

Fall Report 2006



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

Elevator Update

We have engaged a new service for elevator maintenance due to the poor performance of our previous contractor.

After a thorough inspection over a considerable length of time, our new contractor has given the Board of Managers confidence that we can extend the life of the current elevator system for some time.

There has never been any concern with safety of the mechanical systems, just that the proprietary software was not performing properly. The control system is running very well at this time, but will have to be addressed eventually.

We are monitoring the situation, but at any time may have to deal with a major system upgrade.

New Common Area Air Conditioning System

The obsolete twenty year old air conditioning unit that cools the common areas above the second floor has been replaced with a new and more efficient unit. Those of you who were here during the summer are most acutely aware of this need.

The replacement unit is much more efficient. Two compressors, only one of which operates most

of the time, requires considerably less power. This also adds to the overall life of the system since it balances the duty service of each compressor. It is also more powerful than the old unit.

There are three zones for common area air conditioning: The hallways above the second floor served by the new unit described above, the lobby and the second floor.

In the lobby, the unit is in need of repair and has been included in this year's budget. It will be moved from its current location in a commercial space to facilitate maintenance.

The second floor has four separate air conditioners serving the atrium, the playroom, the laundry and the gym. These units are operating properly.

A New Ceiling for the Playroom



The playroom ceiling has been completely rebuilt with a new grid and new tiles. All work was done by in-house staff at a considerable saving compared to using an outside contractor.

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Main Household Water Booster System Upgrade

Within the next two to three weeks we will be installing a new water booster system. The pumps in this system supply the water pressure for your household water – kitchen and bathroom.

This state-of-the-art booster pump array is much more efficient than what it will replace. One significant new feature is that the two main pumps are assisted by a smaller one that keeps the system pressurized during low demand periods and saves considerably on the energy required.

You may be wondering since we have two pump stories in this newsletter – just how many pumps are there?

There are eighteen pumps for all water systems. They need to be maintained and, when their service life is over or mechanical failure demands, they must be replaced.

The average lifespan of pumps can be up to twenty years. With eighteen pumps, we can expect expiring systems or mechanical failure on a somewhat regular basis.



Our system will have three pumps instead of the two shown in the illustration. The computerized control panel is shown in the inset.

The Atrium Has Been Replanted

The Atrium now has a lovely new collection of interesting and colorful plants.



When the façade maintenance was complete, our plant contractor completely replaced the atrium planting.

Updates

2nd Floor Modification

The building is dreadfully short of storage space. In our pursuit of some additional space for such things as golf bags, skis and even strollers, we have identified the best possible candidate for this storage is to convert the very underutilized locker rooms in the gym.

This provides a win-win opportunity: by reconfiguring the gym space, we will gain not just the new storage but be able to create a separate stretching area. We know this will be used by many residents that use the gym regularly. We will also be able to rearrange the existing equipment and, depending on the final design, might have room for some additional state-of-the-art equipment.

At this time, the plan is only in the discussion stage. We want to reassure all unit owners that they will be kept informed and will have an opportunity to voice any concerns they may have.

As in the renovation of the playroom ceiling, we intend to do as much of this construction using in-house staff as possible and there will be every effort made to provide uninterrupted access to the gym.

Terraces

Unit owners are required to do normal cleaning and proper care of drains on their terraces. The bylaws of the condominium require that the building maintain the structural integrity of the nine terraces. The Board of Managers has had an active program to provide this maintenance.

This year, we rebuilt two terraces, one each on the 25th and 30th floors. New water membranes and tiles were installed to prevent leaks to the units below.

All Pumped Up



As we reported in the previous newsletter, a computerized chemical treatment system has been installed. (above left) This system controls the pH of the water and injects chemicals to inhibit growth of bacteria. The water system runs better with pipes that are free of clogging that can happen when bacteria are not controlled.

There is a considerable additional value to this new system. It is very sensitive to not just the water conditions but reports when water loss occurs.

The computer reported too much fresh water being added to the system which led to the early discovery of a cooling tower fan that had failed. This discovery of a needed repair might have



otherwise gone unnoticed for some time, since these fans do not operate continuously. Routine system inspection would very likely not have discovered this internal mechanical failure.

In addition, two of four sump pumps (above right) have been replaced with the very best pumps using stainless steel shafts for longer life and less need for service.