

Winter—Spring Report 2012



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

ELEVATORS! RENOVATION ALMOST DONE

The residential and doctors' office elevator renovation has been completed!

The entire mechanical system, the motors and the electronic control systems have been replaced. Only the cab that you ride in is the same. You do see a new button panel, but that is the only evidence that the elevator is brand new.

The service elevator is the last step in the process. It will be out of commission for about twelve weeks, One of the passenger elevators will be used for both passengers and service until this project is complete.

Everything You Don't See Is New.

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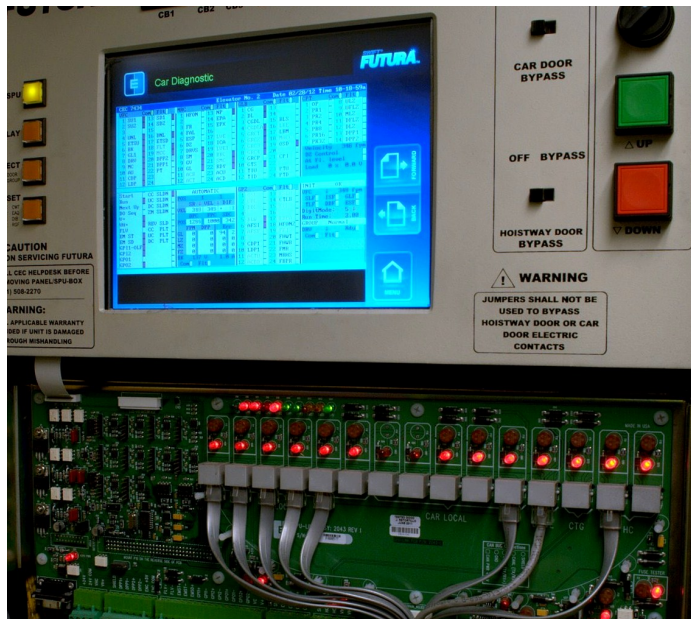
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What's new?

- All cables
- All tracks and rails
- All motors
- Electronic controls
- Control room air conditioner

The original elevator system was proprietary to the elevator company that installed it. This forced us to rely on that one company for service, ultimately causing delays and locking us in to contracts with them.

The new system is state of the art but not proprietary and will



The master control panel for the computerized control units for the new elevator systems.

allow us greater flexibility in contracting for maintenance.

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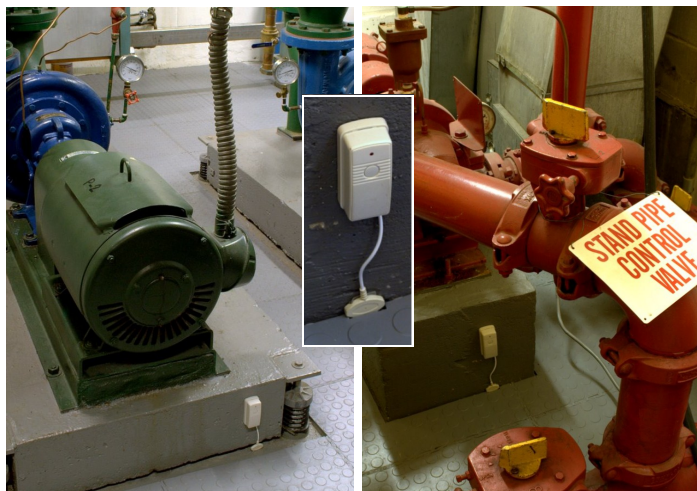
Jacob Frenkel

Irwin Merkatz

We have installed water leak sensors (inset) in the cooling tower, the FDNY water tank room and the 30th floor pump room. The sensors are the units described in the 2008 Spring report. Read the story at—www.188e70.com/newsletters.

It was tricky, but our ingenious staff figured out how to get a phone line from the front desk to the 30th floor to the sensor control unit.

We will now know immediately about any water problems in those areas.



Backflow Valves and New Water Shutoff



Backflow valves are now required by New York City code for the water supply for all buildings. We have been able to install these valves with no service interruptions. This very complex task of

inserting new valves into a major pipe system is done by professional outside plumbing contractors. The plumbers were able to do this job and also install new shutoff valves that make it possible to shut

either or both main water supply lines without having to access the professional office area. This has been a problem for the building since it opened because the professional

offices were originally designed to be a garage where access would not have been a problem. The installation of these new valves will be a major enhancement to the building water system.

Wireless Internet Service

Wireless Internet is available throughout the second floor. Look for **188 East 70** in the gym and **188 East 70_EXT** in the playroom and atrium. The password is available at the concierge.

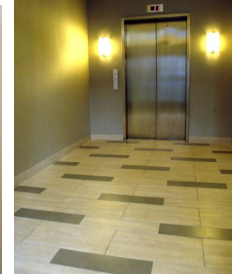


New Treadmill and 55" Flat Screen in Gym



The gym has two new features that work together—a beautiful, big Matrix treadmill and a 55" flat screen TV to keep up with the market or the news while you do some running in the morning.

Professional Offices Upgraded



* Artwork supplied by professional office

The professional office suite has been upgraded with a brass plaque listing for the doctors, new ceiling, lighting and flooring in the lobby and new paint and artwork* for the B1 hallway.