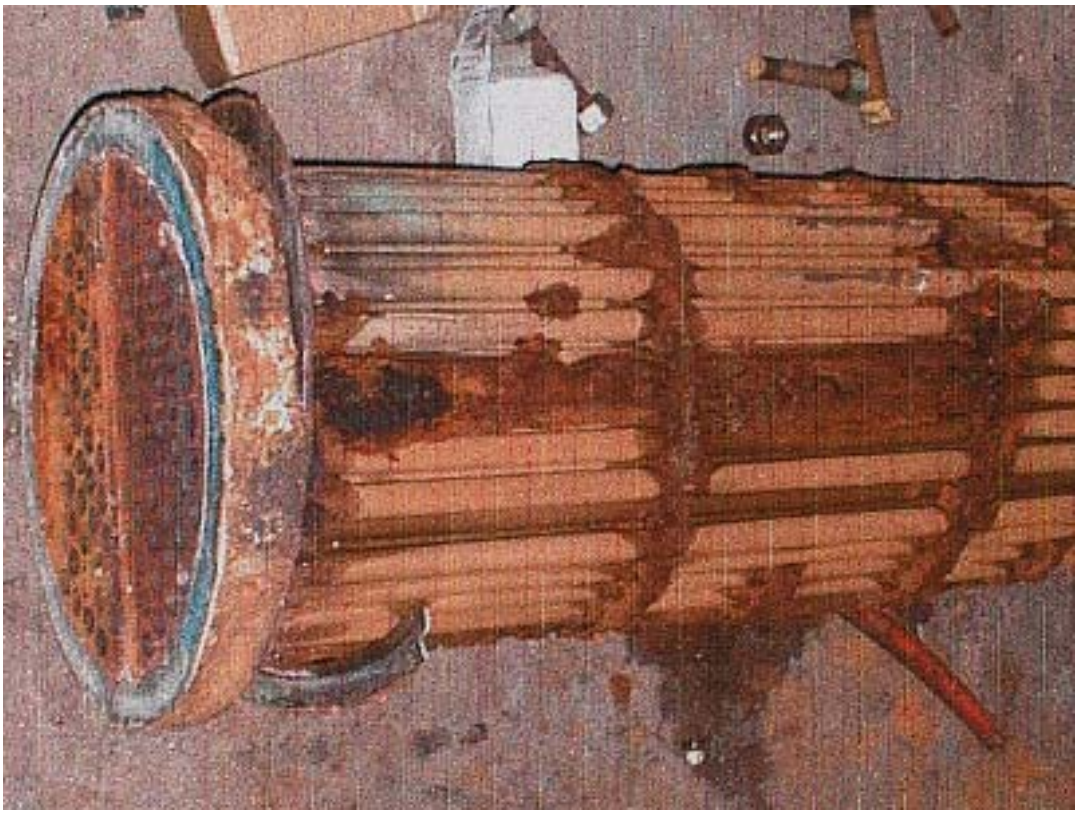


This is the core of the current water heating system. This is the major source of the brown water problem. Replacement with a stainless steel system is scheduled for October 2001.

AC Heat Exchanger Problem Discovered and Resolved

The most important aspect of building maintenance is to do it properly. It is a question of time as well as money.

It is hard to imagine how it came to pass, but it was recently discovered that the internal plates in the air conditioning heat exchanger had not been cleaned in over fourteen years.

One reason for this problem is the original installation of the heat exchanger. It was nearly impossible to move the 800 lb external retainer plates on their track.

These very heavy plates compress the internal plates to form a watertight seal in operation and slide on a track to open the system for maintenance.

The bracket from which the plate hangs drags against a large water pipe. It took six men struggling with the huge heavy plate hanging from an inoperable roller to open and flush the system.

It is normal for water to have small particulate matter that can accumulate over time and must be flushed from industrial systems on a regular basis.

It was during the flushing process that another major problem was discovered. The floor of the air conditioning room is not pitched properly for drainage. It takes hundreds of gallons of water to rinse the plates of the heat exchanger. The floor had to be covered with heavy plastic sheets to guide the water to the drain. This became another big project.

It is hard to imagine how it came to pass, but it was recently discovered that the internal plates in the air conditioning heat exchanger had not been cleaned in over fourteen years.

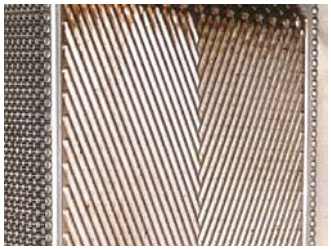
The pitch of the floor must be corrected and a flood preventive door frame must be installed. The lack of waterproofing below the air conditioning compressor has already caused occasional leaks in the units below.

Another reason for this maintenance problem was the lack of a fully trained professional engineer who understands the complex systems that provide for the safety and comfort of the occupants of a modern high-rise building.

The building now has a resident manager who is a professional engineer. He is dedicated to analyze all systems, document needed repairs, establish schedules and procedures for the proper maintenance of this beautiful building.

It costs a great deal more to replace systems that fail than to properly maintain those systems.

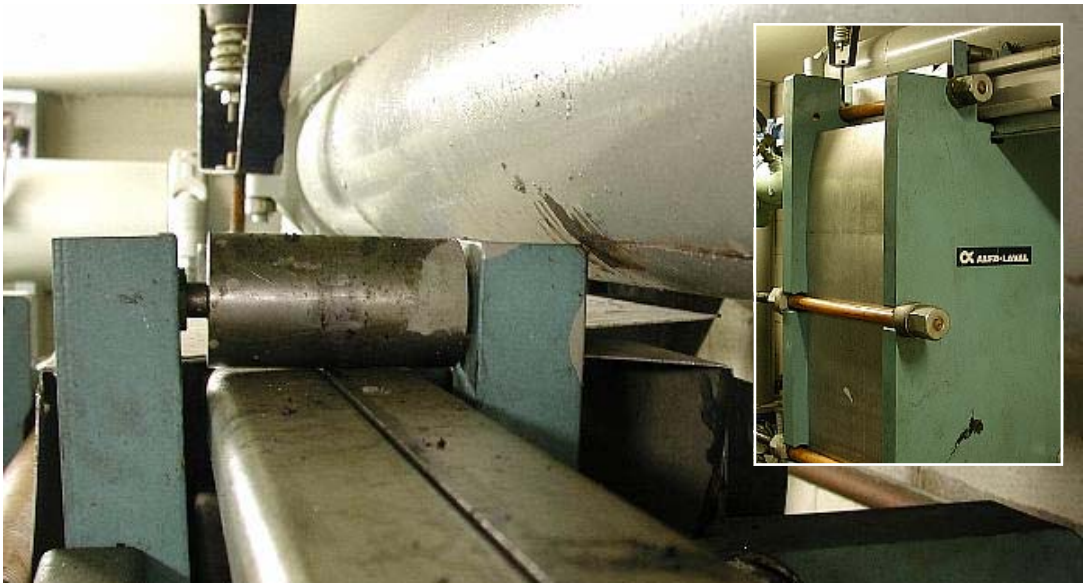
Fourteen Years of accumulated rust, and other particles on heat exchanger plates



Condition of the plates after cleaning. This will be done at least every other year.

HVAC room does not have a flood stopping door frame. A failure of a major system could cause water to flood hallways and units below.

The 5,000 gallon tank for fire emergency has a proper door frame designed to contain a flood of water should a system cause a major flood.



The roller holding the 800 lb retainer plates on the heat exchanger did not function. The system was improperly installed originally and has not been maintained or cleaned in over fourteen years.