

CAMBRIDGE HOUSING AUTHORITY

270 GREEN ST., CAMBRIDGE, MA 02139

(617) 864-3020

May 9, 1994

Mr. Robert W. Healy
City Manager
City Hall
Cambridge, MA 02139

RE: COUNCIL ORDER #16--4/11/94

Dear Mr. Healy:

The elevators at Frank J. Manning Apartments have been and continue to be serviced and inspected on a regular basis by a reputable, duly licensed elevator maintenance contractor.

For some time the elevators have been experiencing problems. This is due to their age (18 years), the fact that they get so much use and because the motors which power them were, in the opinion of some, undersized at initial installation.

Because of these conditions, the CHA has held discussions with the Commonwealth's Executive Office of Communities and Development (EOCD) to request that both elevators be replaced with a modern system that will meet the demand and the requirement of present day code including handicap and ADA regulations. We estimate the cost of the upgrade to be \$250,000.

As of this writing, and prior to making a decision on our request, EOCD has requested additional information which the CHA will submit next week. We obviously will press hard for a quick, favorable decision.

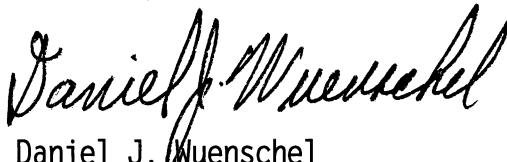
In the meantime, we have performed the following maintenance/improvements in the past two months to insure proper elevator service for the residents of F.J. Manning Apartments and their visitors. While these improvements were occurring on each elevator, it had to be shut down. Perhaps Mr. Copitas, who is mentioned in the Council order, did not understand this and assumed they were malfunctioning.

- all counterweights, counterweight frames, guard assemblies were serviced and cleaned
- equalized tension on the hoist ropes on both cars
- lubricated and cleaned safety arms, pins, blocks, shoe assemblies, and door operators
- replaced rollers
- replaced worn car door gibs
- adjusted upthrust rollers on car doors
- cleaned and lubricated the hoistway door hanger tracks, hanger rollers, and door hardware at all floors
- adjusted spirators at all floors
- replaced hoistway door gibs
- cleaned pit buffers

These interim improvements have lead to a basically trouble free system for the past six weeks and I trust will insure a safe and functioning system until we receive adequate funding to modernize the entire system.

I will keep you abreast of our funding request from EOCD.

Sincerely,


Daniel J. Wuenschel
Executive Director



EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307

May 16, 1994

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 28, regarding problems with the operation of the elevator at Manning Apartments, received from Daniel J. Wuenschel, Executive Director of the Cambridge Housing Authority.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Robert W. Healy", is written over a horizontal line.

Robert W. Healy
City Manager

RWH/mev
attachment

Consent Agenda # 2 S-225

Awaiting Report Item Number 28,
regarding problems with the operation
of the elevator at Manning Apartments.

*per original Order see 1994
City Managers Requests
115*

In City Council,

May 16, 1994

Placed on file