

Cambridge Community Center, Inc. - Five Callender Street, Cambridge, Massachusetts

Telephone: 547-6811

April 13, 1973

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Mr. John Corcoran
City Manager
City Hall
Cambridge, Massachusetts

Dear Mr. Corcoran:

The Cambridge Community Center has been previously trying for the past three years to seek out all possible avenues for funds in order to renovate our rapidly de-lapidating building, a building that was persistently "gouging" into our income for its operation. After many tedious months of searching, we finally came across a "NEIGHBORHOOD FACILITIES GRANT" application through the Housing and Urban Development's office (HUD). We went through agonizing months complying to the stringent requirements necessary for the grant application.

Finally, the application was submitted to HUD and many months later it was approved, with HUD granting us \$60,000 and the Community Center securing \$28,000, and less architect's fees and other preliminary expenses, leaving us with a figure of \$78,000 for construction.

After many more months of drawing up plans and specifications by many neighbors and interested parties, the project was advertised for bidding in October, 1972, and while the project was being advertised, we had an unfortunate fire in our gymnasium. This fire destroyed our electrical system, destroyed a dressing room on our stage, and because of water damage by the Fire Department, our gymnasium floor was ruined as well as other damages inflicted by their successful attempt to extinguish the fire.

The bids were submitted in November, 1972 and the lowest bid received was \$145,000. This meant that our

project had to be cut in half, deleting many items that were extremely necessary for the proper rehabilitation of our building.

Due to the fact that we were receiving Federal funds, the project would have to be re-bid, regardless of the number of times.

In March, 1973, the project was advertised for bidding again and in April, 1973 the lowest bid received, to our dismay, was \$135,000. This figure clearly reflects the rapid escalation of prices in the construction industry.

In an attempt to salvage this bid, alternates amounting to \$39,000 were accepted. These alternates will bring the cost figure to around \$95,000. This will mean that we will have a deficit of \$17,000 to meet the budget at the present time.

Because of the fire in our gymnasium in October, 1972, we were forced to move our programs out of the building and into the Martin L. King School. We have been operating our programs out of this facility since that time and this meant that we have been facing many problems. One problem we faced was the closing of the Merrick Center. This closing of the Merrick Center increased our membership to an additional fifty children in the afternoons, and due to the fact that we were already over crowded, this only added to the confusion. This situation has also forced us to eliminate our teenage afternoon programs, a program that meant so much to us and the teens.

These facts mentioned above has prompted our Board of Directors to vote unanimously that it was imperative that all efforts should be made in order to get the project completed so that our building can again reopen so that we can effectively serve the residents of our neighborhood. This action by our Board means that we will have to raise the difference between the \$95,000 and the \$78,000 which was mentioned previously, as soon as possible.

This difference of \$17,000 is a tremendous sum for us to raise in such a short period of time.

After a meeting with Phil Rosenberg at HUD, he agrees with us that if we were to submit the plans again for bidding,

the chances are extremely high that the bids again would still be an astronomical figure, even if many items were deleted. Therefore, he has suggested that we should attempt to obtain the additional \$17,000 in order to sign the contract with the low bidder.

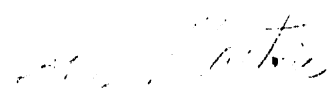
For the reasons mentioned above, we are asking the City of Cambridge to put up \$12,000 as "seed money" in order for us to get the project underway. After the contract has been signed, change orders in the plans will be made in order to bring the amount down to the figure that we actually have.

In essence, the "seed-money" put up by the City will not be used at all by us, but will be returned as soon as the contract is signed and the "change-orders" have been made.

We hope you will be able to assist us in this great and urgent endeavor.

Thanking you in advance for your cooperation, we are.

Sincerely yours,


John Martin
Executive Director

c.c.: Mayor Barbara Ackerman
Ms. Saundra Graham
Mr. Edward Washington

#22

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Comm. from Cambridge Community Center
regarding "Neighborhood Facilities Grant"

In City Council,

April 23, 1973

7/23/93

referred to the

City App for

Report from the

Appraiser's Meeting