

Fall Report

2004



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

A History of Improvement

New Neighbors

There has been quite a bit of activity in the building – new Unit Owners and new residents.

The Board of Managers wants to invite all owners and residents to an informal meet and greet from 6pm to 8pm on Wednesday, December 1st to introduce ourselves to you and help build a sense of community at 188 East 70th.

Board of Managers invites all Unit Owners and residents to review our efforts over the last few years to improve and maintain the building.

All the reports illustrated on the right can be accessed on our website at www.188e70.com. We have tried to make it easy for new owners and residents to see the challenges we have faced and the progress we have made.

Good communication with Unit Owners and the residents is essential to the health of the building and the sense of security of the owners and residents.



Our first report was published in March, 2001. Each issue tries to keep the owners and residents informed of current and upcoming issues as well illustrating progress on specific projects. All of these reports and other information is available at www.188e70.com.

Façade Progress

The big project of complying with local law 11/98 will continue for another thirteen months. As you can see almost every day, workers are inspecting, repairing and re-pointing the entire façade of the building.

The project is split into two phases. Phase 1 includes the East and South Walls as well as the West facing return of the courtyard atrium. Phase 2 will include the North and West walls.

Phase 1 is 50% completed and is expected to be finished by summer of 2005. Phase 2 is 10% completed and is expected to be finished by winter 2005. We will have to live with the sidewalk bridge until completion. Where the job is complete, the plastic window covering is being removed at this writing. The remaining covering will be removed when the contractor closes the job for the winter.

We suggest that even with the plastic removed, that you do not open your windows during working hours until all work stops for the winter hiatus.

The contractor is not obligated to clean the windows until the job is complete late next year. You can have them cleaned at your own expense if you wish. The concierge can recommend a window cleaner if you are new to the building.

Board of Managers

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The photograph of the third floor shows the finished product of the façade renovation. Work is progressing as planned.

New Intercom System

The intercom system is being upgraded to a state-of-the-art telephone based system. The unit shown at the right is the concierge station. Residents use their existing telephone equipment without alteration.

Our current intercom is a proprietary system that is no longer supported by the company that installed it.

You will get a new number to be able to call the concierge desk and you will not incur a message unit charge.



The Problem with Proprietary Systems

It is common in New York City construction contracts for suppliers to make very attractive prices for the complex systems that operate the fire controls, intercoms and elevators.

The reasons for this are twofold; first, to get the hardware and systems installation contract and second, to lock the building into a long-term and very lucrative maintenance contract.

As these systems age and become obsolete the opportunity presents itself to escape the proprietary systems trap and convert to a new system that is available from

multiple sources and can be maintained by many contractors.

We had three proprietary systems in the building — the intercom, the elevator computer and the fire alarm system. We have solved the problems with the fire alarm system and are installing a new intercom system that you see described above. The elevator computer system is the last system that needs to be replaced.

As you are well aware, the elevator system is becoming unpredictable. What you may not be aware of is that we are locked into a contract with the

company that supports this elevator computer system and have no option but to suffer the poor service they provide for the duration of the contract. We must face the significant cost of this upgrade soon and have begun investigating our options.

The Board of Managers is committed to moving to systems that are readily available in the marketplace and will allow us to regain the leverage lost when we are tied to proprietary systems. We need to be able to let competitive bids for both systems and service in order to get good service.

New Exercise Equipment



Two state-of-the-art Cybex trainers have been installed in the Gym. We have added a Sigma-C Cycle 530C which features three modes of bike operation and additional programs. The Award winning Total Body Arc Trainer combines elements of a climber, cross-trainer and cross-country skier. All Cybex equipment is designed to work the body in ways that reduces risk to joints.

Updates

Laundry Room

The laundry room will have all new Speed Queen equipment. The contract specifies:

- 4 top-load washers
- 4 18lb cap. front-load washers
- 1 25lb cap. front-load washer
- 8 single-load gas dryers
- 1 25lb cap gas dryer

The current laundry room is pictured below. The floor tile will be replaced. The ceiling will be replaced as well.



Our current laundry room will be completely renovated, new machines, new floor, new ceiling.

Elevator

The failure of the elevator generator shown below is the responsibility of the elevator maintenance firm. This unit must be replaced and we expect it to be restored to service by November 15th.

While this resolves the immediate operating problem, we still have to address the replacement of the outdated proprietary elevator computer system.



The generator burned out and must be replaced.