

9 East 71st street daily report 6/10/13

- Master Bedroom ac unit review of blue print duct lay out, contacted A.D Winston to help with a solution to increase air flow in master bedroom after the air balance report. A.D Winston will come in Wednesday June 12th to conduct various tests on the return air system and run temporary flex duct to help increase air flow in the master bed room.
- Cooling Tower & Chiller Project Starting date changed to August 1st. Contacted Mauro Palladino on June 6th to cancel June 13th project start date and canceled the Cooling tower crane hoist scheduled for Saturday June 15th . Mauro said on June 6th he would check if any fees or costs would apply due to the equipment hoist cancellation for the NYC permits and if any storage fees for the equipment would also be charged .I asked for a full list of any fees or costs due to the June 15th cancellation.
- Cello put in storage on 5th fl art storage be better temperature controlled than basement art storage room.
- Entrance Hall picture light installation contacted Ostroff Electric to send proposal for cost of installation for picture light project. Ostroff sent two proposals one from Tirschwell for material \$1921.53 and one from Ostroff for the installation \$5800.00 if approved work would start June 19th to the 21st come back Monday the 24th and finish Tuesday 25th. Cost is high due to transformer installation and new electrical power lines ran to the opposite side of the wall behind the silk screen in the oval office gift closet and in the security office. I will also have to bring art hanging company or carpenter to give a proposal to build new frame around the silk screens to hide the electrical installation behind the screens. Please advise if I can proceed.
- Fire Panel smoke alarm & sprinkler proposals are in Stanley Security Solutions \$69,500.00 Sawyers \$55,780.00 I am in the process of reviewing both proposals which are very even equipment lists. Stanley is a true fire alarm installation company specializing in Fire systems Sawyers is a very good communication company who knows the house and Fire system setup. Both companies bid the Job apples to apples Stanley is probably more thorough with their approach. Sawyers are more up front with their pricing showing all costs. Stanley shows no cost breakdown. Rich Kahn can try to see what Stanley bottom price is for the project. Where Sawyers is usually on the mark with pricing.

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Changed two steam traps for Heat Exchanger #1 & 2 Valve off steam supply and replaced two 1" Sarco F&T Steam Traps

- Cleaned and mopped sc-level engine room floor main area around pumps and chillers.
- Cleared clogged floor drain for condensate recovery tank that connects to sewage ejector system.
- Contacted Michael Palladino [REDACTED] to do Chiller efficiency report for the old carrier chiller V the new multi stack high efficiency chiller to see KW per hour costs of operation sent Carrier 30HK040 performance data for comparison .ADW will have report early next week.
- Contacted [REDACTED] to discuss Zorro cooling tower installation and system control loop and new cooling tower commissioning.
- Checking all Storm drains, tropical storm Andre hitting New York tonight and tomorrow. Checking roof all setbacks, yard and basement for clogged drains. Cleared drains on 5th fl outside Sarah office , 6th fl rear mechanical room ,5th floor outside fan room 71st street side ,4th fl east side,
- Received fire alarm system upgrade proposal from Stanley sent to Darren & JE for review.