

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON OCTOBER 15, 1964

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 11:00 a.m. on October 15, 1964. The meeting was called to order by the Treasurer, James G. Colbert, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
James G. Colbert Melvin J. Massucco George P. Condakes	Msgr. Francis J. Lally (came in later) Stephen E. McCloskey

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 the 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 10:00 a.m. on October 15, 1964 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

October 8, 1964

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 October 8, 1964, I filed, in the manner provided by Section 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 15th day of October, 1964.

LS

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of October 1, 1964 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On presentation of certified invoices and on motion duly made and seconded, it was unanimously

VOTED: to approve payment of the following bills:

The Architects Collaborative, Inc. - Norman Fletcher	\$ 200.00
Barton-Aschman Associates, Inc.	3,662.89
W. Chester Browne & Associates, Inc.	7,000.00
Foley, Hoag & Eliot	7,416.93
Foley, Hoag & Eliot	2,620.10
Morris Ketchum, Jr.	232.50
Peter A. Laudati, Jr.	1,350.00
Alois K. Strobl	1,204.38
Visiting Nurse Association	616.66
Maher & Fall, Washington Park - Contract No. 1	2,295.00
Maher & Fall, Washington Park - Contract No. 2	16,245.00
Willard B. Crush, Waterfront appraisals	3,350.00

Site office reports were distributed.

The Executive Director distributed copies of a memorandum dated October 15, 1964 re Survey Contract - North Harvard Project - Mass. R-54. The foregoing memorandum contained the names of three engineering firms and the amount of their proposals submitted on October 8, 1964, for the provision of Property Line, Topographic and Utility Survey of the North Harvard Project. The lowest proposal received was from Henry F. Bryant & Son, Inc. who have performed very satisfactorily for the Authority on previous projects.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to enter into a survey contract with Henry F. Bryant & Son, Inc. in the amount of \$2,975 for Property Line, Topographic and Utility survey services and drawings for the North Harvard Project, Mass. R-54.

The Executive Director distributed copies of a memorandum re Request for Rooms to be Painted at 11-20 Pemberton Square. The foregoing memorandum listed all the room numbers which needed painting as requested by tenants. The Executive Director stated that these rooms had been inspected by members of the staff and found to be in need of painting, and further, that none of these tenants were delinquent in the payment of use and occupancy charges.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to advertise for and solicit competitive bids as required by law for the painting of 11 and 20 Pemberton Square, as listed in the October 14, 1964 memo, and further, to award the contract to the lowest responsible bidder, subject to ratification by the Authority at the meeting following the opening of bids.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be empowered to authorize the painting of additional vacant offices when rented at 11 and 20 Pemberton Square after receiving proposals in accordance with the Authority's Procurement Policy.

Copies of a memorandum from the Development Administrator dated October 15, 1964 were distributed re Option Negotiators, Waterfront Project. The memorandum contained a list of option negotiators who have previously provided these services for the Authority on other projects and whose work has been highly satisfactory.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to execute Third Party Option Negotiator Contracts as needed with the following named persons:

Warren Alexander, 1108 Adams Street, Dorchester, Mass.
Harry J. Blake, 382 Commonwealth Avenue, Boston, Mass.
Oscar Burrows, 29 Prentiss Street, Cambridge, Mass.
Robert Cobe, 27 Larchmont Street, Dorchester, Mass.
Paul Duffly, 71 High Street, Canton, Mass.
Thomas Gilligan, 12 Edgewater Drive, Wellesley, Mass.
Ellen M. Good, 41 May Street, Jamaica Plain, Mass.
Ernest Hunt, 2414 Washington Street, Roxbury, Mass.
Hon. Francis X. McCann, 19 Hutchinson Street, Cambridge, Mass.,
Francis Morris, 10 Harding Street, West Newton, Mass.
James A. Newslow, 804 Great Plain Avenue, Needham, Mass.

Copies of a memorandum were distributed from the Chief Engineer dated October 9, 1964 re West End Project Site Preparation Contract No. 4 - Approval of Subcontractor, The foregoing memorandum stated that the Salah &c Pecci Construction Co., Inc. had requested the Authority's approval to subcontract the electrical work under the above-mentioned Site Preparation Contract to the J & J Electrical Company of 338 Belgrade Avenue, Boston, Massachusetts. The principals of the subcontracting firm

were listed in the memorandum and the required affidavits have been executed, and the subcontractor has been screened by the Chief Engineer.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request of Salah & Pecci Construction Co., Inc. to subcontract electrical work under the Site Preparation Contract No. 4, West End Project, to the J & J Electrical Company.

Copies of a memorandum from the Chief Engineer dated October 9, 1964 were distributed re West End Project, Site Preparation Contract No. 4 - Salah & Pecci Construction Co., Inc. - Proposed Change Order No. 1. The foregoing memorandum explained that Salah & Pecci Construction Co., Inc. had requested that they be permitted to use flagstone 1 inch thick in lieu of 2 inch thick as called for in the specifications, the reason being that 1 inch thickness is a standard size and much easier to obtain. The Engineering Department has stated that this substitution is acceptable, provided that the concrete base is increased from 4 inches to 5 inches and that the amount of \$1,000 be credited to the Authority by the Contractor. In the judgment of the Chief Engineer and the engineering consulting firm assigned to this project, this credit of \$1,000 is a fair and equitable amount taking into consideration the increase in the concrete base from 4 inches to 5 inches.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. I, Salah & Pecci Construction Co., Inc. Site Preparation Contract No. 4 which provides for the substitution of 1 inch flagstone in place of 2 inch thick flagstone; an increase in the concrete base from 4 inches to 5 inches; and a credit of \$1,000 from the Contractor to the Authority because of the foregoing changes in the contract specifications.

Copies of a memo dated October 9, 1964 were distributed from the Chief Engineer re Government Center Project - Demolition Contract No. 3, Change Order No. 4 - John J. Duane Company, Inc. The foregoing memorandum noted that there are still two structures in the contract area which have not been released to the Contractor. Because of this, an extension of contract time is necessary.

On the recommendation of the Chief Engineer and on motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 4 to Demolition Contract No. 3, John J. Duane Company, Inc., Government Center Project, providing for an extension in the contract time of 181 calendar days to April 30, 1965, without change in the contract price.

The Executive Director informed the Authority that the Public Works Department, City of Boston, had requested the use of Authority-owned vacant land in project areas which is not currently needed for development activities for the dumping of snow during the -wintermonths.

On motion duly made and seconded, it was unanimously

VOTED: to empower the Executive Director to authorize the Public Works Department, City of Boston, to dump snow on vacant land in project areas where the same is not needed for development activities during the coming winter months.

The Executive Director was also instructed to investigate if there is a public need for parking in the Castle Square - South End area, and whether or not parking operators would be interested in providing parking facilities at reasonable rates. This would encourage owners of automobiles to remove their cars from the narrow South End streets, thereby making it possible for snow removal and fire department equipment to efficiently operate whenever needed during the winter months.

The Development Administrator distributed copies of a memorandum dated October 15, 1964 re Status Report on Castle Square. The foregoing memorandum contained a schedule of dates of the necessary preparations for the construction of the relocation housing and public housing units.

Copies of a memorandum dated October 15, 1964 were distributed by the Development Administrator re South Cove - Engineering Contract attached to which were copies of Contract for Engineering Services with Charles T. Main, Inc.

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

VOTED: that the Development Administrator is authorized to enter into a contract with Charles T. Main, Inc., for engineering studies

in connection with the South Cove Urban Renewal Project in an amount not to exceed \$28,000, contingent on approval of the contract by HHFA.

Monsignor Lally entered the meeting at this point at 11:30 a.m.

Copies of a memorandum dated October 15, 1964 were distributed re Purchase of File Cabinets.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent to purchase in conformance with the Authority's Procurement Policy three (3) four-drawer legal size filing cabinets at a total cost not to exceed \$315.

The Development Administrator distributed copies of a memorandum dated October 15, 1964 re Planning Department - Personal Services Contract for Graphic Design Services - Frank Baldwin,

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to enter into a contract with Frank Baldwin, of Winthrop, Massachusetts to perform graphic design services for the Planning Department in an amount not to exceed \$3840, payment to be made at \$4 per hour.

The Development Administrator distributed copies of memoranda dated October 15, 1965 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Temporary appointment, six-month basis:</u>		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Eff.</u>
David A. Wylie	Proj. Legal Officer IV	12-1	\$10,200	10/26
G. Paul Draheim	Dev. Spec. IV	11-2	9,450	11/2
Allyn W. Hemenway, Jr.	Trans. Planner III	10-1	8,000	10/19
Edward C. Helmes	Civil Eng. Aide II	9-3	7,938	10/26
Helen Oliver	Secretary III	5-2	4,725	10/19
Judith S. Humphrey	Secretary III	5-1	4,500	10/19
Margaret C. Dempsey	Switchboard Oper. I	3-1	3,900	10/19
Jane M. Mooney	Clerical Assist. III	3-1	3,900	10/19
John David Farley	Architect IV (hourly)		5.00 p. h.	11/2

Status Changes, from Military Leave of Absence to reinstatement:

George J. Silvi	Draftsman II in the Planning Department (Grade 6 - Step 1) at \$5,200 per annum, effective 9/23/64.
David W. Haley, Jr.	Planning Aide III in the Administrative Management Department (Grade 6 - Step 1) at \$5,200 per annum, on a three-month basis, effective 10/1/64.

Military Leave of Absence:

Irving M. Weiner	Draftsman II in the Development Department, to be granted a six-months' Military Leave of Absence, beginning on November 2, 1964.
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Request for Leaye of Absence]

Edith F. O'Hearn

Secretary II assigned to the Community-Relations Department, due to illness, to be effective October 24, 1964, terminating January 24, 1965.

Resignation:

Konrad J. Perlman

Planner II in the Planning Department, effective December 1, 1964.

The Development Administrator distributed copies of memoranda dated October 15, 1964 re Travel and Attendance at various meetings and conferences.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the following travel:

William McGrath - October 30 to November 7, 1964 ,
Edward J. Logue and Stanley Siegal - November 3 to 7, 1964 -
to the annual meeting of the Institute of Traffic Engineers in
Miami Beach, Florida;

attendance of eight staff members at Massachusetts Conference
on Social Welfare at the Hotel Somerset, Boston, on October 27,
28, 29, 1964, at a maximum cost of \$10 per staff member;

James G. Dolan to attend meeting of the Urban Redevelopment
Division of ACTION in Washington, D. C. on October 26,
27, 1964.

On motion duly made and seconded, it was unanimously

VOTED: the next meeting of the Authority would be held on
Thursday, October 29, 1964 at 10:00 a.m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:54 a. m.



Secretary