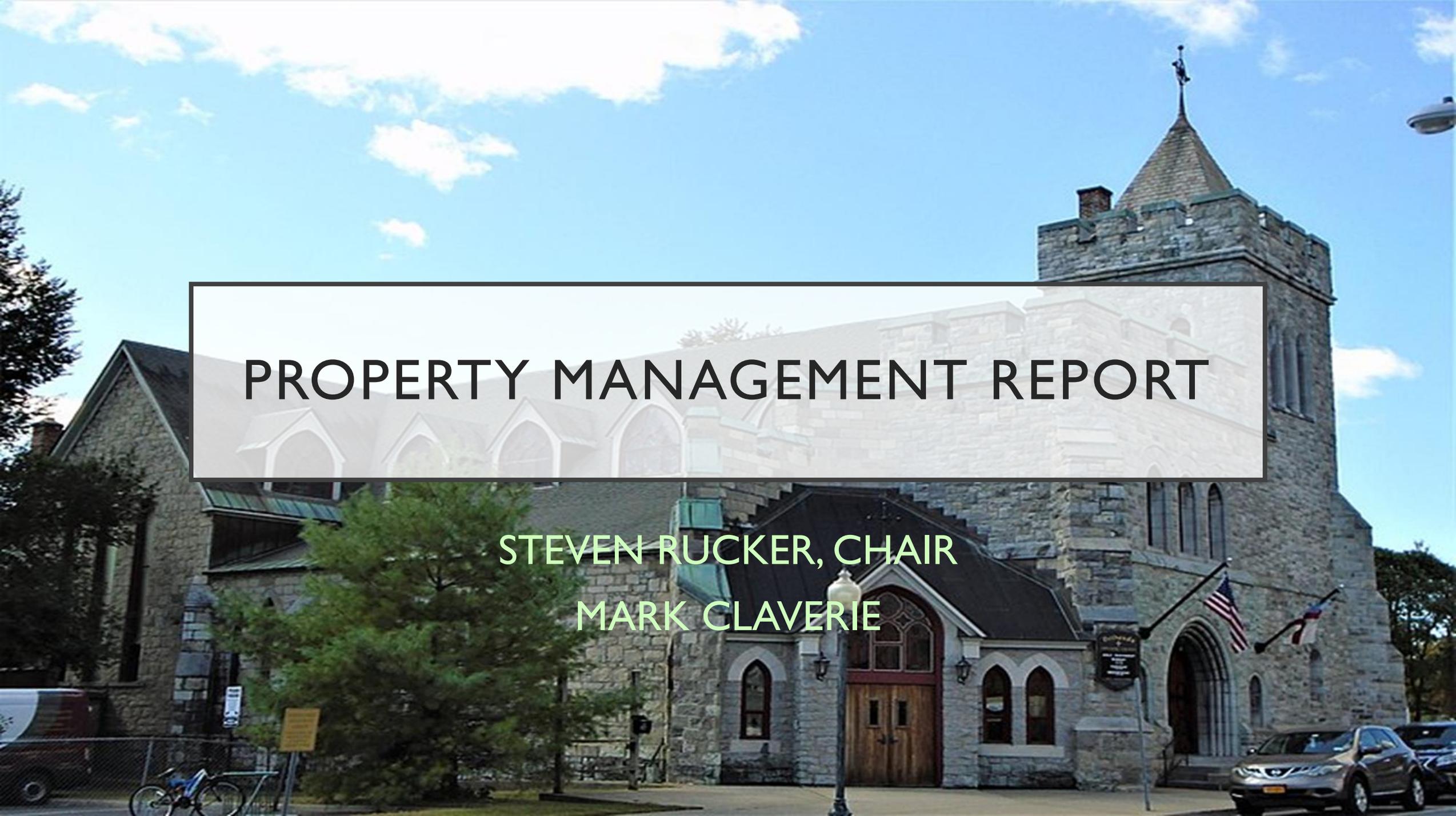


January 30, 2022

BETHESDA ANNUAL MEETING: 2022



Jane Agee



PROPERTY MANAGEMENT REPORT

STEVEN RUCKER, CHAIR
MARK CLAVERIE



• Boiler Replacement

- In the very late fall, we installed a brand new, state of the art natural gas boiler.

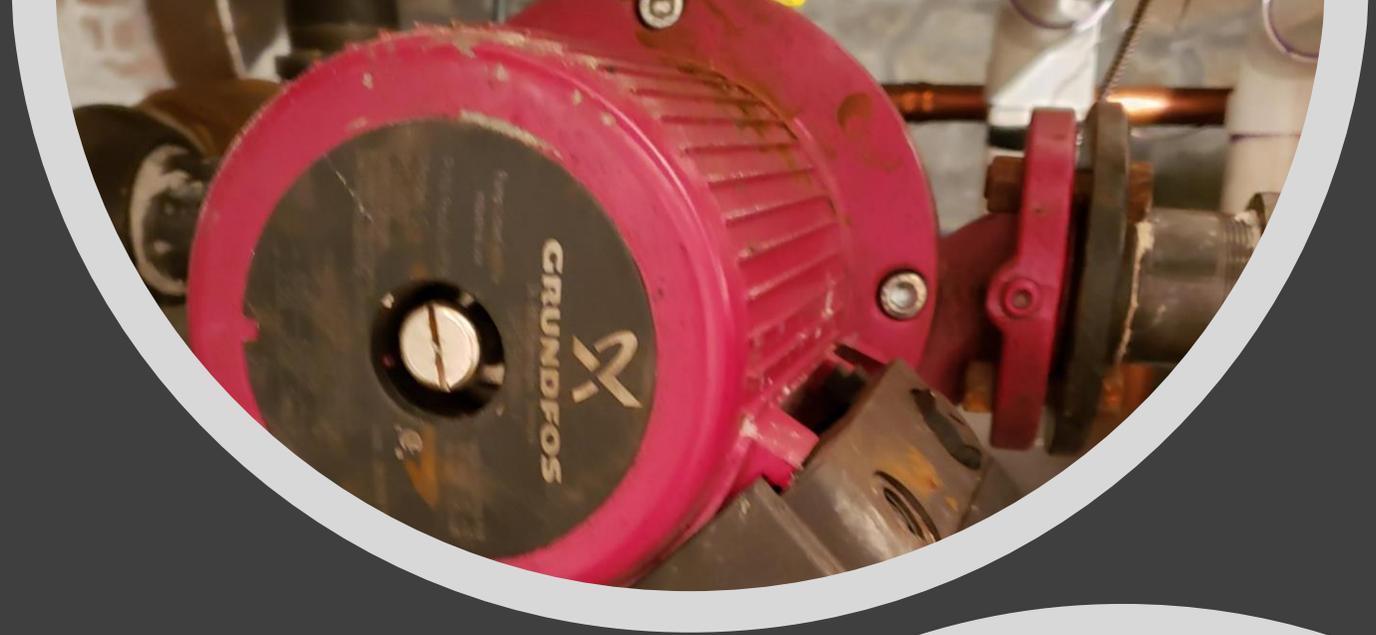


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Boiler Replacement

- As you may know Bethesda is heated by circulating hot water (and cooled in the summer by circulating chilled water through the same pipes). Pictured are the hard-working circulator pump in the boiler room and the chiller in the back court yard.





The old boiler had developed serious issues. It was probably undersized for our building and was subjected to excessive stresses.

Boiler Replacement

- The new boiler offers significant advantages.
 - It is commercial grade equipment
 - It is highly efficient
 - The double boiler design provides for redundancy – less chance of being without heat, as well as reduced stress on each unit. The two units will automatically alternate.
 - Its display will let us know if it needs service.



Boiler Replacement

No chimney required.

Boiler Replacement

Because of the complexity of this task, we contracted with Sano Rubin to oversee the project. The Vestry feels that they did a nice job of ensuring that we got appropriate equipment and it was properly installed. We will be using this model for similar projects in the future.



New railings for the front steps

- Two new railings provide support in climbing the front steps. Pictured is the old railing.



Click to add text

Replacement of Leaking Sprinkler Valve

The valve was so old that parts were no longer available. Because of the leak, it was uncertain whether we had significant pressure in our sprinkler pipes in case of emergency

Replacement of Sprinkler Valve

Replacement of this valve was a significant task, but ensures that we have a working sprinkler system and can pass Saratoga fire inspection.



A grinder pump is needed when plumbing is below street level.

Grinder Pump Replacement

Grinder pump replacement

- Our pump, which had been grinding away since the 1950s has failed. We are working with Sano Rubin to replace it with equipment of a comparable quality.
- The downstairs bathrooms are closed until the project is complete.