

336 Board Meeting Summary

April, 2011

At a meeting on April 11, 2011, the Board addressed the following matters:

Chris Girr of Walter B. Melvin Architects reported on the status of the façade work. Waterproofing and brickwork on the lower portion of the northeast corner, through the fifth floor, is complete. The steel drawings per specifications for the upper floors were approved by Don Friedman, of Old Structures Engineering, and the steel is being fabricated and should be on site by April 13th.

Two new terra cotta stones manufactured by Shaws have been installed. DNA drilled weep holes in one of them; Mr. Girr confirmed to the Board that it was Melvin's recommendation that this be done in lieu of insisting on replacement of the stones lacking weep holes. Two additional terra cotta stones are being fabricated by Shaw's. Shaws has estimated that they will be back on site by the end of May.

The Board approved (1) the DNA bid to do the steel repairs from the sixth floor up, as recommended by Mr. Friedman and Mr. Girr, and (2) the proposal of Chen Engineering Services, P.C., to conduct the special inspection of the steel work – as required by the Department of Buildings.

Mr. Girr reported that the Cycle 7 LL 11 street façade inspection is partially done, but that certifications and filings will take place after the repairs to the northeast corner are completed and the final two terra cotta stones have been installed. Mr. Girr has inspected the west façade and reported his expectation that the category of Walter B. Melvin's report will be "Safe with repair and maintenance."

Mr. Girr also reported that materials covering the balcony roofs at floors two and three on the east façade are separating from the waterproofing and require repairs. Mr. Girr is negotiating with DNA to have this work done as warranty replacement, as DNA installed non-conforming/non-specified waterproofing materials (capsheet), which the architectural firm Lawless & Mangione certified to in 2005. The original specifications called for the use of copper but it was not used.

It was reported that Counsel David Rubin has sent a follow up letter to counsel for Lawless & Mangione detailing the Corporation's claims for defective façade work and the scope of damages incurred.

The financial accounts of the corporation were reviewed and it was reported that the actual costs of utilities and legal fees exceeded the amount budgeted through the first three months of 2011. The corporation's cash-flow will be reviewed with building management.