

201 NEWS

MAY
2016

T H E N E W S L E T T E R O F 2 0 1 W E S T 1 6 T H S T R E E T

Welcome

7E Juliana Egner – Juliana is a project manager for Blue State Digital in Manhattan

8G Peter Lenares – Peter works for Gilbane Building Company as a senior project scheduler in their Manhattan office.

14C David Lucido – David is an interior designer for MacAndrews & Forbes in Manhattan

Barneys

We noted in these pages more than two years ago that Barneys was planning to return to its old home in Chelsea right across from 201 W 16 – and the day finally arrived. If you've not been inside to see it, you have missed a real treat and some intriguing fashion statements on the racks and in the aisles. They have stunningly transformed a dark warren-like space into an open, bright showroom. One can argue with the new storefront design, but you can't argue the fact that having Barney's back in Chelsea is a real plus. Fred's on the Third floor is dynamite for lunch. When people ask "where do you live?" 201 residents once again have a chic quick answer: "Right across the street from Barneys." Somehow "Right across from Loehmann's" did not have the same feeling.

Annual Meeting of Shareholders

Formal notices will be mailed soon, but "save the date" of Tuesday, June 7, 2016. Once again it will be held in the Parlor Room on the second floor of First Presbyterian Church at Fifth Avenue and 12th Street.

Our New Boilers

Our new boilers continue to perform well, both with virtually no down time. Their efficiency coupled with the ability to switch to natural gas from fuel oil has been saving us about \$75,000 a year. The investment (more of a directive from Mayor Bloomberg) has been one of the most rewarding decisions this cooperative has made in more than a decade. On top of the monetary benefit, the environmental benefit is also great. Our carbon emissions have been reduced by 90% over the burning of #6 fuel oil without sacrificing any comfort.

With the help of an energy efficiency engineering firm, we are continuing to tweak the sophisticated controls of the boiler to allow it to attain even better energy efficiency. We are replacing parts that to the naked eye seem perfectly satisfactory but through use of infrared sensors we have found are not performing to their maximum efficiency. We are also reducing burn times, coordinating the timing of the exercising of both boilers and the infrared screening of invisible traps, screens, and regulators annually. Gravity was the force that fed steam radiation beginning in the 1850s, and since that time the distribution of the heat through risers to cast iron radiators has changed very little. But the advent of high efficiency gas boilers during the \$100+ a barrel oil years pushed the 1850s technology to new levels of efficiency and innovation. We are still boiling water to make steam, but the rest is minutely controlled by microchips and electronics, allowing us to save a good bit of money each year.

Façade Work

There's that phrase again. Yes, we will have a program in 2016/2017. Our longtime façade restoration architecture firm TMT Restoration Architecture has folded. The principal, Tina Tapenikis, has joined another firm. She and her associates performed extremely well for us for more than 16 years. We relied on them for informed advice on our façade issues. Over the next month we will be interviewing two finalist to become our new façade restoration architect/engineer; having sought proposals from five firms that were highly recommended to us.

The work that will be done this year will include those items that were noted in our LL11 Cycle 8 report that was filed last year, along with any different areas of the façade needing attention that the new firm finds in their inspection. It's too early in the process to provide an overview of the schedule for this work, but a necessary new project is in the planning stages.

Renovations

Every period of sustained prosperity in the city and the nation brings about a renovation boom in our building. Though we have common sense rules and regulations concerning construction in our building, and we have a licensed professional review plans for any renovations, we do try to be renovation-friendly. Renovations bring freshness and pride of ownership and also play a role in making important modifications to our pipes and other systems. Not since the boom days of 2007 have we seen this level of renovation activity at 201.

It is essential for all residents to follow the clearly outlined requirements for any planned renovations at 201 W 16 Street. Minor projects such as floor sanding/refinishing and painting and limited closet modernization can be done solely through coordination with our Superintendent, Cristian Covaci. Anything beyond that is considered a major renovation project requiring professionally developed plans and a review by the building's licensed architects and engineers. This is done to confirm that plans are in compliance with city and building guidelines and that the building is not being mistreated in any way. Plans must confirm that systems will not be damaged or restricted, and that the risk of leaks is mitigated. For your planning, please note that these reviews can take up to several weeks depending on the complexity of the project. But the process is designed to protect all of our interests and safety and is vital to the scheduling and execution of any renovation projects.

Roof Deck

With more people taking advantage of our amazing roof deck, here is another reminder of the rules. We all live below the roof deck – and activities and problems that occur there can affect many or all of us. So we ask that all residents and guests be aware of and follow some common sense and common courtesy rules:

- The roof deck garden is open from 7 am to 11 pm and is monitored by CCTV.
- Any guests using the roof deck must be accompanied by a resident.
- Minors must be accompanied by an adult resident.
- Voices and noise must be kept to a minimum in consideration of those living around and below the roof deck.
- Leave the deck as clean as, if not cleaner than, when you found it.
- Never allow something to fall from the roof to the street. This includes pieces of paper or other items that can be carried off by the wind.
- Absolutely NO: SMOKING
 - Music (unless via headphones)
 - Storing of personal property
 - Dragging of chairs or furniture—people live below
 - Parties without prior permission