

Spring/Summer 2019
March, 2019



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

Big Things Approved, Big Things in the Works

Trafalgar House is
33 years old.

The Board of Managers is committed to maintaining and upgrading building systems and appearance at peak levels for both the safety and comfort of the residents and the protection of the value of the owners' investment.

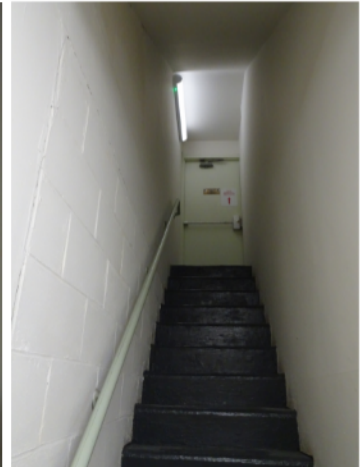
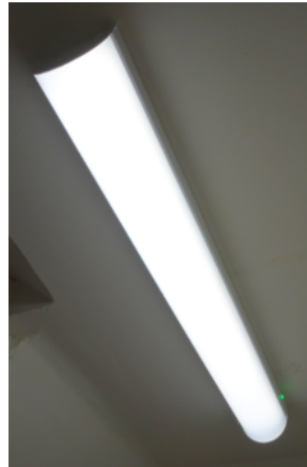
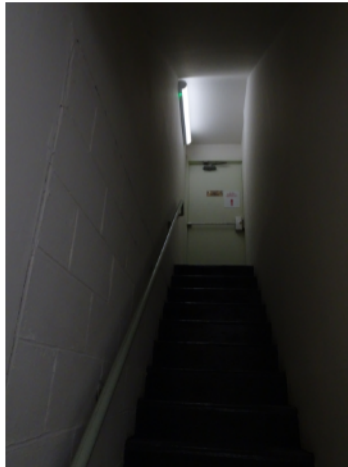
In the next few months, the existing hallway carpeting is being replaced throughout the building. The hallway HVAC unit will be replaced with a new unit that will provide better heating and cooling. It will be relocated to the rooftop HVAC space to eliminate the potential for leaks.

Please see page two for details on other improvements.

Board of Managers

President
J. Jay McAndrews
Vice President
Lenore Robins
Secretary
Holly Heston Rochell
Treasurer
Sara A. Ricciardi
Members
Jacob Frenkel
Irwin Merkatz
Lori Uddenberg

LEDs and Motion Sensors Are Saving Us a Bundle \$\$\$\$



The LED revolution is now in full swing! Above you see that LEDs have replaced candle-flame bulbs in the exterior wall sconces and lobby chandeliers. All the other lamps in that fixture have been replaced with LEDs as well. Motion sensing lights in the fire stairs replace both the main lighting and the emergency battery backup lights. They save money by not being on full power all the time and have battery backup built in. Battery replacement savings alone should be at least \$10,000.00 per year. An audit of the main electric account at 188 E 70 shows usage reduced by 115,200 kwh and total costs by \$20,128.

Energy Audit

From	To	kWh	Total Cost
4/14/2017	5/12/2017	57,000	\$8,839
5/12/2017	6/13/2017	78,000	\$12,264
6/13/2017	7/13/2017	93,200	\$14,585
7/13/2017	8/11/2017	90,200	\$13,901
8/11/2017	9/12/2017	88,400	\$13,518
9/12/2017	10/12/2017	81,800	\$12,710
10/12/2017	11/9/2017	58,400	\$8,219
11/9/2017	12/13/2017	66,400	\$10,193
12/13/2017	1/12/2018	64,800	\$13,927
1/12/2018	2/13/2018	66,200	\$11,119
Period Total		744,400	\$119,275

From	To	kWh	Total Cost
4/13/2018	5/14/2018	50,400	\$7,936
5/14/2018	6/13/2018	71,200	\$10,376
6/13/2018	7/13/2018	79,000	\$13,042
7/13/2018	8/13/2018	78,000	\$13,057
8/13/2018	9/12/2018	90,000	\$14,553
9/12/2018	10/12/2018	68,000	\$10,778
10/12/2018	11/9/2018	42,200	\$6,491
11/9/2018	12/13/2018	51,200	\$7,955
12/13/2018	1/14/2019	51,000	\$7,048
1/14/2019	2/13/2019	48,200	\$7,911
Period Total		629,200	\$99,146

Usage Variance	Cost Variance
-6,600	(\$903)
-6,800	(\$1,887)
-14,200	(\$1,543)
-12,200	(\$844)
1,600	\$1,035
-13,800	(\$1,932)
-16,200	(\$1,729)
-15,200	(\$2,238)
-13,800	(\$6,880)
-18,000	(\$3,207)
-115,200	(\$20,128)
-15%	-17%

The main electric account at 188 E 70 reduced usage by 115,200 kwh (15%) and total costs by \$20,128 (17%). Costs include supply, delivery, and tax. The one period with an increase in YoY usage stems from prolonged summer heat last August, along with Con Edison's anomalous low supply charge for the period (they went on to increase their supply price significantly during the fall months).

Upgrades, Repairs, Routine Maintenance and Planned Projects

The Board of Managers must deal with a wide variety of issues regarding upkeep, improvement and compliance.

Pictures of just a few recent projects and improvements:

1. Canopy replaced
2. New washing machines and dryers in laundry room
3. New water fountain in the gym
4. New fire code compliant signage
5. B level completely repainted
6. New floor in staff locker room
7. New air conditioner in play room
8. New travelling cable in elevators
9. HVAC pump required repair

In the planning stages:

- Update hall lighting improved and converted to LED
- Renovate second floor bathrooms
- We want to redesign the playroom to a convertible dual-use playroom / party room
- Atrium catering kitchen will be completely renovated

