

336 Board Meeting Summary

September, 2012

At a meeting on September 20, 2012, the Board addressed the following matters:

The superintendent recommended that boiler service contracts be discontinued once the building was switched to gas service. He further reported that the installation of the metal sleeve by Adriatic Plumbing to accept Con Ed gas service is complete.

Management introduced Mr. Michael Scorrano of En-Power Group to the Board. A proposal from En-Power Group had previously been presented to the Board with details on the company's services and charges to supervise the gas conversion project. Mr. Scorrano advised that he would work together with Ralph Germain, who will draft specifications for bid, which will be sent to 6 or 7 contractors. There was a discussion about what the conversion process entails and the condition of the existing equipment. Mr. Scorrano noted that some of the current equipment would be rendered obsolete once the boiler is burning gas and could be discarded. Mr. Scorrano estimated that the project should be complete and gas available by Spring 2013; he advised of the collective view that the chimney does not need to be lined; and proposed that the oil tank can remain to service a possible dual fuel capability. The Board authorized and ratified the En-Power Group as the supervising engineer for the gas conversion project.

Management reported on the pending sidewalk repairs. The Board recommended that repairs to the sidewalk should be put on hold pending more information as to whether the sidewalk would be dug up by Con Ed as part of the gas conversion project.

The Board heard an analysis of the three laundry room contracts presented to the Board and agreed that the decision on the future vendor should be based on reputation and quality of service. Management and the superintendent are to look into this further and make a recommendation to the Board.