

Manager's Report

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By Rob Williams, VillaRosso Manager

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Items Touched On in the Last Meeting

- Contributions to the reserve account is not dependent on the monthly spending of operating funds but rather determined by board resolution at the annual meeting and included in the budget.
- Monthly review of financial reports – Angie Lutterman has declined to continue with the review of reports for the meetings after Sandy left. I thought Angie Goldsmith might be interested in doing this but her office is too far up north (Thornton). Arthur Orkin, the CPA who does the Association's taxes, has indicated a willingness in providing this service.
- Water damage to ceiling on 7th floor hallway – recommendation that José Mendez make drywall repairs to the ceiling.
- Stocking spare parts for the garage doors – Albany Door is not receptive to selling parts to anyone who is not a garage door service company with a previously arranged business relationship. Buying spare parts and stocking them will not a viable option with this company. (As an example, Pace Door wanted \$600 for a new emergency stop button whose value is known to be closer to \$20 on Amazon.com).
- Ryan Coleman is not selling cars from the VillaRosso lot on the retail market and has been checked out by the regulatory agency who is responsible for licensing him for his side wholesale auto business. He does park a number of cars in rented spaces in the garage as well as guest parking, as others do from time to time.
- The emergency light in the P1 garage on the back of the elevator works correctly but is wired to the receptacle circuit in the elevator lobby rather than the lighting circuit in the garages. The light tests OK by the test button, and worked properly when we turned off power at the breaker, but for some unknown reason didn't come on during the building-wide power failure on March 22.
- Charles suggests it is time to re-lamp the garages and the stairwells.
- Check all units master key and office key for access in every unit. Coordinate this with the jetting of the units.
- Limit dog size – limit dog sizes to full grown animals to 35-50 pounds. Grandfather in existing dogs that do not comply with the new rule. This would require an Agenda item as notice for the residents and a formal discussion and vote on a resolution amending the Rules & Regulations at the next meeting.
- Susan: Denver health and Safety fined Brookdale's Waste Company for picking up trash at 4:00 in the morning which is against a Denver ordinance.
- Change the key (and repair the lock) on the roof access door to assure that people who are not authorized access to the roof are not able to get up there.
- Repair the soffit above the main entry. Question whether there is a leak at that spot. (I have not seen evidence of water dripping from that area).
- Comcast – they have acknowledged the acceptance of the service contract in writing. Have not received a check as of yet.

- Follow up on the Summary for Codes signature return form. Right now 46 of 65 units have responded in writing.
- Cull unused lockboxes from the bar on the wall outside P2 garage door. Mention in the next newsletter. People should identify their lockbox by a certain date or have it cut off.

Re-lamp Both Garages and Stairwells

Beginning on Thursday April 7th a re-lamping project involving all the florescent fixtures in both garages as well as both stairwells was begun. Labor to install the florescent tubes was provided by Labor Ready, which took one guy only 2 days to complete. Five fixtures wouldn't relight after the new tubes were installed so I installed new ballasts in those fixtures. The garages and stairwells are noticeably brighter and should provide reliable and continuous service for some time to come.

Flies in Bill Boyington's Unit

Flies have been AOL lately I think, probably because of the cool weather we've had this Spring. Nothing further has been done relative to this issue except that I did install some screen on the roof vent in the elevator machine room. Fred and Adrienne Cyran came home recently from several months away from VR and happily report that there were only a few flies in their home, which was unusual. Perhaps what has been done in the fly mitigation regard did some good after all

Brick/Stucco/Window Caulking Inspection

I could only find one company that is willing and able to do this work: CAM Building Services. They will inspect the caulking on all windows hanging from ropes off the roof for \$1,690.00. This does not include the actual caulking, only to generate a list and map of the areas that need caulking. We could opt to have them do the caulking at the same time on a time + material basis.

Kitchen Stack Jetting

Jetting of the kitchen stacks happened March 30, 31 and April 1 as scheduled. Access to each stack was from the 6th floor kitchen drain behind the trap. Temporary plugs were installed in two openings under the sink of every unit below (the top opening used for the dishwasher drain and the "air gap" opening below that which is a designed anti-siphon feature). Some stacks experienced a certain amount of "blowback" which filled the lowest sink with oily-black almost pudding-like liquid which had been scoured off the inside of the pipe. This clearly showed the advantage of utilizing this high-pressure water jetting procedure over just cabling the line in the traditional sense.



Reconfigure Telephone Lines

The most difficult part of this project was getting CenturyLink to make the billing changes to the account. It has finally been done now and VillaRosso's bill has dropped to \$140/mo from the \$376 CenturyLink has been charging. Additionally there is a \$28.98/mo savings for long distance service from MCI, which has been cancelled. The annual savings add up to \$3,180.00 per year. Another advantage to the new configuration is that residents with long distance numbers (as from cell phones) can have their numbers programmed into the entry telephone system, which wasn't allowed before.

Flat Plate Heat Exchanger

I came in on Saturday, April 23, and spent the day working on the heat exchanger replacement (the blue device in the photo). The procedure went off without a problem. The old plates definitely were ready for replacement as the rubber gaskets were hard and crumbly and there were many pieces laying in the bottom ports of the unit (and of course the unit leaked seriously). The new plates were delivered in the order of installation and went in without any fuss. One advantage to doing it with factory rebuilt plates is they can be installed with no downtime (Design Mechanical estimated 5 days for the heating/cooling system to be shut off). The new plates are holding well and there haven't been any leaks since, even when the boiler shuts down due to warm weather and the pipes cool off, which is when the heat exchanger leaked its glycol all over the floor.



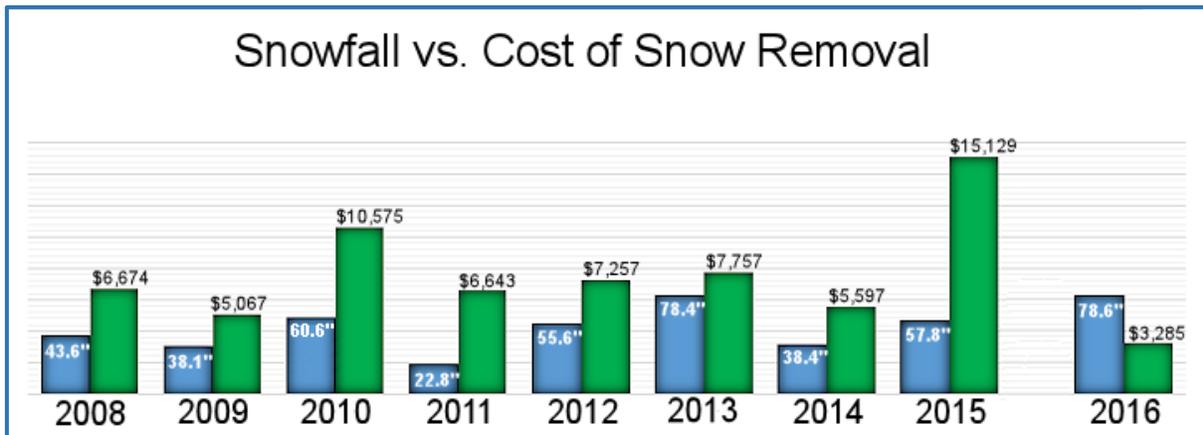
I did charge the building for my time but the end result is a significant savings over the other contractors cost. An extra advantage in doing it "in-house" is the plates themselves are factory re-fabricated units and essentially are brand new, a substantial improvement over scraping off the old gaskets by hand with a chisel and gluing new ones back on in the field. Also, the old plates can be sent to the factory to be refurbished to a new condition for the next servicing at a much reduced cost.

Heat Exchanger Repair	
Hex Services	7,674.85
Trautman & Shreve (labor only 3797.00) our plate pack 2000.00	5,797.00
Design Mechanical (replace gaskets only – in field)	4,475.00
Mahler Associates (verbal guess over phone ultimately declined to bid)	5,000.00
Rob – Factory reconditioned and assembled plate system + installation	1,850.00

[While I was there I made the repair to the split copper water line to the MAU. This was a simple fix but Design Mechanical wanted \$519.00 to do it. It took about a half an hour but I did charge the building my usual rate of \$30.00.]

Snow Removal Services

This season we tried a new snow removal contractor, Environmental Designs, in place of Snow Management Services, a division of Groundmasters, which was used for many years in the past. I felt that we were paying way too much for this service and as you can see from the chart, there is a marked difference in the cost for this year over the last nine years. In fact we had the snowiest year since 2008 but paid the smallest amount for snow removal, nearly half of what was paid in the least costly year in that time period.



Blue bars denote snowfall in inches, green bars reflect the cost of snow removal in dollars. Data on snowfall comes from the National Weather Service except for 2016 where it comes from Channel 4 News (since the National Weather Service has not posted snow totals for this year yet). The cost of each year's snow removal is from VillaRosso's accounting software (QuickBooks).

Power Burner

Frost Line Mechanical came in to evaluate the boiler and specifically the power burner. They opened the front of the boiler and we looked at the "cracked burner ring" which turns out to be a diffuser on the outer section of the burner with fin-like tabs that cause the output flame to swirl rather than rush straight out. This is supposed to promote better and more efficient use of fuel. Not sure but this might have something to do with the boiler overheating and causing the high temp relay to open (because the flame is reaching too far into the boiler chamber) making the boiler to go offline. Most of these fins have broken off or just burned away. This part is specific to the make of the burner. Other than that the burner works fine and other parts that might fail in the future (such as the fan motor, gas valves, relays, etc) are not proprietary

and can be replaced with off-the-shelf parts. They will research the burner and submit a quote to make repairs on the diffuser and also to quote replacing the burner itself.

This procedure was also a test for Frost Line Mechanical, who I found because they service the building to the south (Brookdale Senior Living). I'm impressed with them as all the people in the company that I met were boiler mechanics and know what they are talking about. They also showed a marked level of conscientiousness in their level of service that I found reassuring. I would like to replace Design Mechanical with this company.

HVAC Controls and Automation

This panel (which controls the boiler, the cooling tower and the make-up air unit as well as various pumps and automatic valves) is specific to the manufacturer CW Industries, and parts and service are not available to anyone but from them. I had an appointment with a tech from CW industries one morning to go over the panel but he never showed up. Multiple calls to CW Industries have gone unanswered. If this panel malfunctions VR's heating and cooling shuts down for the duration and there is nobody that can work on it except CW. If this happens mid-winter or mid-summer this would be a major problem. This is the opinion of Frost Line, along with Haynes Mechanical who has looked at the system, and Design Mechanical as well. There are many other prospects in the field both big and small that I plan to check them out but I feel we should focus on replacing this equipment with a non-proprietary product if at all possible.

Clogged Exhaust Fans

Exhaust fans that run continuously on the roof become clogged over time with lint from dryers. Most of them show some accumulation but are not significantly obstructed. This #8 fan was rather packed with lint and what looked like animal hair. I had to disassemble the whole thing just to get the screen out. Other fans are only minimally blocked at this time but will need to be cleaned at some point in the future.

