



City of Cambridge

Calendar Item #2

IN CITY COUNCIL

October 6, 1997

COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to confer with the Executive Director of the Cambridge Housing Authority (CHA) to request that the CHA adopt a policy that specifies that, when there is a serious power failure, like that which occurred at Millers River, the Truman Apartments or Putnam Gardens or when there is another type of on-site emergency which can reasonably be expected to cause confusion and fear among the residents, CHA senior management staff will be notified and will be available on-site to provide information and assistance to residents; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council on this matter.

In City Council October 6, 1997.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

A handwritten signature in black ink, reading "D. Margaret Drury". The signature is written in a cursive style with a large, looped "D" and "M".

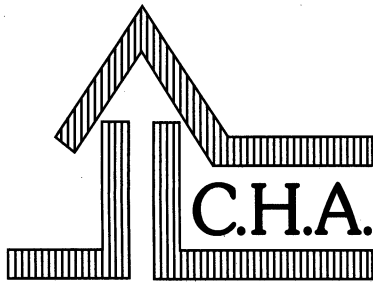
ATTEST:-

D. Margaret Drury
City Clerk

TT:

Ordered: That the City Manager be and hereby is requested to confer with the Executive Director of the Cambridge Housing Authority ^(CHA) to request that the CHA adopt a ~~year~~ policy that specifies that, when ^{there is} a serious ^{power} ~~failure~~ ~~of power~~, like that which ~~recent~~ occurred at Miller's River, The Turner Apartments or Putnam Gardens, or when ~~other~~ there is another type of ^{on-site} emergency which can reasonably be expected to cause confusion and fear among the residents, CHA senior management staff will be notified and will be available on-site to provide information and assistance to residents; and be it further

Ordered: That the CM be and hereby is requested to report back to the City Council on this matter.



CAMBRIDGE HOUSING AUTHORITY

675 MASSACHUSETTS AVENUE., CAMBRIDGE, MA 02139

(617) 864-3020

MEMORANDUM

To: Robert W. Healy, City Manager
From: Daniel J. Wuenschel, Executive Director, Cambridge Housing Authority *DJW*
Re: Council Order #032 dated 9/8/97 - Report on type of Back-Up Power the
Cambridge Housing Authority Has In Place In The Event Of A Power Failure
Date: September 23, 1997

All residential properties higher than six stories are required by the state building code to have emergency generators in the event of a power failure. The Cambridge Housing Authority has emergency generators at all such buildings in our inventory; namely the following properties: J.F. Kennedy, L.B. Johnson, Truman, Manning, Burns, Millers River and Roosevelt Towers. These generators provide power for emergency lights in the halls and stairwells, power for sump pumps, fire panels and fire pumps in each building. Additionally, the generators provide power to keep one elevator in operation. Our other properties, six floors and under, are equipped with emergency battery systems. These battery systems provide emergency lights and power to the fire panels.

Our emergency generators are started weekly to make sure they are operational. However, this is not a load test simulating an emergency. Annually, our generators are put on a full load test simulating emergency conditions. This test is performed with our elevator maintenance contractor and the State Elevator Inspection Office. All generators were tested last fall and performed to code.

During the blackout last month, all generators and battery back up systems performed except at Manning and Millers River. Despite starting and performing on a regularly scheduled test just two days prior to the blackout, the generator at the Manning Apartments failed to start during the blackout because of a weak battery. The battery was replaced the evening of the blackout by our generator service company, W. A. Kraft of Woburn. The generator failure at Millers River was probably due to the engine obsolescence and the inability of the generator to carry additional amperage due to the addition of a fire pump when the building was equipped with a fire sprinkler system. We are currently studying the feasibility of modernizing (\$30,000) or replacing (\$100,000+) this generator. In the meantime, we have rented and tested a temporary generator that is providing the building with a full emergency back up system.



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
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10.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

September 29, 1997

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 12, regarding what type of back-up power the Cambridge Housing Authority has in place in the event of a power failure, received from Cambridge Housing Authority Executive Director Daniel Wuenschel.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
attachment

Consent Agenda #10

Cal 2

S-630

Relative to Awaiting Report Item
Number Twelve, regarding what type of
back-up power the Cambridge Housing
Authority has in place in the event of a
power failure.

In City Council September 29, 1997

Charter Right
exercised by
Councillor Toomey
October 6, 1997
Report Accepted.
Placed on File.
Order Adopted.