

# 188 E 70

## Report on HVAC Major Move & Routine Maintenance



A major advance in the HVAC room has been made. This unit (photo left) had been originally placed directly on the floor where it could not be properly drained. The unit has now been raised for drainage and rotated 90° allowing full access to front and back for maintenance.



This screen in one of the main water circulation systems for the HVAC system was found to be broken. Inset shows debris that had accumulated in screen.



The original installation made it impossible to drain the system (top), the new installation places the unit in a pan that can be drained easily (above).

To have a healthy building we must continue to be aggressive on both major and minor repairs and demand strict schedules of routine maintenance. It is incumbent on the Board of Managers to institute sound policies and practices to protect your investment .

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## Report on Water Heaters State-of-the-Art New System



The water heating system is now an all stainless steel, state-of-the-art marvel of high-tech efficiency and miniaturization. The new units (left) take up a fraction of the space required by the old units and produce hot water much more efficiently. Better maintenance could have saved the older units, but they had deteriorated beyond the point that repair was practical.



The old water heaters (right top) took up considerably more room than the new ones (above).

The building had been plagued by brown water problems for years. Until recently, the state of the water heater cores had never been investigated adequately. When the cores were extracted it was obvious (right bottom) that this was the source of some, if not all of the problem. Consideration was given to repair of the existing units, but complete replacement was the only course that could definitively remove the possibility of this kind of deterioration in the future.

The installation of the new stainless steel system was the best way to cure the problem for good.



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## Report on Lobby Clouds Restoration



You may have noticed the scaffolding in the lobby supporting our cloud restoration project. The peeling and general deterioration had to be addressed.



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