

9East 71st street daily report 6/21/13

- Light bulb replacement went to all rooms check for lights burned out in entire residence. Used 20 ft. extension ladder and stair platform changed candelabra light bulbs upper high walls 4th fl bedroom staircase. Living room spot lights by JE desk, living room lamps hallway lights. Above grand stair case 20 ft extension ladder does not reach upper wall sconce above 1st fl landing I need to order 30 ft extension ladder. Also changed bulbs SC-Level mechanical equipment room, C-level basement, 1st floor entrance hall, 4th fl hall, 5th fl guest room & hall.
- Otis Elevator came in to review NYC Department of Buildings PVT, notice of violations. Walked Otis Mechanic through PVT report of inspector's findings. Otis will take care of all issues on report mostly maintenance log information and equipment tags missing lights out leak on hydraulic car around lift piston, seal needs to be changed. One new important rule change NYC department of buildings wants 9 East 71 to comply with. If the elevator gets stuck the passenger will not to be allowed to open elevator cab from inside the car. NYC D of B wants 9 east to install locking devices on all elevator doors on all floors. I will look into fighting this rule as 9 east 71 st is a single family residence. This is for if someone gets trapped only Otis personal can get that person out of the elevator. We installed drop key holes on all floors many years back in case of entrapment that we were able to remove trapped passengers in house. The new rule would only allow professional elevator mechanic to release passengers.
- Cooling Tower chemical treatment system, Worked on removing clogged chemical feed lines, removed all feed cylinder supply lines ,cleaned out entire chemical feed system and sight glasses replace both biocides and corrosion inhibitor. Put system back on line all chemicals feeding normal. Condenser water sand filter back in operation cleaned up pump leak around shaft seal. I will send pump out for new seals during cooling tower replacement.
- Mechanical Equipment room cleaned up mopped and cleaned entire equipment room floor SC-Level.
- Con Edison street steam shutdown working on balancing all space temperatures with no re heat system, changing room set points ,fan discharge temperatures checking and monitoring all week end to balance out house.
- Fire alarm system upgrade I will do a final review of both proposals as per RK request and have formal proposal comparison ready for JE review to help move the project forward.