

9 East 71st street Daily Report 7/01/13 & 7/02/13

- 7/1 Shutdown Multi Stack Chiller #2 removed condenser screens cleaned with a wire brush in c –level slop sink replaced screens put Multi Stack back on line turned old Carrier Chiller off. Refrigerant pressure back to normal.
- 7/1 Worked on Main fire pump shaft seal , leaking badly cleaned up seal tightened packing gland.
- 7/1 Nalco Chemical at 71st checking all water treatment levels added corrosion inhibitor to closed loop systems .All other chemical levels normal.
- 7/1 Cleaned up slab leak of tar like substance coming through slab below roof level .I will call in Herbert Rose Water proof contractor to investigate what is causing this to happen .(only happens when very hot day & heavy rain comes down) .
- 7/1 contacted Siemens I need to bring in programmer to check ABB exhaust fan drive for 1st floor kitchen new unit not working off wall switch due to programming issue in SCU control panel.
- 7/2 Merwin working training him on building operation turning equipment on from the BMS system, checking room temperatures, turning on & off JE's master bedroom unit, Chiller operation and second chiller turn on when chilled water temperature rises above 44deg.f
- 7/2 Main Dining Room purchased hardware at Gracious Home Hung all paintings to JE's specification of all paintings having same bottom height from the floor of 60" from the floor hung all paintings in room where JE instructed .
- 7/2 Gym Room air flow issue worked on checking floor diffuser dampers confirmed all are open showed Merwin the problem with GYM room airflow ,checked AC-3 cold deck dampers all are in 100% open position. Reviewed blue prints checked for any additional closed dampers found no other issues causing low air flow. I will call in A.D Winston to check fan motor to see if proper RPM's are being delivered and if speeding up motor will help increase air flow to all the reheat zones.
- 7/2 Kitchen Backsplash contacted Simply elegant to provide a proposal for corian replacement Proposal expected by 7/3
- 7/2 Entrance Picture light installation, work was put on hold due to installation specification issue. JE approved Matthew Tirshwell drawing Ostroff electrical had to take other work due to specification delay .Ostroff Electrical will start the installation the week of July.22nd the carpenter will start the same day for the scaffold erection and removal of silk painted screens.
- 7/2 Chiller /Cooling tower installation scheduled for August 3rd lift date 9 East will be without ac for two weeks or more in the heat of the summer .This is not a good time to shut property AC down due to high heat and humidity that can affect all wood ,paint finishes , moldings ,doors, French decorative wood. Stanley Burger of Arista also sent a warning not to start the project until the weather gets cooler, End of September or October .If we are going to cancel the August 3rd installation we need to contact AD. Winston before the rigger purchases the NYC permits and we have to pay a penalty for the cancellation.

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