

CAMBRIDGE HOUSING AUTHORITY

675 MASSACHUSETTS AVENUE., CAMBRIDGE, MA 02139

(617) 864-3020

February 27, 1996

Robert W. Healy, City Manager
City of Cambridge
City Hall, 795 Massachusetts Avenue
Cambridge, MA 02139

RE: Council Order #32, dated 2/12/96
Report on Leakage Problems on the Upper Floors of Manning Apartments

RECEIVED
96 FEB 29 AM 9:08
OFFICE OF THE CITY MANAGER

Dear Mr. Healy,

This letter is to respond to the above-referenced Council Order issued on February 12, 1996. The Cambridge Housing Authority (CHA) is fully aware of the water infiltration problems at Manning Apartments and is currently proceeding with a window replacement/waterproofing project to address these problems. The following provides some background information and an anticipated schedule to complete this project.

Background

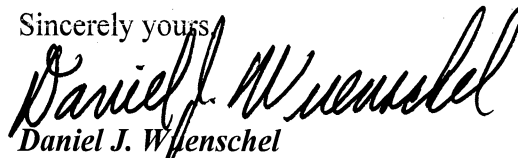
After careful examination of existing conditions, our engineering consultants concluded that the aluminum residential-grade sliding windows coupled with defective sealant joints between the concrete columns and spandrel beams were the primary sources of leakage at Manning Apartments. In July 1994, the CHA submitted applications to the Executive Office of Communities and Development (EOCD) for Capital Improvement funds which included the comprehensive waterproofing and complete window replacement at Manning Apartments as the CHA's second highest funding priority. On October 1994, EOCD announced the award of capital improvement funds including this project but the actual award did not cover the cost of full window replacement. Recognizing that partial window replacement would not completely alleviate the water penetration problems, the CHA sought EOCD's commitment to the entire scope of waterproofing/window replacement work. Last April, EOCD finally approved the CHA's request to undertake the full scope of work and funded the entire project.

Project Schedule

Currently, our design consultants are preparing Construction Documents as part of the last design phase of this project. Completion of construction documents is scheduled for early April, with bidding expected in May and a construction start this June.

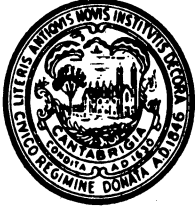
I hope the above address the concerns of the Council. Please do not hesitate to contact me should you need additional information.

Sincerely yours,



Daniel J. Wenschel
Daniel J. Wenschel
Executive Director

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CITY OF CAMBRIDGE
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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

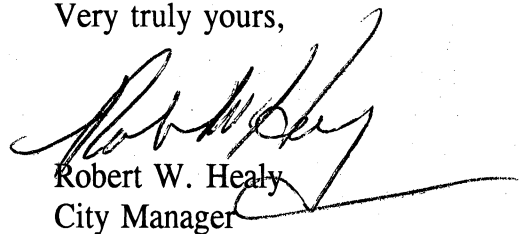
RICHARD C. ROSSI
Deputy City Manager

March 4, 1996

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 32, regarding a report on leakage problems on the upper floors of Manning Apartments, received from Daniel J. Wuenschel, Executive Director of the Cambridge Housing Authority.

Very truly yours,


Robert W. Healy
City Manager

RWH/mec
attachment

Consent Agenda #13

5-87

Relative to Awaiting Report Item
Number Thirty-two, regarding
a report on leakage problems on
the upper floors of Manning Apartments.

In City Council March 4, 1996

Placed on file