

DURHAM CENTRAL PARK COMMUNITY COHOUSING

Building Systems

Elevator: We have a maintenance contract with a competent vendor for our elevator. We have recently replaced the hydraulic fluid in the shaft with a higher quality hydraulic fluid upon our contractor's advice.

HVAC System: Awaiting information from the HVAC TF to update!!!!

The HVAC system for a large building is complex and has many components and many subsystems. We have a competent vendor for our system and an HVAC task circle/task force which oversees the on-going preventive maintenance of our HVAC system. Over the last 10 years, we have replaced most of our coils (and other components) with more reliable parts. These new HVAC parts have been satisfactory and reliable. In line with our Reserve Study, we may replace more condensers and other components of the HVAC system, over the next 5-7 years. We have allocated funds to replace any condenser unit needed and the Greenheck gas package rooftop unit in 2029, both on a ~15-year cycle.

Fire Protection: a sprinkler system, a full building smoke detector system, an alarm system detailing any area where a security system has failed; fire extinguishers and fire blankets.

Security Locks: We have gated entry into the garage and garden; security devices (electronic fobs and garage openers), and a Security Task Circle that monitors security feature.

Emergency Electricity: Our generator provides electricity to designated areas (hall lights, main refrigerator, our security systems, and the elevator) in case of emergency outages.

A general commitment to keeping each other safe and cared for is a characteristic of cohousing, in general, and Durham Coho, in particular.

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