



HOUSING AUTHORITY OF THE  
CITY OF MILWAUKEE

**Cavalier Johnson**  
Mayor

**Willie L. Hines, Jr.**  
Secretary-Executive Director

**Board of Commissioners**

## Elevators in HACM’s High-Rise Buildings

HACM is working closely with our maintenance and repair services contractor, Otis Elevator Company, to address elevator issues in some of our high-rise developments. Otis shared that the elevator industry is experiencing significant supply chain issues on components and parts. Our consultant (Performance Elevator Consulting LLC) concurs that the supply chain issues are industry-wide and getting worse. Due to issues with some of the elevators in our buildings and the subsequent delays of the delivery of parts to repair the respective elevators, we inquired about the possibility of ordering some parts in advance to have in our inventory to avoid the lengthy delays. Otis does not believe this is a feasible solution because of all the different types of parts involved. Otis added that typically the long lead time items are due to obsolete or scarce parts, such as those that might be needed for our aging elevators. We have experienced such delays in the past on other elevators, through no fault of Otis.

### Becher Court

The large elevator at Becher Court has been out of service since January 29, 2023. Otis ordered the needed part, which arrived March 22 and the elevator was returned to service March 23. The parts needed are manufactured by Sprecher Schuh.

### Locust Court

The small elevator at Locust Court has been out of service since December 19, 2022. HACM proactively authorized replacing the motor drive on January 5. This was designed to prevent lengthy service outages from replacing the obsolete drive. The shipment from the controls manufacturer was missing some components, which was discovered during installation. The second package with the parts was lost in shipment and was never received. The third shipment is being tracked and is expected to arrive on April 4 with manpower aligned to install the part on April 5. Depending on how things go with troubleshooting and adjusting, the small elevator should be back in service on April 5 or 6. The parts needed are manufactured by Motion Control Engineering (MCE) and KEB Automation.

Since December 19, 2022 the large elevator at Locust Court was out of service on one occasion for approximately two hours.

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