

RUPPERT HOUSE BOARD OF DIRECTORS

Maintenance Committee Report November 2007

The following is a listing of the major projects and repairs that occurred throughout 2007. Some projects are slated to be completed in 2008.

- Façade Work
All apartment rise façade work has been completed. The only work left is in the plaza area. Completion is expected by the end of November. Most interior apartment damage caused by the brick work has been remedied. There are few apartments that are still in the process of being taken care of.
- Window Air Conditioners
Throughout the summer, brackets were installed in apartments where residents used window air conditioners. This work is mandatory under NYC Local Law. Residents that have window air conditioners installed without interior support must contact the office immediately to have their window air conditioner secured. Please remember, window air conditioners cannot be installed in a room which has an air conditioner wall sleeve.
- Elevator Modernization
Elevator work in the 3 residential buildings was completed in June 2007. Centennial Elevator is now under contract with Ruppert to repair and maintain the elevators.
- Hot Water Heaters
In 2006, new hot water heaters were installed in the B and C buildings. Work was completed this past summer in the A building.
- Boiler Replacement Project
The boiler replacement project is currently underway. 2 new boilers are currently on-line. The 3rd and final boiler is currently in the process of being replaced. All work will be complete by the end of December.
- Pest Control
We are continuing to use Urban Pest Management as our exterminator. Residents are reminded that those who would like their apartments treated for insects or who have mice, should contact the Management Office. Apartments that have rodent problems will be taken care of as soon as possible. Those apartments where spraying for roaches is necessary will be put on the exterminator's regular schedule to be treated every Saturday. Please note: if residents no longer need the service, please contact Johann in the Management Office to be removed from the list.
 - Rat Control
Urban is continuing to treat the perimeter of the buildings including all planters and the plaza for rats. In addition, the garage and the basement areas are being treated. Please do not leave food outside for the squirrels or birds as it ultimately attracts rats onto our property. In addition to Urban's work, the MTA is actively treating the area for rats.

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- Roof Top Exhaust Fans
The Board has just approved a proposal from an engineering firm to begin the evaluation of all of the roof top exhaust fans throughout the complex. Once a contract is in place, the inspections will begin. Any problems with the exhaust fans will be remedied after the evaluation.
- Emergency Power
In an effort to use a renewable energy source as a means of providing emergency power to Ruppert, the Board looked into solar power with the help of NYSERDA (New York State Energy Research and Development Authority). Unfortunately, there is not enough space available to accommodate the number of solar panels that would be necessary for a reliable back-up system. Since our efforts to go solar were unsuccessful, we are going to start working with MKI again on funding from NYSERDA to install a Co-Gen system at Ruppert. In addition to providing us with emergency power during an outage, a Co-Gen system would cut our energy costs.
This summer a portable emergency generator was purchased to keep on-site. This generator could be set up for use in the community room to provide a cool, well lit area for residents in case of a summer power outage.
- Lobby Area Restoration
The Board is currently seeking proposals to repair the wood panels that have been damaged in all 3 lobbies. In addition, we are working on getting proposals to repair and paint the ceilings inside and outside of the lobbies.
- Hallways
Due to the damage caused by the elevator and façade work, the hallways on the top floors of each building will be repainted shortly. The Board is also seeking proposals to replace carpeting throughout the development.
- Plaza
Restoration of the Plaza will begin after the New Year.

The on-going work over the past few years at Ruppert has inconvenienced all of us. These are minor short-term inconveniences compared to issues that could arise if the projects are not completed. Your cooperation and patience is appreciated.