

9 East 71st To List

updated 04/12/12

6th floor & Roof

- Kitchen replaces aerator on sink faucet. **RB, will repair work completed**
- Movie room – Sony projector not operational need theater /audio company to check to see if it can be repaired. **JE needs to make decision or repair or replace projector. Scott had cutting edge look at projector for proposal.4/11**
- Movie room – middle black out shade not getting proper signal from crestron system needs to be checked. **JE and Scott Dennett to make decision what audio company to do repair. Scott had cutting edge look at system to give proposal. 4/11**
- JE desk computer speaker wires are they acceptable? Glass table for printer is this good or do we need to order proper printer table. **JE decision.**
- Purchase new patio furniture for terrace? **JE decision.**
- Terrace – purchase plants spring flowers. **Done 4/11**
- Pressure wash limestone above terrace and terrace pavers **RB will do , Work completed.3/27**
- Skylight all glass old and discolored needs to be replaced caulking needs to be changed. **RB will solicit proposal to get cost for glass change out**
- All roof pavers need to be pressure washed. **RB will do in April.**
- Pressure wash cooling tower fan enclosure before cooling season. **RB will do in April**

5th Floor –

- Hallway needs to be repainted wood trim and doors patched and painted, clean paint off hardware. **RB to solicit proposal for JE approval.**
- Clean out and organize lift closet next to Sarah's office **RB Work completed.**
- Purchase window shades for rear bedrooms bathrooms and Sarah's, bathroom **.JE approved girls need to purchase, SK or SH.**

4th Floor –

- Yoga room– new speakers, Cardio equipment make room more useable for JE and guests **.JE decision how to proceed with room.**
- Yoga room – purchase lighting or change lighting to over head lighting. **JE decision how to proceed.**
- Replace light fixture over stone head in bathroom dressing area. **RB will install week of 3/28 or 3/29 Work complete.**
- GYM re organize exercise equipment purchase some new equipment? Hang some motivational pictures on walls. Re think TV audio area always appears messy new rack or shelf system for audio equipment? **JE decision how to proceed with room.**
- Plaid room bedroom area – needs new leather furniture, or old set needs to be refinished. Upgrade Flat screen TV to HD and HD cable box and new TV stand **JE decision. If decision to proceed we will solicit proposals.**

- Elephant room – replace white carpeting, carpeting is worn and discolored around all base board areas. Upgrade Flat screen TV to HD and cable box order new TV stands. **JE decision, IF decision to proceed we will solicit proposals.**

3rd Floor –

- Repair all scratched and damaged woodwork in entrance corridor and bedroom stair well. **RB will solicit proposal for JEE approval.**
- Bedroom and sitting room area – clean blue chandeliers.
- Clean glass light fixtures in hallway and bedroom staircase. **Done 3/25**
- Flat screen TV for bathroom area? **JE decision.**
- Purchase new window shades in dressing room areas due to discoloration and damage to existing shades. **SK or SH to purchase.**
- Re paint over Master bathroom ceiling mural? **JE decision**
- Clean master shower stone and re grout. **RB to solicit company to do on T&M.**

2nd Floor –

- Kitchen area – replace old blue carpet on floor with proper kitchen flooring. **JE decision.**
- Clean chandelier and hanging light fixtures. **RB to solicit company to do on T&M.**
- Hidden office behind library - is this room becoming a t.v. area as J.E. discussed or breakfast room. I removed all office computer & fax equipment. **JE decision.**

1st Floor –

- 1st floor security office – touch up black wall paint scratches easy, find protective coating for black walls. Install counter top security console. **RB to have Ion to give proposal and solution to problem. Ion solved marks on wall can be rubbed off with water and clean sponge.**
- Replace security monitors at side of front door – two burnt out monitors. **RB has proposal for JE Approved Installed work Completed.**
- Replace entrance spotlights with proper fixtures for silk/screen oriental paintings **JEE decision & approval and design? RB repaired light fixtures all four working.**
- Replace cocoa mat Front door? **JEE decision**
- Lounge area Sue's office purchase new furniture. **SH to purchase.**
- Main Grand Stair case have Ion touch up Venetian plaster walls door entrance to elevator corners damaged. **Ion working new paint concept.**

- Entrance stairs – install new carpet runner on stairs? , have stone stairs front door landing cleaned again. Change lighting scheme in entrance. **JE decision for runner & lighting .RB to solicit company to clean stone on T&M.**
- Pantry corridor and kitchen area – replace vinyl wood floor. **JE decision.**
- Re finish front entrance wood doors **.RB proposal for JEE approval. Proposal for\$10.000.00 same people who did Lutnick front door.**
- Repaint kitchen and pantry corridor. **JE decision RB to have Ion to give proposal.**
- Dining room – Repaint change carpet? **JE decision.**

Cellar Area –

- Laundry room – Re paint touch up walls, doors, and trim. **RB will do week of 4/1**
- Lynn and Jojo’s apartment – repaint entire apartment, kitchen area install all new appliances on order, and kitchen exhaust system purchase all new furniture and carpet. **RB & SK work in progress.**
- Catering kitchen – repaint entire room, clean all stainless steel. **RB to have Ion to give proposal for paint. Staff to clean stainless steel. Cleaning done.**
- Entrance to basement from front of house needs to be repainted, plastered, steel steps need to be wire brushed work. **In progress.**
- Organize art storage room. **RB work complete.3/28**
- Maytag washer #1 needs new bearings makes loud noise in spin cycle **I have a \$560.00 proposal for the repair JE approved Work Complete 3/26**
- Remove all rubbish in yard need to hire carting company, Purchase more fire wood and cover with tarp. **RB will solicit company and do on T&M Schedule rubbish removal week of 4/16**

Mechanical –

- Replace Stand pipe sprinkler alarm panel defective beyond repair. **RB to solicit proposal this system is original to house ,and is not supported by ADT.Their is only one technician in ADT that is familiar with this control panel he had a used control board by luck on his repair truck and fixed the panel, it worked for a few months . If I plug in it will alarm randomly and send alarms to all house key pads and disturb everyone in the middle of the night. In Progress electrical design engineer to review system week of 3/20 .ADT sent email with projected costs .I will look into other alarm companies. Called Sawyers sending zone lists. Sawyers to do walk through with electrical engineer week of 4/16**
- Infrared test all steam traps on entire steam system. Replace defective traps. **RB seasonal maintenance.**
- Drain and clean cooling tower sump order suction baffles and filter screens for sump from BAC. **RB seasonal maintenance RB to solicit proposal to order parts needed to be done due to age of cooling tower sump. It will need total replacement in the near future. JE approved parts arrived 04/09/12**

- Remove and clean suction filter screens on all condenser water pumps. **RB May1st**
- Replace three defective steam condensate pumps. Steam condensate pump out system. **RB will get proposal for cost of pumps for JEE approval , I will install new pumps this system is original to house and failed due to age I have repaired several times over the past 10 years system bypassed to sump ejector system started to leak on the end of the steam pre heat season. This needs to be replaced before the next heating season. JE approved removal of pumps on 3/20 Work is completed 3/26**
- Replace cooling tower chemical pump feed system for biocide and corrosion inhibitor with cylinder tablet feed system from clarity chemical co. **RB sent to RK for E mail with cost for approval, the current pulse feed system does not give the cooling tower water the proper chemical treatment due to low feed rates that clog up feed pump system constantly. This is an up grade to assure the high efficiency chiller cleaner water and better electrical efficiency during the summer operation. I asked Clarity chemical to come up with a solution to this issue. JE & RK approved parts on order.4/6**
- Replace siemens steam pre heat valves on AC-2, AC-4.**RB found during steam pre heat operation valves not holding set points. RB will solicit proposal for replacement of valves needs to be done before next heating system this system operates and is valved on when outside temperatures fall below 32 deg .F**
- Perform NYCFD .standpipe sprinkler 5 yr test with licensed fire suppression plumber **RB received proposal for\$1800.00JE needs to approve.**
- Paint front of house all black steel bars on tree pits, terrace guards, 2nd fl., 3rd fl., rear of house set back railings. **RB sent proposal to JE rejected .JE requested JoJo and Merwin will paint.**
- Replace AC-1 fan motor hold down bracket breaking away from motor. **RB to get price on motor I will order on week of 3/12 needs to be done! I just found problem motor problem due to age 24 hr operation original to house. JE approved parts on order. Received motor Work Completed 3/26**
- Infrared test and tighten all electrical connections to main MCC high voltage panels. **RB to solicit proposal from testing company for JEE to approve, this should be done due to age and usage of electrical MCC panels 24 hr use of equipment in residence. JE on hold We need to discuss needs to be done AC-3 burned out back to 50 amp breaker melted fuse block!!**
- Purchases Nortek humidifier replacement cylinders for AC-1, AC-2, and AC 3. **RB to do seasonal maintenance item. RB will purchase and install only one cylinder in stock. Work completed**
- Replaced condenser motor for ac unit that supplies ac to basement main security room and helps supply additional ac to server room. **RB in process of repair new motor bracket needed will pick up week of 3/26**
- Pressure wash all cooling coils on all main air fans AC-1, AC-2 AC-3 AC_4 and all reheat zones to all rooms. **RB to do cooling season start up PM. RB will complete project by May 1st.**

- Test emergency generator ATS switches EPP and emergency life safety system.**RB to solicit proposal for JEE approval for electrical engineering Test Company to assist in testing. We should run in emergency mode at least once per year.**
- Replace Spence low pressure low volume steam control valve, steam reduction station SC Level .**RB replaced valve on 3/23 work complete.**
- Replace fan motor for bedroom stair case ac-unit AC-6, replace fan motor for unit heater for court yard heater, RB removed motor having problem finding **replacement motor manufacturer discontinued line searching for replacement I will forward price when I find proper motor unit failed due to age.**
- Server room ac unit needs to be re piped and tied into cooling tower condenser water system and taken off domestic water.**RB reviewing nearest condenser water piping for tie in I will give cost to resolve problem this is not legal in NYC.**
- Re paint & plaster leak damaged walls service stairs /fire stair case and dirty staff traffic areas. **RB painting Work in progress plastered and sanded 1st floor complete work will be completed by 4/1**
- **Emergency Repair AC-3 6th floor Motor burned back to main 50 amp breaker** Removed old motor and drive ,ordered new motor from castallano motors\$685.00 Installed found more operational problems .replaced motor contactors checked all voltages .Electrician to come in on 3/26 to check problem electrician found bad service breaker from service switch. Bypassed 30amp service breaker until breaker can be replaced motor ok fan running.3/26