

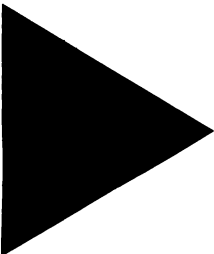
**The Abrams
Management
Company, Inc.**

Real Estate Development
Management
and Consulting

RECEIVED
CITY OF CAMBRIDGE
MAR 5 2 13 PM '85
500 Boylston Street
Boston, Massachusetts 02116
482-2747

CAMBRIDGE, MASS.

February 22, 1985



Ms. Sandra Graham
City Councillor
City of Cambridge
City Hall
Cambridge, Ma.

Dear Councillor Graham:

As Manager of the Putnam Square Apartments in Cambridge, Mr. Abrams has asked me to respond to your telephone inquiry about the heating system recently installed. For your information, the new temperature settings are 6° above Code during the day and 8° above Code at night, as authorized by the owners, Harvard University, so that the residents would be warm enough while at the same time beginning to control a progressively abused heating situation where temperatures were being kept at 85° and above in some instances.

Based upon an energy audit conducted at Putnam Square in 1983, the Massachusetts Housing Finance Agency, our mortgagor, recommended that we install some type of energy savings mechanism on the electric heating system. After reviewing numerous types of energy controls for electric heating systems, we selected the Statrol System. This system was approved by the Massachusetts Housing Finance Agency and the owner and installation commenced in late November, 1984.

The system allows a central control which increases our building's total heating efficiency by accurately and economically regulating the total energy management system, specifically, it enables us to precisely control temperatures $\pm .05^\circ$ as individual electronic sensors are mounted on each heating unit.

In the former system, the resident controlled the heat entering their unit, and many units were recorded as high as 85°. We have set all heating units to reach a maximum day temperature of 74°, except the bathroom unit which is set at 75°. During the evening hours the temperature will not go above 72°. These temperature settings are well above the State mandated heating requirements of 68° during the day and 64° during the evening.

We have continually monitored the temperature settings in the apartments. I personally have been at Putnam in the evenings as well as numerous occasions during the day; and in all instances, the units have been within $\pm 0.05^{\circ}$ of the present temperature setting. We have held a tenant meeting before installation commenced as well as sending residents descriptive memos on the system.

Every call of "no heat" or "too cold" has been responded by staff. I believe that the Abrams Management staff has been sensitive to the tenants inquiries and needs, and will continue to be. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Carol Gutt".

Carol Gutt, Manager
Putnam Square Apartments

CG:kvt

cc: Edwin Abrams, President
Sheldon Tandler, Harvard Real Estate

2.

S-193

Comm. from Carol Guttman Mgr., Putnam Sq.
Apartments on behalf of the Abrams Management Co., Inc. Re: heating system recently installed at the Putnam Sq. Apartments.

In City Council,

March 11, 1985

3/11/1985

Placed on File