

Super!

April 2008



The newsletter of the Superintendents Technical Association, Inc.

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STA Classes Schedule

P-99 #6x oil burners - First day of class, Wednesday April 16. Last day of class., Wednesday April 23

Sprinkler and Standpipe - First day of class, Thursday April 17th, 2nd day of class is Tuesday April 22 and last day is Thursday April 24.

Please contact Peter Grech for further information at Pgrech4214@aol.com or call 212 370 1052.

STA April Membership Meeting

HPD Environmental Readiness Workshop

Monday; April 28th at **Seafarers & International House, 123 E. 15th St (Nr. Union Sq.)**
5:30 p.m.: refreshments and socializing. 6:00, start of formal meeting. **ALL ARE WELCOME!**

Future Events at Seafarers (15th Street)

Thursday, May 29, Wednesday, June 11th.

[No meetings in July or August.]

Mon, Sept 29th, Mon Oct 27th, Mon Nov 17th.

Holiday Party tentatively scheduled for Thursday Dec 11th (No Fridays available in December.)

March 24 Meeting – Energy Management

by Peter Grech

In spite of the meeting's poor publicity, 14 showed up. Five were members of the Executive Committee. We welcomed a new member, Harry J. Hylan. We were glad to see member Norman Saul, who seems to be doing quite well and was in high spirits following heart surgery.

The speaker, Bill Brinsky* exhibited a very good knowledge of energy management and walked us through some of it in the hour and a half available

to him. We learned a lot about energy auditing: When making an audit of energy use, several factors are needed to complete the equation. Parts of the equation are (Total watts in use) and (Hours of operation). Then, identify and count the types of fixtures.

The equation: (Watts)x(hrs)x(days)x4.33 (average weeks in a month) divided by (1000)x(kwh rate -\$). This equals the cost per month.

Example: one standard 60 watt light bulb (say in a stairwell that has to be on all the time): $1 \times 60 \times 24 \times 7 \times 4.33 = 43646.4$ Raw wattages consumption per month. Now divide by 1000 to get KWHs = 43.65. One KWH cost seven cents, thus $\$0.07 \times 43.65 = \7.41 . This means every 60 watt light bulb that is on 24 hrs 7 days a week will cost \$7.41 per month to keep lighted. Add the cost of the bulb (\$0.70) equals \$8.11 cents per month. so in ten months cost is \$81.11.

Now, consider a compact 15-watt fluorescent bulb (a 15-watt compact provides the same illumination as a 60-watt incandescent.)

$1 \times 15 \times 24 \times 7 \times 4.33 = 10911.6$ raw consumption. Divide by 100 = 10.91 KWH x by 7 cents = 1.85 per 1 bulb per month. Add the cost of the bulb @ \$3.00 (but remember that this bulb lasts 10,000 hours and a standard bulb is 850 hrs) - so to factor in the bulb cost since a compact fluorescent bulb lasts over 10 times the life of a standard bulb in ten months total cost of the compact fluorescent bulb is \$21.50 including the cost of the bulb.

What is NOT figured into this is *labor*. You had to change the standard bulb (*continued on page 2*)



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Energy Management continued

for use in stairwells. When the fixture senses movement it automatically goes from dim to 100%. This fixture, while has a high cost will save you even more money in the long run.

*Bill Brinsky has been in the energy field for over 30 years. Beginning in 1976 work for Consolidated Edison of NY in the area of billing and rate analysis. In 1986 he became the managing partner of Project Management Consultants a firm whose entire focus was the upgrading of existing lighting systems. Leaving PMC in 1995 he became the president and founder of Envirolite Systems in order to broaden the scope of services and technologies being offered to include lighting design, alternative energy sources as well as to supply material needed by it's clients on a day-to-day basis.



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Energy Management (concluded)

10 times in 10 months and only once for a compact fluorescent bulb. Now, multiply how many fixtures. You get the idea.

Saving is \$59.61 per bulb per ten months not including labor to replace the bulb. Lastly, you do not have to buy new fluorescent fixtures to get the T8s.

Old T12 fixtures can be retrofitted by changing the ballasts, and endpoints for the bulbs. Note NYS has discontinued the permitted use of the OLD ballasts and electronic ballasts are being used on T 12. So for almost the same cost, why not upgrade to the T8s and save even more money over the old T12s?

Note there are three main types of ballasts used today: Rapid Start – that's when you see the bulb blink once or twice when you turn it on - Instant Start - that's when you see the bulb turn right on, with no blinks - Program start - the bulb starts at a dim light and warms up to bright light fast. If the light fixture is turned on and off a lot, then it is recommended to use the program start type ballast as this will save you wear and tear on the bulb and ballast.

Look for the Occusmart light fixture. This light fixture uses fluorescent bulbs *but*, when no one is around, it will cut back energy and dim to a 1%, 5%, 10%, and or 33%. This type of fixture is idea for use in stairwells. When the fixture senses movement it automatically goes from dim to 100%. This fixture, while has a high cost will save you even more money in the long run.

History of STA – Part 4

By Dick Koral

I received a 'phone call one day from a most remarkable person! She was in her seventies, owned her small multifamily building and still was its superintendent (but only part-time now, she said apologetically). She is a member of the Superintendents Club of New York, of which I am the Secretary.

She was bursting with an inspiration, having recently returned home from a serious operation in the hospital, where she got excellent service from

the nurses while in recovery, but only cursory look-ins by the surgeon. Her point was this:

Whether one's title is that of owner, superintendent or porter, you are the nurse of that building! You are the one that keeps the building working and tends to the needs of the tenants, keeping them warm, their plumbing in repair, etc. How insightful!

Now, back to the main story:

One day, I attended a City University function at the CUNY Graduate Center. I think I was being recognized, among many others at CUNY colleges, for something. In my case, it must have been the Apartment House Institute.

During a break in the ceremonies, with drinks and finger food, as I recollect, I was wandering around the room hoping to find a familiar face when I espied a lovely lady with a Hostos ID tag and introduced myself. She turned out to be none other than Dr. Dolores M. Fernández, its president.

What luck! The Supers Club was looking for a home for a Bronx chapter and Hostos was a logical place. As I explained to Dr. Fernández, our superintendents organization was born out of another CUNY college. She was delighted with the idea and welcomed our new branch to Hostos.

Angel Ortega, a Bronx resident, had just concluded his second year as president of the Superintendents Club of New York and volunteered to organize a Bronx Chapter as his new assignment. The college, named for Eugenio Maria de Hostos, a turn-of-the century Puerto Rican educator, writer and patriot, is a bilingual Spanish-English institution. Our chapter meetings were conducted in English but with translation of the lectures or questions from the attendees instantly available. This was important because many of the Bronx building supers were most comfortable with Spanish.

In the meanwhile, Apartment House Institute was moved by City Tech, along with the rest of the Division of Continuing Education across the street to 25 Chapel Street, a renovated Howard Clothes factory. We were so crowded that it was fortunate that another tenant, SUS, on an upper floor invited

us to hold our Brooklyn Chapter meetings in its space. So far, so good, but not for long!

I had first become aware of the Times Square Hotel and its fabulous penthouse facility, "Top of the Times," when participating in a "Super Super" celebration sponsored by The Enterprise Foundation. "Super supers" were singled out as outstanding by the various housing organizations that Enterprise supported. We had been looking for a meeting space for a Manhattan chapter. This would be ideal.

Upon inquiry, I discovered that the Times Square management would allow the first non-profit which requested, to use the Top of the Times *free*. We requested in time and the Manhattan Chapter was born!

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About Skype VOIP Phone Service

STA Past-President Eugene Marabello wants STA members to check out Skype VOIP telephone service although "many, I'm sure, many have seen the infomercial on cable TV.

"I surfed the Net to check out any blogs about this device and all seem to have a favorable experience. All that is needed is a broadband connection. Any regular phone can be connected to

the interface device that is used. The service cost about \$40 initially and then only \$20 a year to keep the service.

"As you may know, I am using the Skype VOIP service for my regular telephone service and am very happy with it. I pay only \$5 a month for unlimited calls to Canada and the US and other international calls at less than phone card rates and without the hassle. I also have a regular land line number (see my signature below) that comes with voice mail, caller ID and call forwarding. I am very happy with this service. It sure beats long distance cell phone quality. I use a headset but could also use a VOIP phone if I so chose.

"The service I mentioned first is called MajicJack. Here's the link if you feel others might be interested.

<http://www.magicjack.com/1/index.asp> "

Eugene Marabello, Retired STA Super
Abingdon, MD Skype VOIP: (410) 504-6455

	
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Welcome New STA Member, *Fernando Medina!*



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Water

by Kate Stohr, *Gotham Gazette* (2006)

NEW YORK CITY's water supply system has been called a marvel of engineering -- the eighth wonder of the world. It covers some 2,000 square miles, runs as deep as 1,100 feet underground and supplies as much as 1.5 billion gallons of water per day to more than nine million people.

But even at the earliest stages of its journey -- as water trickles down the face of the mountains of the Catskills -- the people in charge of New York's water supply worry about its quality. As these trickles gather momentum and join together into streams, the city's scientists are right there serving as monitors, looking for heavy algae growth and other signs of pollution, including microscopic animals that can cause stomach problems and diarrhea.

Before 1842, New York's water supply consisted of a single fetid pool in lower Manhattan, and water-borne disease was common.

Now, after the water flows from hundreds of small Catskill Mountain streams and the Delaware River into 19 upstate reservoirs, it is naturally filtered by rocks and soil. Once it reaches the reservoirs, it is allowed to sit for a while. That is so that impurities in the water can settle to the bottom.

From the reservoir, water is discharged into the city's aqueducts. The New York City

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Department of Environmental Protection must check the aging upstate aqueducts for leaks. In June, the city sent an unmanned submarine to inspect a damaged 45-mile stretch of the Delaware Aqueduct. Results from the submarine's 16-hour photographic journey are still being studied, but according to officials, the aqueduct has at least two known leaks that spill as much as 36 million gallons of water a day.

The water that does get through then enters the city distribution system. Most cities filter their water at this stage of the process. But New York does not.

"The water that comes into New York City aqueducts is frequently of superior quality than filtered systems, but it also makes it very fragile," said Jim Tierney, the city official in charge of protecting the reservoirs and the region surrounding it, known as the watershed. "It makes protective efforts to keep pollutants out of the water all the more important."

With that in mind, in 1997, city, state and federal agencies and environmental groups reached an agreement designed to protect New York's watershed, which, though comprising just a fraction of the state's total land area, supplies water to half the state's population. "If there's anything you have to protect in New York," Tierney said, "it's this watershed."

The U.S. Environmental Protection Agency has waived the requirement that the city filter much of its water. But the city did not apply for a waiver for water coming from the Croton watershed and must now build a filtration plant. The city is currently reviewing three potential sites for the plant, one in Westchester and two in the Bronx. The plant must be operating by 2010 or 2011, depending on which site is chosen.

New York does treat its water though. Chlorine is added to kill organisms such as Giardia, which can cause diarrhea in humans. At each stage of the journey from here on, chlorine levels will be carefully calibrated and monitored, to make sure there is enough chlorine to kill bacteria and parasites -- but not so much that it makes the water disagreeable.

One part of fluoride per million parts of water goes in to help New Yorkers fight tooth cavities. The city adds orthophosphate to keep lead from leaching into the water, while some of the city's water also gets a dose of sodium hydroxide to make it less corrosive.

Once water is treated, it enters City Tunnels No. 1 and 2, the main distribution tunnels. Pressure in the tunnels forces water up vertical shafts and into the city's water mains.

If there is a leak in either of these tunnels, there is little the city can do. Sandhogs are digging a 60-mile-long third water tunnel, but construction is not scheduled to be completed until 2020. Until then, engineers cannot shut down the city's two existing tunnels for repair.

"A disaster could happen at any moment, a disaster of epic proportions, or they will get the tunnel built in time. Nobody knows," said Jeff Jones of Environmental Advocates.

From the tunnels, the water branches out into the city's water pipes. Some of these were first put into service in the 1800s, and as residents of Washington Heights discovered recently, they can burst, shooting geysers 20 feet into the air, turning streets into lakes, flooding basements and leaving hundreds of thousands of dollars of damage in their wake. New York City experiences 600 breaks per year on average, according to the Department of Environmental Protection. Even minor ones can sully the water supply and cause disruptions.

Before the water enters individual homes and buildings, it is tested again at one of the nearly 1,000 sampling stations throughout the city. Tony Speranza is one of 16 Department of Environmental Protection field collectors charged with monitoring water quality to ensure it meets federal and state guidelines. On a recent morning, Speranza's route took him to the corner of Maiden Lane and (aptly) Water Street. Inside an inconspicuous metal box resembling an oversized parking meter was a simple faucet and miniature basin.

(Continued next month.)

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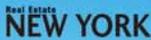


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