



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

Ventilation Upgrades

A major improvement in the building air quality will come from the system upgrades described on this page.

New environmental regulations, aging equipment replacement and the board's constant efforts to improve the quality of life and property value have driven these investments.

These projects are being done in two phases. First is the fresh air system, second is the constant airflow regulators.

A healthier environment for us all will be the result.

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Phase 1: Fresh Air and Green Energy Recovery



The scope of this project consisted of the replacement of the building's make-up air unit. This unit is responsible for providing fresh air to the building. The age of this equipment, original to the building's construction, pushes it well beyond its useful life. It is inefficient and non-compliant with current environmental codes. The existing equipment was also unable to provide 100% fresh air to the make-up air unit thereby making it operate improperly.

Therefore it has been necessary to replace this equipment.

- The new unit will provide 100% outside air
- It operates in an energy efficient manner consistent with current energy standards
- It is in compliance with current environmental standards and laws
- It is equipped with a heat recovery option which will allow for added energy savings which is accomplished by capturing the thermal qualities of the air discharged from the building's exhaust system and transferring the temperature to the new air being introduced to the building.

Phase 2: Airflow Regulators

Airflow regulators are modulating orifices that automatically regulate airflows in duct systems to constant levels.

They require no electric or pneumatic sensors or controls to compensate for changes in duct pressure caused by thermal stack effect, building pressure, dust-clogged filters, etc.

These devices will be added to the exhaust vents in bathrooms and kitchens to balance exhaust pressure and will eliminate the sounds coming from the exhaust vents in upper floor units.



Creative Staff Saving Us Money

The building had engaged an HVAC specialist to analyze how to improve the lobby air conditioner. It was determined that existing water lines were inadequate.

The HVAC consultant proposed a plan requiring that the new water lines run a considerable distance from the water supply in the basement. This plan required that they be installed exposed on the surface to get to the air conditioning unit.

One benefit of hiring highly qualified staff is illustrated by the photograph at right. The large copper pipes replaced existing lines that could not serve the required volume of water to the lobby air conditioner.

Our creative building staff looked for another way to solve this problem and discovered underused ports in the original building slab that could easily accommodate the new lines and eliminate the need for exposed pipes altogether.

This is what we have come to expect as we continue the process of building a competent and reliable staff that this board started eighteen years ago.

This project was done in house at very considerable savings to the building engineering budget.

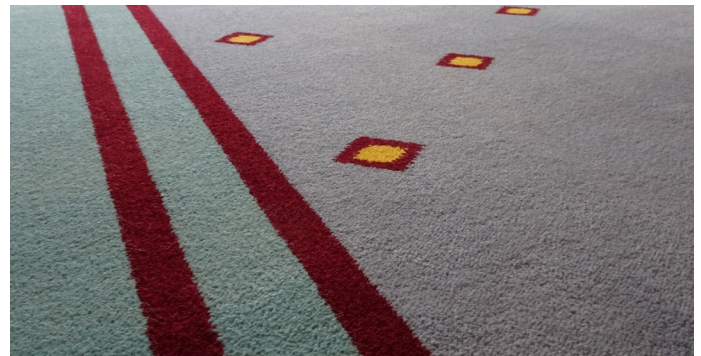


Hallway Air Conditioner Upgraded



The hallway air conditioner was on the 30th floor and a constant maintenance headache. The new unit is installed near the rooftop cooling tower system. This more efficient unit will provide improved performance for the comfort of residents.

New Hallway Carpet Throughout



The carpet has been replaced throughout the building with a highly durable wool blend.

New Staff



We have a new, highly qualified handyman, Dimitriy Andreyev, giving us full coverage for service including on weekends. We also have a new doorman/concierge, Arnel Cruz and a new porter, Archy Cruz.