

## 9 East 71<sup>st</sup> To List

updated 05/30/12

### 6<sup>th</sup> floor & Room

- Movie room – Sony projector not operational need theater /audio company to check to see if it can be repaired. **New proposal 5/24 sent to Rich Kahn for. JE to approve.**
- Movie room – middle black out shade not getting proper signal from crestron system needs to be checked. **New proposal 5/24/12.**
- 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.**
- Skylight all glass old and discolored needs to be replaced caulking needs to be changed. **RB will provide proposal to get cost for glass change out 5/4 pressure washed looks better. Contractor scheduled to come in to see sky light for proposal 5/31**

### 5<sup>th</sup> Floor –

- Hallway needs to be repainted wood trim and doors patched and painted, clean paint off hardware. **RB to provide proposal for JE approval by 6/8.**
- Purchase window shades for rear bedrooms bathrooms and Sarah's, bathroom. **JE approved girls need to purchase, SK or SH.**

### 4<sup>th</sup> 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.**
- 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 provide 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 provide proposals.**

### 3<sup>rd</sup> Floor –

- Repair all scratched and damaged woodwork in entrance corridor and bedroom stair well. **RB will get proposal by 6/8 for JE approval.**
- 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**

#### **2nd Floor –**

- Kitchen area – replace old blue carpet on floor with proper kitchen flooring. **JE decision.**
- 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 –**

- Replace entrance spotlights with proper fixtures for silk/screen oriental paintings **JE decision & approval and design? RB repaired light fixtures several times fixture on left side beyond repair.**
- Replace cocoa mat Front door? **JE 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 provide company to clean stone Port Morris scheduled to see floor for proposal 10:30 am 5/31**
- 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. Sent proposal to JE 5/30 for approval. JE rejected proposal Merwin to wax 6/8**
- Repaint kitchen and pantry corridor. **JE decision.**
- Dining room – Repaint change carpet? **JE decision.**

#### **Cellar Area –**

- Laundry room – Re paint touch up walls, doors, and trim. **RB to do 6/5**
- 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, and cellar hallway walls **RB to have Michael to give proposal for paint.**

#### **Mechanical –**

- Replace Stand pipe sprinkler alarm panel defective beyond repair. **RB to get 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 Sawyers will have a proposal by 5/15 called sawyers will have complete proposal by 6/4**

- **Drain and clean cooling tower sump order suction baffles and filter screens for sump from BAC. RB seasonal maintenance RB to provide 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 Installation 6/8.**
  
- **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 provide 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 tested valves ok need Siemens to come in to do programming. Siemens Scheduled for 6/7 or 6/8**
- **Perform NYCFD .standpipe sprinkler 5 yr test with licensed fire suppression plumber RB received proposal for\$1800.00 scheduled for August 24<sup>th</sup> 7:30am**
- **Paint front of house all black steel bars on tree pits, terrace guards, 2<sup>nd</sup> fl., 3<sup>rd</sup> fl., rear of house set back railings. RB sent proposal to JE rejected .JE requested JoJo and Merwin will paint.**
- **Test emergency generator ATS switches EPP and emergency life safety system. RB to provide proposal for JEE approval for electrical engineering Test Company to assist in testing. We should run in emergency mode at least once per year. Scheduled for June, will give cost for project.**
  
- **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. RB to remove blower 6/4 and bring to Castellano motor for proper sizing.**
  
- **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. Work in progress.**
  
- **Main House Chiller #1 old Carrier needs to be up graded to high efficiency chiller to meet the new load demands of the building. Called AD Winston to start the engineering of chiller #1 replacement. JE will call AD Winston Mauro Palladino at [REDACTED] for details of project.**

- Otis Elevator exhaust fan for main passenger car needs to be changed to a quiet slow speed fan. Called Otis service rep to come to see elevator on 6/5