

DID YOU KNOW?

If every U.S. household used the most efficient washer, it could save the equivalent of up to *40 million barrels* of oil a year!



Turning Your Laundry Green

Saving Water & Energy by Converting to Energy Efficient, Coin-less Laundry Equipment

Doing laundry is nobody's favorite chore, but it may now be the greenest one for tenants living in Columbia's University Apartment Housing.

Columbia has recently transitioned to high-efficiency washers and coin-less machines in laundry rooms throughout its University Apartment Housing buildings. The high efficiency, front-load washers use about 50% of the water and utilities when compared to traditional top-loading machines, which means less stress on the environment and a cleaner conscience along with cleaner clothes for tenants.

"High efficiency washers save around 17 gallons of water per cycle, which translates into a savings of nearly 8.5 million gallons of water per year at the University's Apartment Housing buildings on its

Morningside campus," said Mark Kerman, Columbia's Assistant Vice President for Residential Operations.

High-efficiency washers also use less gas to warm up the water – because less water is needed for each load – and also extract more water during the spin cycle, resulting in a significant reduction in gas and electrical consumption.

To make University Apartment Housing laundry rooms even more efficient, Columbia has also recently converted to "coin-less" laundry equipment. Not only is the new coin-less technology convenient for tenants – it eliminates the inconvenience of using and having to search for coins by allowing tenants to use their ATM or credit card to do their laundry – it also conserves energy by eliminating the need

to collect, count and transport the coins, resulting in reduced vehicle emissions. It also reduces the number of service calls, as approximately 30% of a property's services calls are related to the machine's coin slots.

"Doing laundry is already a chore, so any way we can make it more hassle-free for our tenants is a good thing," said Kerman. "We also like the coin-less technology because it is environmentally friendly and makes money collection easier."

LEARN MORE

Check out these tips on how to go green with your laundry at:

- <http://www.earthshare.org/tips/greenwash.html>
- <http://www.care2.com/greenliving/12-energy-saving-laundry-tips.html>

Director's Chair – Small Steps, Big Strides

Energy efficiency and environmental stewardship is something that is a critical consideration in property and facilities management and there is always room for improvement. The grim reality of global warming became even more poignant for me on a personal level when I watched "An Inconvenient Truth", Al Gore's movie on the subject. My initial reaction to the film was one of shock and mild skepticism. The statistics and data presented just couldn't be true and, if they were, it almost seemed impossible to reverse the global warming trend. This is the very same response that the documentary warns us against. It really is inconvenient, even painful, to believe all of the potential consequences of global warming.

Whether or not we accept all of the facts presented by Mr. Gore, it's clear that we have to change the way we live if we are to reduce carbon dioxide emissions and have a chance at stabilizing, or even better, reversing global warming. Apathy can be contagious. Most of the change has to happen at corporate and governmental levels and it needs to occur globally, but there are things we can do as individuals to make a difference. Most of these things involve small changes in habits that are really not so inconvenient. When we think about it, these changes can also save us money. The facts about global warming are shocking, but equally surprising is how much of a difference we can make with little effort.

The University is studying what it can do to contribute to this effort by reducing energy usage. If we add to those efforts what we can do as individuals, collectively we would be going a long way to help reduce carbon dioxide emissions and energy usage. Check out the tips on Page 3 for things we can do to be part of this effort. This is only a partial list and focuses on things we can do in our homes. For more information, visit www.climatecrisis.net.

Nelson Falcon is a Director for Residential Services with Columbia University Facilities and has been managing property with Columbia for 14 years. He is a native New Yorker.

Fall 2007

An informational newsletter for residents of Columbia University properties

Welcome

We extend a warm welcome to those of our residents who are living in Columbia University housing for the first time. Columbia University Facilities Office of Residential Operations is committed to providing all of our residents with a safe and comfortable home. We hope that this newsletter will remind tenants of some general policies and provide useful information. This issue of the newsletter will also focus on environmental issues and how our residential buildings are a critical part of the University's overall commitment to reduce energy consumption. Enjoy!

Neighborhood Spotlight – Community Food & Juice



DeDe Lahman and Chef Neil Kleinberg, owners of the world-renowned Clinton Street Baking Company on the Lower East Side, will soon open eco-friendly Community Food & Juice on Broadway at 112th Street, in the former Nacho Mama's space.

Green Restaurant Association's environmental guidelines.

Breakfast and brunch highlights include Neil's famous pancakes, seven-grain waffles, warm faro porridge with local honey, roasted almonds, and chicken-apple-rosemary sausage and eggs.

Lunch and dinner favorites include warm lentils on a butter lettuce bed with cumin, artichokes, melted leeks, herbs, creme fraiche and sherry vinaigrette and zucchini-scallion pancakes with a black vinegar dipping sauce.

The menu will also feature small "to share" plates as well as a "breads and spreads" section with spiced stone fruit butter, house made cashew nut butter, Murray's chicken liver pate, and salt cod pate with

garlic confit. There will be a huge communal table, as well as lots of standard seating and banquettes and a late night menu for those after-hour cravings.

At the juice bar, you can look at the menu and order from an LCD screen, as well as sample homemade sorbets, many of which will be used as bases for smoothie-type drinks.

The chef de cuisine is Manny Perez, who comes to Community Food & Juice with almost four years as sous chef at Le Bernardin. He was also the Executive Chef at Café Nicholas, the critically acclaimed restaurant in Red Bank, New Jersey.

Community Food and Juice is located at 2893 Broadway at 112th Street.

The American-eclectic neighborhood restaurant and juice bar features seasonal, local ingredients – many of which are locally farmed, organic, and whole-grain oriented – and is built according to the

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Who's Who?

Who Works in Your Building and When You Should Contact Them

SUPERINTENDENT

The superintendent for your building is directly responsible for the maintenance and operation of your building and its systems. The superintendent's responsibilities include staff supervision, contractor supervision, janitorial maintenance, preventive maintenance, repairs and building services. He or she is expected to respond promptly and courteously to your requests or complaints regarding service and / or maintenance. Superintendents carry pagers and are expected to be on call 24 hours a day, but only for emergencies after their regular working hours. In most buildings, superintendents work from 7 a.m. to 4 p.m. Monday to Friday.

DIRECTOR FOR RESIDENTIAL SERVICES

The Director for Residential Services is responsible for overseeing and ensuring the efficient operation of your building. Directors work with superintendents, building staff, and contractors to provide the best possible service to you and your neighbors. If you have a special problem that the building superintendent has not been able to correct, you should contact your Director at the phone number indicated at right. If they are not available, you may also speak to Mark Kerman, Assistant Vice President for Residential Operations at (212) 854-9301 or mk17@columbia.edu.

Nelson Falcon • 212-854-9301 nf36@columbia.edu

Nelson has been with the University for over 10 years and has extensive experience managing residential properties in New York City.

Edward Lauth • 212-854-9301 el582@columbia.edu

Ed has over 15 years of experience in commercial and residential property operations and has been with the University for six years.

Anthony Nasser • 212-854-9301 an2222@columbia.edu

Anthony has over ten years of experience managing property in NYC and has been with the University for two years.

Kevin Padgett • 212-749-2111 kp2032@columbia.edu

Kevin has over 15 years of experience in the operation of complex residential buildings and has been with Columbia for over five years.

Assistant Director: Lauren Morrow
lm2163@columbia.edu

Cathleen Ryder • 212-854-9301 cr2238@columbia.edu

Cathy has over 15 years experience operating large residential portfolios in New York City
Assistant Director: Catherine Sanders
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IMPORTANT PHONE NUMBERS

YOUR SUPERINTENDENT	[Insert your Super's # here]
FACILITIES SERVICES CENTER (Emergencies after hours and on weekends)	212-854-2222
YOUR DIRECTOR FOR RESIDENTIAL SERVICES (Special problems that your superintendent cannot address)	212-854-9301
LEASING DEPARTMENT	212-854-9300
CONTROLLER'S OFFICE (Questions regarding your rent account)	212-854-1009
CUIT CLIENT SERVICE CENTER (Ethernet connectivity questions)	212-854-1919
CU DEPARTMENT OF PUBLIC SAFETY (Public Safety Issues) (Emergency)	212-854-2797 212-854-5555
POLICE/FIRE/AMBULANCE	911
CU FACILITIES RESIDENTIAL OPERATIONS WEB SITE	www.columbia.edu/uah

Building Services



MAINTENANCE REQUESTS

Emergency

If you have a serious leak or other emergency during normal business hours, please contact your superintendent or Director. After hours and on weekends, you should call the Facilities Services Center at 212-854-2222. The superintendent and/or appropriate repair personnel will be contacted to respond.

Non-Emergency

For routine maintenance requests, please fill out a maintenance request form located in your lobby or basement, and deposit the completed form in the locked maintenance request box. If your request is not acted upon within 72 hours, please call your Director. We are also working on connecting some residential buildings to our maintenance system in early 2007, which will allow residents to call in or e-mail service requests to our Services Center.

HEATING REQUIREMENTS

The heating sea che following New York City guidelines:

Between the hours of 6 a.m. and 10 p.m., whenever the outside temperature is below 55 degrees Fahrenheit, owners must maintain a temperature in their tenants' apartments of at least 68 degrees Fahrenheit.

Between 10 p.m. and 6 a.m., owner must keep apartments at a minimum of 55 degrees Fahrenheit, when the outside temperature is below 40 degrees Fahrenheit.

Each building has different devices that monitor both outside and inside temperatures to ensure that these guidelines are complied with. As with all types of equipment, heating equipment may fail and need repair from time to time, and we

appreciate your cooperation when heating or boiler repairs are being made. If you have any heating complaints, please complete a Maintenance Request Form and inform your superintendent or Director.

Radiator valves cannot be used to regulate the amount of heat in your apartment. These valves must be fully opened or closed. Leaving valves partially open can cause banging, leaks, and the inefficient operation of the building's heating system. If you are experiencing any problems with your radiators, please fill out a Maintenance Request Form and inform your superintendent.

RECYCLING

We encourage all residents to comply with New York City's recycling laws. Recyclable items consist of the following: Newspapers, magazines, catalogs, phone books, corrugated cardboard, paper and envelopes, beverage cartons, cereal and pasta boxes, paper bags, glass and plastic containers, aluminum cans and other aluminum items and household metal (i.e., appliances, fixtures, tools, utensils, pots and pans). Please separate these items from ordinary household refuse. In most buildings, mixed paper (stationery, smooth cardboard, etc.) is deposited in green containers with clear bags. Newspapers, magazines and catalogs should be tied in bundles for pickup. Glass, plastic and aluminum containers or foil are deposited in blue containers with clear bags. For additional information about New York City's recycling program, please visit: http://www.nyc.gov/html/nycwasteless/html/recycling/recycle_what.shtml Rinsing the jars, bottles, cans and receptacles will help keep the building cleaner and help control vermin. Whenever possible, residents should tie up the news-

papers, magazines, and cardboard when putting it out for pickup.

Please keep in mind that recyclables are only picked up by the Department of Sanitation once a week. Recycling and regular sanitation procedures are posted in your building. If you have any questions about the recycling rules in your building, please ask the superintendent or Director. We appreciate your cooperation.

For a complete listing of building services, please visit our Web site at www.columbia.edu/uah.

5 Ways to Go Green at Home

Use energy efficient light bulbs

Changing one regular bulb to a compact fluorescent bulb will save 150 pounds of carbon dioxide a year. If every American home replaced just one light bulb with a compact fluorescent, we would prevent greenhouse gases equivalent to the emissions of nearly 800,000 cars.

Reduce electric consumption Turn lights, appliances and electronic equipment off when not being used or when not necessary.

Reduce hot water use Water in our buildings is heated either electrically or by using fuel oil or gas. Reducing hot water use will result in decreased energy usage. We can reduce hot water use by not letting the water run unnecessarily and reporting fixture drips or leaks to your superintendent.

Recycle You can save 2400 pounds of carbon dioxide by recycling half of your household waste.

Bring your own bag to the grocery store

Petroleum is used to produce the millions of plastic bags consumed in our City each year. Each cloth bag you use has a potential to eliminate an average of 1,000 plastic bags in its lifetime. Making the simple switch to cloth bags will reduce oil consumption and lead to a cleaner environment.