

Construction Happenings (No, not the cornice)

Over the past 9 months, the Board has been working with Sergio to identify and address areas of the building that have long been in need of attention. After prioritizing the items based on immediate need and potential damages caused by leaving them unaddressed, the items were tackled one by one.

As many of you know from all the noise in the basement over the spring and summer, the sidewalk vaults have been nearly rebuilt. The sidewalk vaults were leaking during heavy rains into the electrical sub meter room, the mop room and the bicycle room. Brick was replaced and re-pointed, new drains installed on the floors and waterproofing installed to keep the deluge out of the basement. The rooms are now dry, however, your bikes may be quite dusty.

In the course of the repair to the sidewalk vault near the bike room, an old coal chute was uncovered and a broken roof drain discovered. Finally, the cause of the perpetual leaks into the oil tank room was located! In the tank room, the leaks have been causing the structural steel columns to rust and the expanding rust pops off the brick enclosures around the steel, as well as rusting out the bottom of the oil tank itself. Once the brick was jack hammered from the structural columns and the steel was cleaned with a grinder, a structural engineer made sure the steel was in good shape,

repairs were made as needed and the steel was coated with a waterproofing membrane. The brick enclosures on the columns were then replaced. Next, the oil tank needed to be replaced.

Oil tank removal and replacement is a long, long process involving city, state and federal bureaucracy in order to obtain all the permits. While the intent was to finish the tank by the end of September, the permits delayed the start of the site work and the tank was completed in late November. Many of you heard the banging of the steel plates being hammered into place allowing them to be welded into a single drum. Or, perhaps some of you smelled the horrible smoke rising up through our sidewalk on 94th street. While Sergio and I may find the new tank an item of beauty, most everyone else will just be glad to not to repeat this process for another 100 years.

Lastly, after visiting the roof hunting for a new leak, Sergio noticed a canted fireplace chimney. It had a good 5 or 6" lean and was headed for one of the penthouse patios.

Using exactly the same details as the original chimney and by reusing the cap, the chimney was replaced only a few weeks before the horrible storm that destroyed so many trees in the area.

Anne Corvi



UPDATE

Special Meeting with DNA/Lawless

Board representatives— supported by Walter B. Melvin (architects), Schechter & Bruker (counsel), Orsid (management) and Sergio Ochoa met on Wednesday, December 16, with representatives of DNA and Lawless and Mangione to discuss resolution of the dispute concerning the widespread defects in their Local Law 11 work completed in 2007 and how to get them fixed. The meeting was productive and there was progress in the direction of a settlement of the building's claims. A workplan was agreed in principle and the work will be resumed early in the New Year.

PRESIDENT'S POTPOURRI

Dear 336 CPW Friends and Neighbors,

Building affairs have been especially challenging and eventful since the Board's last memo to shareholders in mid-October. Topics of major interest include remediation of severely flawed Local Law 11 work done by DNA and supervised by Lawless & Mangione (principally façade work), the managing agent transition to Orsid, board membership changes, apartment sales, the CGS construction project in the donut behind us and the annual year-end budgetary process.

We reported to you in mid-October on the substantial flaws in the DNA/Lawless work in 2005-2007 and Walter Melvin's recommended remedial steps. We have retained Schechter & Brucker as legal counsel to advise the appropriate steps to be taken concerning DNA and Lawless, among others. Presently, the Board has received a supplemental report from Melvin outlining further problems with the demising parapet wall between the terraces of PH-A and PH-D. We have had substantial discussions with Schechter & Brucker to devise a plan to proceed. A meeting is scheduled this week that includes all relevant parties (including DNA and Lawless). The Board's agenda for that meeting is devising and implementing an effective plan to remediate all design, construction and other flaws in the façade work originally done on our Local Law 11 project from 2005 to 2007. Of course, we intend to minimize the cost to the co-op of this work as much as possible. We will keep you apprised.

The transition from Greenthal to Orsid as managing agent is substantially complete. Orsid presented themselves to shareholders in a three-hour "meet and greet" early in November. Many residents availed themselves of the opportunity to say hello. We believe virtually all on-line, direct transfer maintenance payment arrangements have been effectively transitioned. Orsid attended the Holiday party on December 8. Orsid took the lead in providing the staffing and expertise necessary to assist the Board with preparation of the 2010 budget. Early returns from my point of view suggest the transition has been seamless, and I am optimistic we will enjoy a healthy and productive relationship going forward.

Lucy Brown resigned from the Board on October 28, citing personal reasons. We understand Lucy has also listed her apartment for sale and may be close to achieving a contract. Lucy was a bright, thoughtful and effective contributor to the board in the nearly three years she served. She also was the Board Secretary for two years and took the lead for the Newsletter. We thank her profusely and will miss her lively personality. Leon Wang resigned from the Board on November 8. Leon recently accepted a senior finance position with a health care company operating in both China and the U.S. In addition to his daytime responsibilities, he is required to devote many evenings on the telephone with Asia. This has rendered it virtually

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AROUND THE BUILDING...

Long-time 336 resident **Twyla Tharp's** new musical "Come Fly With Me," set to the songs of Frank Sinatra, had its premiere in September at the Alliance Theater in Atlanta; the New York Times called it "exhilarating." Ms. Tharp has also just released her third book, "The Collaborative Habit: Life Lessons for Working Together," a companion volume to her 2003 best-seller "The Creative Habit: Learn It and Use It For Life."



In early February, the **Lipseys** (16a) are expecting their fourth child to add to Claudia (7), Ricky (6) and Timothy (1). Rick is leading a tour to Bhutan, the Himalayan Kingdom, in October 2010. please contact him (212-531-1602, rick_lipseys@simail.com) if you'd like more information



Available: Full-time baby-sitter

Yolande Roberts has worked with children for almost twenty-five years; she worked with the family in 8A for twenty years. Please call: 718-282-4198 (H) or 718-219-7182 (C). Please call Chris Aidun (8A) for a reference: 212-310-8926 (W)

336 Connect

Been to great new restaurant? Looking for a tennis partner? Need a babysitter? Go to **336cpw.org/connect** to post and browse listings on a variety of topics.

impossible for him to contribute effectively. We thank him for his service and will miss him as well.

On November 6, the Board unanimously elected Curt Middleton a director to serve Lucy Brown's remaining term. Curt and his wife Amy acquired their apartment at 336 Central Park West in 1999 and moved in one year later after completing renovations. They were later joined by their daughter Adelaide, 5, and their son Maxwell, 3. Curt has worked with the Board over the last 2 years on the 336 web site and on building communications and we expect he will continue in those roles. Curt is a Stanford University graduate, a Peace Corps alum, a Pratt Institute masters degree graduate in visual communications and a veteran of several professional and educational experiences in graphic design. In 2005 Curt founded his own company CMD, which provides print and interactive design services to clients in a wide variety of sectors, including publishing, finance, education, media and non-profits. We are excited to have his energy, experience and enthusiasm on the Board.

Despite the depressed economic conditions of the past year, we have seen reasonably healthy activity in sales of apartments at 336. Harold and Toby Weinberger sold their apartment 7-B to the Sifferts in mid-2009. We are informed that David and Sallie Bednar have gone to contract on their apartment 3-A and that Mildred Horowitz's estate is close to contract on her apartment 12-D. As noted, we understand Lucy Brown is close to a contract on her apartment 9-F. At least one other apartment is on the market.

We are reliably informed the Community Board's Parks and Preservation Committee has voted to allow the Columbia Grammar and Preparatory School's revised plans for development to proceed to a vote at both the Landmarks Preservation Committee and the full Community Board. As reported by Ruth Nagourney,

"the school has substantially modified its building plans in an openly acknowledged reaction to community objections. Many of the more objectionable features of the plan have disappeared (the full glass enclosure, the many rooftop air conditioners)." Unfortunately, the Committee did not address the substantial additional concerns around noise, traffic congestion and air pollution. Ruth further reports "the school has been directed to meet with the Alliance co-chairs and a resident of 333 to discuss other objections to the plans." Ruth also says the Alliance will continue its work as an active community presence addressing quality of life issues of concern to residents.

The Board has separately reported to the building concerning the 2010 budget and maintenance increase. I can assure you we exhausted every effort to hold the increase to an irreducible minimum. I also believe the building's physical condition was substantially improved in 2009 through the efforts of Sergio Ochoa and the staff and through the cost reduction initiatives pursued by the Board.

The 2009 Holiday party was an enormous success - extremely well-attended and thoroughly enjoyed by all. Thanks especially to Claudia and Sergio Ocho for their huge efforts to organize the party and especially to provide Claudia's famous empanadas. Thanks also to all of you who brought food and beverage contributions, helping to make the party such a success.

I wish all of you a very happy, healthy and peaceful holiday season and an especially prosperous and joyous New Year.

Very best regards.

Mike Schell

BUILDING STAFF



Sergio A. Ochoa
Superintendent
03/10/93



Dennis Ubiles
Elevator
05/06/90



Flavio L. Perez
Doorman
08/22/98



Elias Ruiz
Doorman
05/30/99



John Ivezaj
Doorman
03/02/07



Miguel Castro
Temporary
02/20/08



Orlando Arriaga
Handyman
04/05/07



Leroy Parson
Elevator
05/10/96



Fabian Ricupero
Doorman
11/11/02



Emilio Jemenez
Porter
10/30/06



Pedro Edwin Nunez
Porter
05/10/07



Edwin Torres
Temporary
02/06/09



Chip Scott Jr.
Elevator
05/11/88



Felix Romero Cruz
Elevator
05/25/97



Hugo Campos
Doorman
10/01/03



Pedro Martinez
Doorman
01/10/07



Juan De La Cruz
Elevator
03/30/09



Jeremy Colon
Temporary
04/09/09

Holiday Party Pics | DECEMBER 8, 2009

