

# 201 NEWS

SPRING  
2022

THE NEWSLETTER OF 201 WEST 16TH STREET

## Welcome

**19DE** – **Josh Line** and **Drew Warren**, current shareholders at 201, have purchased the apartment next door.

**15A** – **Rick Wall** and **Tory Ruffolo**, longtime residents of Greenwich Village, made the move north to 201.

## Annual Meeting

The Board is making every effort to move our annual meeting back to being in person and in June, but COVID may have other ideas. We may not make June this year, but we are hopeful we will be able to meet by July at the latest. As soon as the CPA firm tells us when they will have our financial results, we will set the date and send a “save the date” notice.

## Laundry

As many have noted, one washer and one dryer in our basement laundry have been out of service for longer time than expected. Parts for both are on order, but supply chain disruptions continue to affect many needs including this one. The vendor reports that the parts should be in “soon.”

## Cristian

All great things must and do come to an end. In our building, the reign of Cristian Covaci, our superb and indispensable neighbor, friend and superintendent, is coming to a close. Cristian has notified the Board of Directors of his intention to retire this spring after almost 31 years of extraordinary service to the shareholders of 201. It is hard to type these words without tearing up. He has been an integral and indispensable part of everything good that has happened at 201, and has also led the response to everything bad that has happened here as well. He has ably served under at least six property managers from Tudor, has led our motivated, dedicated team of employees, and made sure that we have been warm in the winter and cool in the summer with pipes and systems working. His talent for just about anything, including gardening, cannot be matched. He is irreplaceable as a super, as a neighbor, and as a friend of 201.

While this is the end of an era for 201, it marks the beginning of a new one as well. After a steady and studied search, we have found our new superintendent. His name is Catalin (pronounced cut-ah-len) Chiriulecu. By the time you read these pages, he should have already started working side by side with Cristian to become familiar with the many important needs in our building. After Cristian’s departure, Catalin will move into apartment 2B, the super’s residence.

As the weather improves and Covid becomes less of a risk, we will have a meet and greet with Catalin.

## 2022 Facade Maintenance and Replacement Program

Plans and specifications were ably prepared by our facade engineers Luke LiCalzi Engineering and the planned work has been reviewed by board president Ed Lewis and superintendent Cristian Covaci. Both capable hands, they are integrally involved in their 6th cycle of facade inspections, maintenance and repair. Clearly it will be Cristian’s last, and Ed has indicated that he might be very happy if this is also his last.

This program will encompass every façade of our building and will involve tasks ranging from simple cutting and pointing of extant masonry to removal and recasting of cement deteriorated terra-cotta...the most time consuming and expensive part of the program. This task was started in 2000 and has continued to the present project; it will more than likely continue for many years in the effort to keep our building in top shape.

Tudor, Ed Lewis and LiCalzi Engineering put together a competitive bid list of six qualified, experienced, known contractors for the work, expecting that four would submit bids. All six returned a bid, a surprising turn of events in these days of labor shortages. The three bidders with the most reasonable bids have been interviewed and are now refining their pricing and scheduling. We hope to have the contract awarded and signed by April 1.

## Convenient Storage Lockers

Our super Cristian reports that we have three basement storage lockers available, one from each size group. If your closets are full and you have run out of space under your bed, stop in or email Cristian, and pick the locker that works for your needs.

cristian@201west16.org.

## Climate Mobilization Act (LL97)

We have reviewed in these pages in past years the challenges that this NY City Council legislation presents to coops. The purpose of the legislation is the noble task of significantly reducing NYC's contribution of greenhouse gases to ameliorate climate change. The first hurdle for buildings over 25,000 SF such as ours arrives in 2024. The fact that we replaced our two boilers that burned #6 Bunker Oil with boilers that use natural gas may be enough to get us across the hurdle in 2024 without penalty. The next big hurdle is 2030 and at this point neither the Board nor our managing agent Tudor can see a clear plan to address this challenging requirement.

To develop a plan, we have engaged EN-Power Group, an engineering firm focused solely on efforts to help buildings reduce energy use. For a modest fee, they will survey the building and our historical energy usage and give us a roadmap on how to meet the 2030 aggressive energy reduction goals. With a path outlined, we can then develop a plan of action to meet the necessary guidelines, including the technology and the resources necessary to implement the ideas.

In detailed conversations with EN-Power before retaining them, they shared several interesting insights. EN-Power estimates that in the first hurdle less than two years away 85% of buildings in NYC will be able to comply with the guidelines. The other 15% will be assessed a fine. But for the 2030 hurdle, they expect just the opposite, estimating that only 15% of buildings will meet the guidelines and 85% will not. They also noted that a study for one residential building found that compliance with the 2030 mandate would cost the cooperative \$500,000. They do not have and do not expect to have the funds available to execute their necessary plan by that time. The estimated fines by NYC for failure to comply are \$5,000 a year. As a result, some buildings might opt to pay the fine, perhaps over several years, as they work to find funding and technology solutions to meet the requirements.

More to come on this for sure.

## Contract Talks Have Begun

It's a tough time to have to sit across the table and negotiate a union contract. But negotiate we must – the contract with our building employees expires April 20th.

We are represented at the bargaining table by the Realty Advisory Board, an experienced team that represents hundreds of other buildings in bargaining with Local 32BJ of the Service Employees International Union. There has not been a strike since 1991, and we don't expect one this year. We have had an excellent and trusting relationship over the past two years – negotiating 16 separate letters of understanding during the Covid pandemic to protect the health, welfare, salaries, working conditions and benefits of not only our valued employees, but our shareholders as well. Covering all bases, we will take out our contingency plans from past negotiations, dust them off, and be ready to implement them just in case.