

# Spring Report 2008



## 188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

### COMPREHENSIVE WATER LEAK PLAN

- 1. Plumbing audit:** The Board contracted for a plumbing audit. It included inspection of plumbing fixtures; sinks, refrigerators, washing machines, toilets & valves.
- 2. Improved response:** Contracted with vendor of environmental emergency services such as mold remediation, cleanup and water extraction. Purchased additional high powered wet/dry vacuums to improve water leak clean-up.
- 3. Wireless water-sensors:** Custom designed system to warn of leaks. This includes a dedicated telephone line to alert the concierge.
- 4. Contractor quality controls:** The alteration agreement is being revised. Qualifying contractors is a more rigorous process. The building architect will need to review all proposed work.

### Water Leak Update

The Board of Managers was charged with developing a comprehensive water leak plan at the 2007 annual meeting. The board sent letters describing the plan on May 23 and October 31.

Basics of the plan are detailed in the sidebar at left. The plan is in effect and it is now up to Unit Owners to cooperate in its implementation.

Roughly 50% of Unit Owners cooperated in the plumbing audit. This is not encouraging and it leaves many units at risk of producing catastrophic damage to their own and their neighbors' units. We want to encourage the cooperation necessary for a successful leak prevention program.

The wireless water sensor system has been installed in

Jay McAndrews' unit. Owners can arrange with the concierge to see how it works.

The Board of Managers has gone to great lengths to satisfy the demands of the Unit Owners regarding leaks. The Unit Owners now need to support the plan. A leak warning system depends the full cooperation of all Unit Owners.

### Wireless Water Sensor System Available Now!



This is the cats-eye view of the sensor. The sensors are wireless and battery operated.

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*The Unit Owners now need to support the plan. An effective leak warning system depends on the full cooperation of all Unit Owners.*

### Board of Managers

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### How the Wireless Water Leak Detector Works

A custom designed building-wide system for detection of water leaks is now in place.

Information is available from the concierge.

The photo at top right is the brains of the system. It is similar in size to a standard home alarm. The sensors (bottom photo) are about 3" wide and placed at critical points. The sensors are battery powered wireless devices that will run for many years before requiring battery replacement. They are quite small and dozens

of sensors can be supported by the controller.

Kitchen, bath and each HVAC unit are key locations of course, but sensors behind furniture to protect against leaks coming from walls are also a good idea.

When the sensor is triggered by the presence of water on the floor, it sends a signal to the control unit. That unit calls the concierge on the phone number that has been dedicated to the water leak warning system. The unit supports up to five other numbers to call so it can warn you as well.



The control unit (above) will call the concierge if a sensor sends a signal. Up to five other phones can be programmed.  
At left is the sensor. When water is detected it sends a signal to the controller. The alarm then goes out.

## Pipes Painted & Valves Tagged

Any building with a complex system of pipes and valves must have an accurate chart of the system to make it possible to respond to both normal maintenance needs and emergencies. This chart has been missing. Previous attempts to create a new chart have failed due to the lack of as-built drawings for the building. No outside professional service could produce this chart.

Our resident manager, Eugen Arjoca, and his staff has spent many weeks tracing, tagging and painting the valves and pipes as illustrated in the large photo at right. They created not just a chart, but complete documentation of the valve and pipe system. In addition to the master chart, the door to each equipment room has a detailed list of the valves and systems located in that room. Each valve has a number and a description of its function.

It is a considerable accomplishment and an important improvement to building security and resident safety.



The newly tagged, numbered and painted valves and pipes make it much easier to locate a specific valve. The door to each equipment room has a list of valves (inset #1) and each valve has a description and number (inset #2).

## Domestic Water Filtration System Overhaul



The three tanks in the photograph above filter all the domestic water coming into the building.

The tanks and the insulating jackets were not replaced since they are in excellent condition and fully functional but the quartz filter crystals and the computer controllers are new. The original

controllers had begun to fail and were replaced with digital computerized controllers.

The tanks were emptied and flushed and filled with new quartz crystals. Complete replacement of the crystals takes place every ten to twelve years.

The controllers automatically flush the system twice a week.

## Updated Alteration Agreement

The Apartment Condominium alteration agreement has a new rider under the heading **Quality Control Procedures.**

The full text of the rider:

All proposed contractors must provide a list of three references for three projects along with names and contact information. The building's architect, as part of their review of plans submitted with alteration packages will contact the references and will review timeliness, quality of work, communications skills, cleanliness, etc. The building's architect will then provide a summary and recommendation on their findings.

For larger projects (to be determined by the building's architect) the Unit Owner agrees to have the Unit Owner's architect provide full construction administration services and that the Unit Owner's architect will be making periodic site visits and issuing field reports for Management and building's architect review.

Building architect site visits will take place throughout the renovation process as follows:

Building architect will conduct a pre-demo meeting with the Unit Owner's architect, contractor, demo sub and Resident Manager to review the required protection procedures and locate wet walls, risers, etc. Unit

Owner's architect, contractor or construction manager ( to be identified at pre-demo meeting) will notify the building's architect's office as to the scheduling of various site visits such as after the following milestones:

- Completion of demolition.
- Completion of plumbing, mechanical and electrical rough in.
- Completion of waterproofing/soundproofing.
- Completion of fireproofing if required.
- Completion of project.

Final Testing: Building's architect will coordinate with Building's plumber who will verify (audit) the plumbing installation and perform pressure testing of plumbing piping and will coordinate with other third parties review electrical work and mechanical work as required.

Additional site visits by building architect can be scheduled at the request of the property manager, resident manager, owners architect or contractor depending on the progress of the work. Field reports of each site visit will be prepared by building's architect and distributed to all interested parties.

All costs associated with the above will be charged back to the Unit Owner.