

DEVON COMMUNITY NEWS

Helping Hand

Electric panel replacement

Are you interested in replacing the Fed Pacific electric distribution panels in your condo?

We have had positive reports that **Industrial Electric** has replaced several of these old panels with new UL certified panels.

The work cost in the \$1,000 range. Their phone number is **302-798-8929**.

Balcony redo?

Looking to replace or add a balcony windbreaker?

Windbreakers are made of a tan fabric (Sunbrella, 100% acrylic by Glen Raven Mills, Inc.: color – linen #4633) or Marine Clear Vinyl, 0.19 gauge.

They can be purchased from and installed by:

- Gainor Awnings, Inc. (998-8611) or
- E. W. Brown, Inc. (652-6612)

Tis the season...for packages

Please be mindful of our limited space and pick up your packages ASAP. Your cooperation will be greatly appreciated.

HAPPY HOLIDAYS

From the desk of President of the Council

Since we moved to the Devon, I have been curious about our building system. Last year Joan Taylor asked me to provide oversight of our systems. As President I have continued to work with Gary and IPS to learn how our building works and what Council can do to help them take care of our system. In future newsletters I'll cover other systems.

How does the Devon heating system work?

The Devon is heated by up to 5 dedicated dual fuel boilers in the basement equipment room. The number boilers running at any one time is dependent on the demand for heat in the building. We normally burn natural gas piped in from Delmarva. However, at times Delmarva requests we switch to our backup fuel oil. Since we have dual fuel capability, we get reduced price for natural gas.

The hot water is pumped by one of 2 pumps to the 16th floor and distributed to the various stacks. As the hot water descends, it flows through the air handlers in each unit. When the thermostat calls for heat a fan in the air handler circulates air thru the heat exchanger coils and warms your unit. The hot water exits the air handler and continues its journey via the next lower floor and finally returns to the basement boiler. The water is reheated and the cycle repeated.

The fuel oil is stored in a 20,000 gallon tank buried between the parking lot and the back door. It is located under the concrete pad. We have the tank inspected annually to ensure its integrity.

The 2020 Reserve Study projects our boilers have a remaining useful life of 21 years. Replacement is estimated to cost \$155,600 each or \$778,000 in 2020 dollars. The study assumes our oil tank has 5 years of useful life and would cost \$100,000, in 2020 dollars, to replace.

Hank Maier, President of the Council

Laundry room equipment and sidewalk repair

Council is pleased to report that IPS has:

- completed the contract for new laundry room equipment. A credit/debit card option will be provided, and
- contracted repair of the broken concrete on the Riverview entrance and removing the tripping hazard on our sidewalks.

Time for giving

Annual holiday fund

Contributions will be collected from **Monday, November 30, 2020 through Wednesday, December 16, 2020**. Due to COVID restrictions and guidelines the Holiday Fund Committee will not be able to have hours in the Devon Lobby.

The locked box will be securely located and under camera surveillance, at all times, in the Devon Lobby. Please use the envelope that was provided for your contribution and be sure to note your name and unit number on the envelope (there are extra envelopes at the doorman's desk).

It will be necessary for us to receive all the gifts by 6:00 p.m., Wednesday, December 16, 2020, so that distribution can be made on Friday, December 18, 2020. Please make checks payable to "**Devon Holiday Fund**".

COVID safety rules

We have a heightened requirement to maintain safe health practices to avoid spreading COVID to the vulnerable residents in our population. This is a gentle reminder to:

- **Always wear a mask** whenever you are outside of your unit,
- **Socially distance** by remaining 6 ft apart where possible,
- **Only 2 riders, with masks**, at a time on the elevators,
- **Quarantine in your unit** if you have been diagnosed with COVID or have COVID like symptoms. DE DHS & CDC requires you to follow recovery guidelines.

Status update: Building renovation begins

Below is a timeline for our building's long-awaited renovation project.

First Floor Renovation (Project timeline: 4 months)

In Process:

- 11/23 – 12/4/20
 - ADA restroom renovation – expected completion 12/4.
- 11/30 – 12/14
 - Mailroom: Temporary mailroom area will be constructed in the lobby by the back door on 11/30 – 12/2.
 - Existing mailboxes will be moved to the temporary mailroom 12/3.
 - Mail delivery and pickup will not be interrupted during this time
 - Construction will not interfere with resident use of first floor or elevators
 - Mailroom under construction (off limits for residents) from 12/3-12/13 with the new mail room fully operational on 12/14.
- Lobby Walls: Wainscoting work will begin.
- Construction will not interfere with resident use of first floor or elevators

Pending:

- Lobby: Recessed lights installed are temporary and will be switched out when the correct lights are delivered. Additionally, we are awaiting delivery of the two decorative light fixtures.

Complete:

- Lobby: Two small restrooms are complete and ready for use and metal ceiling tiles hung and trim painted.
- Dog Alley and Upper Floors Back Hallways: Installed new overhead lighting.

Upper Floors (2-16) Renovation

- Agreement executed with the contractor in October 2020 to take advantage of 2020 prices for materials and to allow for longer delivery times due to Covid-19. The upper floor renovation project will start upon completion of the first-floor renovation project.
- Upper floor landings will receive new flooring, LED lighting, paint, wall paper, benches and mirrors.
- Upper floor back landings by trash room will receive new flooring, brighter LED lighting and paint. The switch to LED lighting will be more efficient and cost effective.
- Upper floor lighting **will not be on motion sensors** due to Delaware Housing code (c) Common halls and stairways. — Every common hall and stairway in every building, other than 1-family dwellings, shall be adequately lighted at all times with an illumination of at least a 60-watt light bulb. Such illumination shall be provided throughout the normally traveled stairs and passageways

Outside patio

- A new patio will be constructed in the rear of the building this Spring.