

**Winter—Spring
Report
2014**



188 East 70

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188 East 70th Street Condominium Association Board of Managers Annual Meeting Newsletter

ELEVATORS DONE!

The service elevator has been completed. This is the finishing touch on what was a necessary but very disruptive major system upgrade for the building.

This was a project that will enhance the value of your property, insuring that we have a safe and reliable elevator system for many years to come.

The mechanical systems, motors and controllers for all elevators have been replaced. Only the cab that you ride in is the same.

Regulations required a new handicap accessible panel be created to allow the cab to stay intact and remain in the present configuration.

What is a Coping Stone?



Coping consists of the capping or covering of a wall. The façade work done over the last few years did not discover problems with the stones on the setback wall tops and granite facing at the top of the building. Many new pins were inserted to provide maximum security of the coping.

Stone Work at the Top, Stone Work at the Bottom

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Shifting of some of the granite façade stones was not structurally significant but caused water penetration and visible cracks in a few places at the first floor level. It is possible that a small earthquake or work on the Second Avenue Subway line could have caused this problem.

Terraces Completed



There are 12 terraces in our building. The terraces are considered common areas since even though a single unit has access, it is a roof for the unit below. The building bylaws require that the maintenance be performed in the same way as other roof and common areas. All terraces were completely renovated with new tiles and a new waterproof Kemper membrane with a 20 year warranty.

Sidewalk Issues



The extreme winter freezing has caused many of the slate tiles that make up our sidewalk to be forced out of place. This is a serious liability issue and we are reviewing bids for repair and possible methods of mitigating this issue in the future. The photo at top shows a new problem tile, at bottom is a tile that was previously beveled but has risen even more from the freezing.

New Water Pump Controller Will Enhance Efficiency

The domestic water pump system has a new variable speed controller system. This will extend the life of the of the pump motors, save on both energy and wear and tear which will result in considerable cost savings over time. It is estimated that the cost of this new state of the art controller will pay for itself in just under five years.

The heart of the system is the ability to drive the pumps at variable speeds and only when pressure falls below a set point. It even allows pumps to hibernate and not operate at all unless pressure is needed.

There are three pumps in the system known as booster pumps. One is the jockey pump that operates 24/7, the others come on line when needed. With the new controller, even the jockey pump can take a rest if pressure is good. It and the other pumps can run at lower speeds to maintain just the right pressure while also saving energy and extending the life of the pumps.



New Uniforms



Stanley is sporting the new uniform provided for all staff that have door and concierge duty. Porters and handymen also were issued new uniforms. The new uniforms include winter coats and summer vests.