

To : Councillor David E. Clem

From : Joseph F. Tulimieri

Date : March 2, 1976

Re : Emergency Demolition of Portland Street Properties

At your request this memo, together with one (1) copy of my letter, dated March 1, 1976, to Mayor Alfred E. Vellucci, outlining the steps involved for emergency demolition of the above-cited properties, is transmitted.

In order for the Authority to request HUD and State approval, as required, we must have, in hand, a written order to demolish the buildings from the Board of Survey. As you know, this Board consists of a private contractor, William Nissenbaum, the Fire Chief and the City Engineer and is convened by the Building Commissioner. Your indicated intention to follow-up on my request of March 1, 1976 that the property be inspected and that a Board of Survey recommendation be forwarded promptly to the Authority is appreciated.

We have requested the Authority engineer to secure proposals for the demolition work and should be prepared to issue a notice to proceed early next week if we are in receipt of the Board of Survey recommendation by that time and if we have HUD and State approvals in hand. We are also prepared to engage a fire watch detail beginning at the close of business on Friday and continuing throughout the weekend to preclude the possibility of fire. To that end, I have requested Acting Police Chief Nicholas Fratto to arrange for frequent patrols of the buildings and have further requested the assignment of a police detail, on site, to provide week-end coverage. The cost of the detail will be borne by the Authority.

As a tandem action, we will proceed with our regular bidding process, in case the emergency procedure is not approved by HUD or by the State.

By way of background, you should be aware that (1) the Authority properly secured these buildings in accordance with daily property management techniques as they became vacant over the past several weeks and has continued to re-secure these same buildings as they have become vandalized, (2) over this past weekend the buildings were severely damaged by vandals and apparently by looters

(continued on next page...)

interested in copper pipes and other materials having salvage value, and (3) the Authority has not advertised for demolition work as yet as it was our intention to prepare a contract covering a larger number of buildings to secure a lower demolition cost per building in the early Spring.

You should also be aware that in order to demolish these buildings without competitive public bidding, we must receive prior approval by the Department of Housing and Urban Development and by the Commonwealth of Massachusetts, Commissioner of Labor and Industries, waiving the public bidding requirements in accordance with Massachusetts General Laws, Chapter 149, Section 44A. We are prepared to request such waivers as soon as we receive the notice to demolish from the Board of Survey.

A significant issue involved in this matter has been the reported total lack of responsiveness on the part of our local police department. Again over this past weekend, neighbors, seeing the vandalism, reported same to the police and except for an initial appearance, apparently no follow-up was carried out. This aspect of the current problem should be the subject of further investigation.

Please be assured that we fully intend to work toward prompt resolution of this problem through both emergency and regular bidding procedures. We will keep you informed of progress.

JFT:hml

Attachment

cc: Alfred E. Vellucci, Mayor
James L. Sullivan, City Manager

March 1, 1976

Honorable Alfred E. Vellucci
Cambridge City Hall
Cambridge, Massachusetts 02139

Re: Demolition of Fire and Vandal-Damaged Properties
Wellington-Harrington Urban Renewal Area

Dear Mr. Vellucci:

Your interest in certain properties severely damaged by fire and vandalism has been brought to my attention by Deputy City Clerk, Joseph E. Connarton. With respect to the fire-damaged structure, located on Marion Street the Authority is not able to arrange for the demolition of that structure since it is not owned by the Authority.

With respect to the vandal-damaged properties located on Portland Street, I have requested and received Authority engineer estimates on the price of the work to be done in preparation for soliciting three (3) proposals from demolition contractors. Proposals will be requested from said contractors in lieu of public bidding due to the emergency nature of this matter.

It is anticipated that proposals will be received and accepted by the end of this week and we should be prepared to issue a notice to proceed on Monday.

However, you should be aware that the Department of Housing and Urban Development (HUD) requires that we receive prior HUD approval. This approval is given in situations where local agencies are ordered by the local building inspector to demolish buildings due to the imminent danger of fire. Today I requested the Building Department to inspect this property, to convene a Board of Survey, and to transmit to the Authority written notice to demolish the building. Once we have this notice in hand we will request HUD approval. You should also be aware that in order to demolish these buildings without competitive public bidding, we must also receive prior approval

by the Commonwealth of Massachusetts, Commissioner of Labor and Industries, waiving the public bidding requirements in accordance with Massachusetts General Laws, Chapter 149, Section 44A. We will request such a waiver as soon as we receive the notice to demolish from the Board of Survey.

In the meantime, we have removed all broken glass from the front sidewalk and will secure the three (3) proposals referred to above so that we will be prepared to issue immediately a notice to proceed to the contractor.

If you have any questions regarding this matter, please call.

Sincerely yours,

Joseph P. Tulinigari
Deputy Executive Director

cc: James E. Sullivan
Charles F. Sprague
Joseph E. Conant

Continuation of Economic Development Committee Report of March 8, 1976

mittee of the Council.

2. The City Manager follow the recommendations of the CRA in asking for concentrated police details.
3. The City Manager issue a progress report to the Council by March 18 on the demolition of the Portland Street properties.
4. That a copy of this report be forwarded to the citizens who brought this matter to the attention of the Council.

For the Committee,

A handwritten signature in cursive script that reads "David Clem".

Chairman

City of Cambridge

In City Council March 8, 1976

The Economic Development

Committee

to which was referred the March 1 City Council order requesting a progress report from the Cambridge Redevelopment Authority on steps being taken to board up properties on Portland Street which were formally occupied by Fawcett Oil Company and Massachusetts Lumber Company, and steps being taken to demolish the property on Marion Street

Reports,

On Tuesday, March 2, Councillor Clem contacted Joseph Tulimieri of the CRA to inquire about progress being made on the Council Order. Councillor Clem requested a progress memorandum which is attached to this report.

Briefly, the CRA has no control over the property located at 14-24 Marion Street because they do not own it, although they are taking steps to acquire it. Councillor Clem immediately notified the Building Commissioner who informed the Committee that the Board of Survey required the owner of 14-24 Marion Street to secure the property. The Building Commissioner promised to inspect the site to insure that the owner was complying with the board-up directive and to report back to the Committee. No follow up report has been received.

On the matter of Portland Street, the CRA indicated a willingness to speed up their demolition procedures but their inability to do so with^{out} a Board of Survey report. Councillor Clem notified the Building Commissioner who agreed to convene the Board of Survey. Their report was expected by March 8; the CRA promised prompt attention, perhaps within one week of receiving the report. The attached memorandum explains the procedure in more detail.

The Economic Development Committee recommends that:

1. The City Manager ask the Building Commissioner to prepare an outline of procedures used to identify unsafe and hazardous buildings, to board up and secure those properties, and to monitor compliance and that this information be referred to the Housing Com-

(to be continued)

F-68

REPORT

Committee on

3/8/76

Report received
and Placed in File
in Council Records
Copy of Report sent
to the City Manager
for Program Report
to the City Council
From to March 18/76

City of Cambridge

In City Council March 8, 1976

The Economic Development

Committee

to which was referred the March 1 City Council order requesting a progress report from the Cambridge Redevelopment Authority on steps being taken to board up properties on Portland Street which were formally occupied by Fawcett Oil Company and Massachusetts Lumber Company, and steps being taken to demolish the property on Marion Street

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Continuation of Economic Development Committee Report of March 8, 1976

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March 1, 1976

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Cambridge City Hall
Cambridge, Massachusetts 02139

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Wellington-Harrington Urban Renewal Area

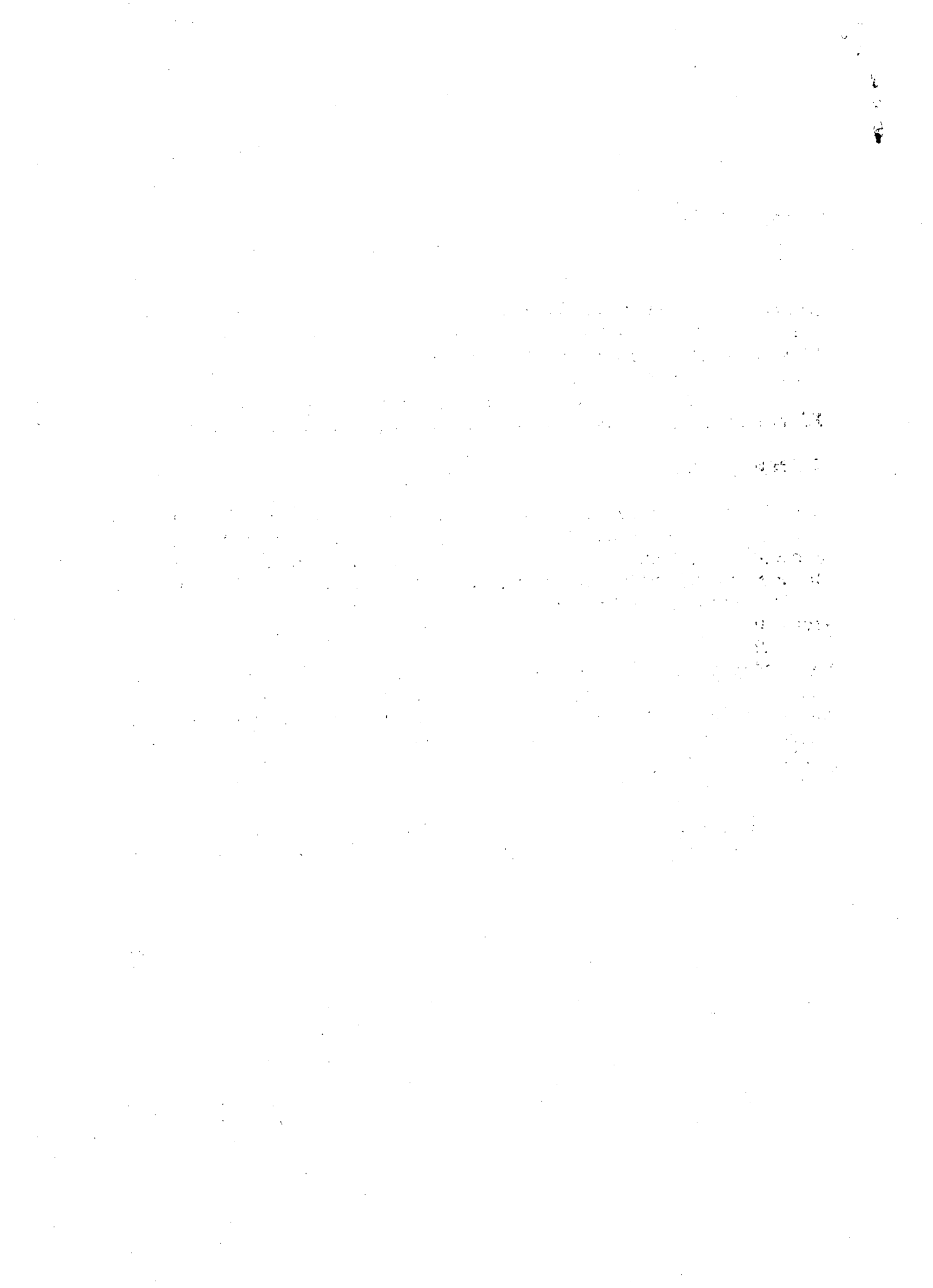
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Joseph F. Tulinieri
Deputy Executive Director

cc: James L. Sullivan
Charles F. Sprague
Joseph E. Connerton

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Report from the Economic Development Committee re: to the steps being taken to board up properties on Portland St., and also the steps being taken to demolish the property on Marion Street.

*Accepted
and
Board
on
file*

In City Council,
March 8, 1976

*3/11/76
Report received
copy to City Mgr.
Letter to interested
Citizens -
Copy sent 3/18/76
es*