

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON November 22, 1961

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts. at 10:00 a.m. on November 22, 1961. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Msgr. Francis J. Lally Stephen E. McCloskey James G. Colbert Melvin J. Masueco John P. Ryan	None

A copy of the NOTICE OF MEETING, pursuant to Section 23A of Chapter 39 of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a meeting of the Boston Redevelopment Authority will be held at ten o'clock a.m. on Nov. 22, 1961, at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

November 16, 1961

Title: \_\_\_\_\_ Secretary \_\_\_\_\_

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

(Sec. 23A, Chapter 39, General Laws)

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on Nov. 16, 1961, I filed, in the manner provided by Sec. 23A, Chapter 39, General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this 22nd day of November, 1961.

Kane Simonian  
Secretary

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Messrs. Logue, Conley, Ash and Gottsche were present.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously VOTED: to enter into Executive Session.

Mr. Gordon N. Gottsche was interviewed by the Authority, concerning his duties and responsibilities as Relocation Planner for the Authority in general and with respect to site office operations.

Mr. John P. Alevizos and Mr. Charles B. Akerson entered the meeting at this point and were interviewed by the Members of the Authority in connection with the Development Administrator's recommendation that they be employed by the Authority under contract to handle the business relocation for the Government Center Project.

The Development Administrator distributed copies of a memo dated November 15, 1961, re<sup>11</sup> Business Relocation - Government Center, attached to which was a resume of background information from Charles B. Akerson and John P. Alevizos and a copy of a proposed form contract containing the compensation, terms and conditions for the employment of the above men.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously VOTED: to amend paragraph 2 (Time of Performance) on page 4 of the proposed contract for both of the above named as follows:

By inserting a period after the word, "months" in the fourth line of said paragraph and by deleting the rest of the paragraph and by adding the following sentence to the paragraph, "This contract may be extended by vote of the Authority upon such terms and conditions as the Authority and the contractor may agree".

The foregoing contracts are filed in the Document Book as Documents No. 169 Alevizos and No. 170 Akerson.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: that the Authority hereby authorizes the Development Administrator to execute the above-mentioned contracts as revised with John P. Alevizos and Charles B. Akerson, both effective November 20, 1961.

The minutes of the meeting of November 15, 1961, were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Executive Director informed the Authority that bids would be opened on the Preliminary Loan Note Issue in the amount of \$19,565,000 on Tuesday, November 22, 1961, at one p.m.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman be authorized to accept the lowest bid or bids on the above-mentioned preliminary loan note bid opening.

The Development Administrator distributed copies of a memo dated November 22, 1961, re: Bowdoin Square Fire Station Relocation, attached to which was a memo from Richard A. Beatty, Senior Planner, recommending the approval of the Cambridge Street site as requested by the Fire Department.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves the acquisition of approximately 14,225 sq. feet of land on Cambridge St., between Joy St. and South Russell St., by the City of Boston Fire Department for the construction of a permanent fire station to replace the present Bowdoin Square facility.

The Executive Director distributed copies of a memo from Mr. Wallace Orpin, Chief Engineer, dated November 15, 1961, re: West End Project Site Preparation Contract - Deletion of Oiling and Credit for Same. The memo from Mr. Orpin explained that Salah & Pecci Construction Co., Inc., are requesting a deletion of the oiling of the footpath and sidewalks from the site preparation contract because of the winter weather and because of inability to complete this phase of the contract because of the delay by the private utility company in installing the new utility lines. The contractor offers a credit of \$500 for the deletion of this item in his contract, and Wallace Orpin, Chief Engineer for the

Authority, has reviewed the request and in his opinion the request to delete is reasonable and the \$500 credit offered is an equitable adjustment.

On motion by Mr. Ryan, seconded by Mr. Colbert, it was unanimously

VOTED: to approve the request to delete the oiling of the footpath and the sidewalks from the site preparation contract in the West End Project and to approve the credit of \$500 from the contract amount for the deletion of the same.

The Executive Director distributed copies of a letter from Salah & Pecci Construction Co., Inc., dated November 1, 1961, entitled "Request for Partial Payment of Contract 2 of West End Project, No. UR, Mass. 2-3, Site Preparation - Estimate Thru October 30, 1961", The above-mentioned letter contained a breakdown of all the items, quantity, unit prices and amounts for each item that have been earned by virtue of completion under the contract to date, less the 10% retained, less the amount paid on Estimate No. 1, Progress Payment. The above-mentioned letter contains a request that Estimate No. 2 in the amount of \$57,707.37 as the amount due to the contractor at that time. Both the inspector on the job and the Chief Engineer, Mr. Orpin, have certified and approved the estimate in the above amount.

On motion by Mr. McGloskey, seconded by Mr. Ryan, it was unanimously

VOTED: to authorize the above progress payment.

Copies of a letter from George F. Driscoll Co., contractors for the Charlesbank Apartments, Inc., on the Whitney Project, were distributed, advising the Authority that the fill placed on Parcel No. 2 by the subcontractor would be removed as requested by our Chief Engineer.

Also distributed were copies of a letter dated November 17, 1961, from DiCarlo Bros., Inc., the subcontractor for the above-named construction job, requesting that the Authority grant permission to stock-pile excavated material on the land adjacent to the Charlesbank Apartments parcel. DiCarlo Bros, agreed to store this material in such a manner as not to interfere with the

completion of the demolition schedule as well as to remove the material at any time upon request and further to clear and clean the area after the fill is removed.

On motion by Mr. Colbert, seconded by Mr. Ryan, it was

VOTED: to instruct the Executive Director to work out a suitable agreement or license with DiCarlo Bros, in connection with this request and to submit the same to the Authority for consideration at the next meeting.

Mr. Massucco voted present on this motion and requested that he be so recorded.

Letters were distributed from Louis Shulman, Attorney for Suffolk Liquor Company and Mr. Anthony F. Viola, President of the Haymarket Cooperative Bank, present site occupants, requesting reconsideration to relocate their businesses within the new Government Center Project area.

On motion duly made and seconded, it was unanimously

VOTED: that the letters be acknowledged and referred to the Project Director for consideration in accordance with the Authority's policy.

The Executive Director requested authorization to submit to the Regional Office requisition No. 8 Capital Grant Progress Payment, West End Project, in the amount of \$429, 689.

On motion by Mr. Ryan, seconded by Mr. Colbert, it was unanimously

VOTED: to authorize the filing of the above request with the Urban Renewal Administration.

The Development Administrator read a letter from the Chairman of the State Office Building Commission concerning the estimated amount of land and the timetable for the same with respect to the construction of the contemplated complex of State Buildings within the Sudbury, Stamford, Cambridge and Merrimac Streets section of the Government Center Project area.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the memo from the Development Administrator, dated November 15, 1961, re: Government Center Urban Renewal Project; Proposed Demolition Staging Areas and Timetable.

The Development Administrator explained the proposed demolition staging areas and the timetable.

On motion by Mr. McCloskey, seconded by Mr. Ryan, it was unanimously

VOTED: to approve the demolition timetable for staging area No. 1 with the following revisions:

- a) that the area between Cornhill and Brattle St. (in this staging area) be deferred until March 15, 1962, before demolition commences;
- b) the area bounded by Hanover St., Elm St. and the vacant lot be deferred for demolition until March 15, 1962;
- c) the apartment building on the corner of Somerset and Howard Sts. be deferred for demolition until April 15;

and further that the remainder of the demolition staging areas and the timetable be designated as a proposed schedule under consideration by the Authority.

The Development Administrator distributed copies of a memo, dated November 23, 1961, re: Window Repairs - Tenth and Eleventh Floors, City Hall Annex, containing estimates of the cost involved in repairing the windows from two outside firms and recommending that the Authority approve the additional expenditure not to exceed \$3,200 to provide for the window repairs as an additional work item to be undertaken by the general contractor currently doing the remodeling work on the tenth and eleventh floors,

Mr. Colbert asked the Development Administrator if the architectural firm of Sert, Jackson & Gourley had approved or recommended this additional work and the reasonableness of the cost. The Development Administrator

stated that it was his understanding that the architects have approved the same.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to authorize the additional expenditure, not to exceed \$3,200 for the additional work item not covered in the contract for the window repairs on the remodeling job on the tenth and eleventh floors, subject to the condition, however, that a written statement be obtained from the architects prior to the additional work being authorized and that the statement from the architects be presented to the Authority at the next meeting.

The Development Administrator distributed a memo dated November 22, 1961, re: Payment Due J. J. Vaccaro, Inc., recommending payment in the amount of \$36,639.50 to J. J. Vaccaro, Inc., for work performed under the contract dated July 27, 1961. Attached to the memo were invoices signed by an official of the architectural firm and the contractor and the Authority's clerk of the work and the Project Manager, certifying that the work stipulated in the invoices had been satisfactorily performed.

On motion by Mr. Ryan, seconded by Mr. McCloskey, it was unanimously

VOTED: to authorize the above payment.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:03 p.m.



Secretary