85 LIVINGSTON

News and Information



LOBBY RENOVATION

Construction is in full swing! The framework for the curved wall, package room, and meeting area has been completed and electrical work has commenced. Even more exciting - we started hanging air conditioner motors! This will be the last summer in which our staff and residents have to endure a hot lobby!

What's happening in the coming weeks?
Next we will begin working on the new subfloor structure and will begin to prepare the rough boxes for ceiling lights as well as duct work for the air conditioners.

Will there be any disruption?
Lobby internet and Building Link will be slightly impacted from time to time as we temporarily and then permanently relocate the doorman station. While it is still operational now, our current intercom system may eventually be taken offline. We urge everyone to ensure that their contact information is up to date in building link. Most of the noisy work has been completed except for some drilling into the underside of the ceiling slab.

How are things going so far?
As of now, the project is on schedule.
Our architect has prepared a website which contains some details about the project, which can be viewed at
https://www.kratchmanarchitect.com/project/85-livingston/



Board Members

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Please note:
the mask mandate
is still in effect

85 LIVINGSTON

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Meet Jose!



Name: Jose Gonzalez
Role: Concierge
Years with the Building: 31!
Hometown:
Born in Puerto Rico

Jose is the longest tenured member of the staff, clocking in at 31 years! He likes that his job keeps him busy and he enjoys the people in the building, especially the children!

Jose has 6 children of his own and 8 grandchildren, who live across NY, NJ, Florida and Puerto Rico.

In his spare time, Jose enjoys shooting pool, fishing, listening to music and dancing. When asked what he was most excited about the lobby renovation, Jose said air conditioning!

COMMERCIAL SPACE UPDATE

The board has signed an exclusive broker contract with **Douglas Elliman** to show the commercial space, which will be the fourth broker actively showing the space. While businesses have expressed interest in the space it's a very difficult market and we have yet to secure a tenant. The space continues to be shown to potential renters regularly. Unfortunately, we will not be moving forward with the previously mentioned potential tenent. The tenant decided to move forward with a different retail space better suited to their needs..

CAPITAL ASSESSMENT

Below is a breakdown of the current Capital Assessment and the projects we currently plan to complete on the coming years. This assessment is specifically intended to modernize the building and increase shareholder value.

In the Neighborhood

Looking for a great family-style meal? Check out al Badawi, a new Patestinian restaurant at 151 Atlantic Ave. between Henry and Clinton. The BYOB restaurant features terrific kabobs, meze platters and homestyle dishes. Vegetarian options abound as well.

Reminder

Please breakdown your cardboard before placing it into the recycling bin. Our hardworking staff have to do it if you do not, and you could be fined for breaking this rule.



Brooklyn Heights Library

The beautiful Brooklyn Heights Library recently reopened at 286 Cadman Plaza West between Clinton and Pierrepont Streets. Brooklyn's newest and second largest branch has floor-to-ceiling windows overlooking the streets below, a sunlit reading room, double-height ceilings, a teen library, kids area and plenty of airy places to read, write, create and think.

85 LIVINGSTON
Capital Assessment Plan
2022 - 2031

Why do an assessment?

We know that adding an assessment will be a burden for many shareholders, however, if you review the list of projects that we need to complete we hope that you'll see how necessary many of these are, and how important making capital improvements will be for everyone.

For specific questions regarding these projects please email 85Livingston@AKAM.com for more information.

PHASE 1 (2022 – 2026)	% of overall PHASE 1 assessment cost	
Local Law 11	23%	✓
Lobby Renovation	21%	↗
Main Roof & Bulkhead Replacement	19%	!
Hot Water Pump	8%	✓
Ventilation Ductwork Liner Application	5%	✓
Gym	5%	↗
Submetering	5%	✓
Ventilation System TAB	3%	✓
Hot/Chilled Water Loop Pump & Space Pump Replacements	2%	✓
Fire Stopping	1%	✓
Localized Valve Replacement	1%	✓
Corridor Air Supply Unit Replacement	1%	✓
Cooling Tower Loop Pump Replacement	1%	✓
Plumbing Work (Section 9)	1%	✓
Install Refuse Chute Exhaust Fan	<1%	✓

↗ A primary goal of the project is to increase shareholder value and improve quality of life

✓ A primary goal of the project is to comply with local laws and environmental regulations and to avoid fees in the future

! A primary goal of the project is to avoid any disastrous consequences or unnecessary injuries.

At five years, the remainder of projects will be reviewed, and a new assessment will be adjusted, as necessary.

PHASE 2 (2027-2031)	
Window Replacement	↗
Commercial Space Roof	!
Apartment Entry Door Air-Sealing	✓
Boilers and Boiler Feed Water Unit Replacement	✓
Centrifugal Chiller Replacement	✓
Roof Deck	↗

PHASE 1 (2022 – 2026) → **PHASE 2 (2027-2031)**

Note: Projects may fall into more than one category; we've chosen to highlight the top category for each

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85 LIVINGSTON
Capital Assessment Plan
2022 - 2032

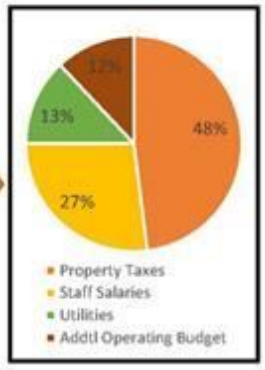
Frequently Asked Questions

How do I know what I'm going to have to pay starting Jan 1, 2022?

You should receive details along with this document. If you have any questions, please contact 85Livingston@AKAM.com for clarity.

Where does my maintenance go?

Maintenance goes toward taxes, staff salaries, utilities, and additional building operating costs. Maintenance increases are caused by increase costs in these buckets; not in the addition of an assessment. Assessments are limited in scope to a specific project, purpose, or timeframe.



Will this assessment be on top of the current assessment?

Yes. The current assessment will be in place until we get a tenant for the commercial space. Once a tenant is secured and begins to pay rent the current assessment will cease.

Why do we have to do this assessment now?

Many of these projects are long overdue and prices will only go up. This assessment will cover a large quantity of improvements throughout the building.

Do I get a discount if I pay my assessment upfront?

Yes. More information is included with the breakdown of your personal assessment costs.