



March 1, 2022

Dear President Curtis,

I want to thank you and the entire Board of Representatives for your continued attention to the safety of Stamford residents and particularly those in the South End in the wake of the partial collapse at the Allure apartment building at 850 Pacific Street. I am writing to provide a summary of the actions taken to date by my administration and City of Stamford employees following the partial collapse of a parking structure on Tuesday, February 1st at the Allure apartment building operated and owned by Building Land Technology (BLT). The safety of all Stamford residents is my highest priority, and I have instructed my cabinet and staff to take all necessary actions to ensure that the City has the information it needs to ensure that developers and property owners fulfill their responsibilities to ensure the safety of their buildings and residents.

I hope the timeline that follows provides sufficient detail, but please don't hesitate to contact my office if you have additional questions or would like further briefings in addition to the one provided to the Public Safety Committee on Tuesday, February 22.

Timeline Related to Partial Collapse at 850 Pacific Street

Tuesday, February 1st

- At approximately 3:40 pm, a call was received at Fire Department headquarters by an acquaintance of an occupant at 850 Pacific Street for a crumbling ceiling and a blocked exit at that location. This was the first official report received regarding the incident.
- Assistant Chiefs Robles, Morris and Fire Marshal Seely responded to the scene and notified Dispatch of the situation. A reporter inquired to 911 Communications just prior. 911 Communications was not aware of the incident at that time. There were no calls to 911 Communications from anyone at the scene of the localized collapse.
- On arrival at approximately 3:55 pm, the Chiefs discovered a localized collapse of an approximate 20' by approximately 15' section of the parking garage patio, with the collapsed slab leaning partially against the remaining floor section. The Chiefs contacted 911 Communications and the Buildings Department was requested to respond to the scene.
- On scene, individuals were already shoring up the collapsed area. The area was fenced off and secured. Fire and Building department representatives performed a visual inspection of the premises for additional signs affecting structural stability. No other risks were detected. When the scene was deemed safe, the Fire Department Units left the scene. The scene was turned over to the Buildings Department for appropriate follow up.
- Then-Acting Mayor Jeff Curtis and Mayor Caroline Simmons were briefed on the matter by the Director of Public Safety, Ted Jankowski.



- Fire and Building Department officials were dispatched to the Allure building as well as several other buildings located in the South End to inspect for signs of weakness or damage.
- A preliminary report dated February 1, 2022, by Henderson Rogers, a structural engineering firm certified by the State of Connecticut and hired by BLT, concluded “areas outside of the impacted region can be considered safe to occupy” and “the failed stepped slab condition within the interior bay is unique to this building and does not occur at any other Harbor Points P-Block buildings.”

Wednesday, February 2nd

- City public safety and engineering officials convened to review initial findings.
- City of Stamford issued a message to the public and the press stating the intention to investigate the collapse and that there was no immediate risk to similar buildings in the South End development. The message reminded residents to call 911 to report any unsafe conditions or other safety concerns.

Thursday, February 3rd

- Mayor Simmons resumed her official duties.
- Mayor Simmons convened a meeting with city officials from public safety and engineering to discuss immediate safety of residents and the City’s response.
- Mayor Simmons convened a meeting with BLT officials, including Carl Kuehner and members of his team. Director of Public Safety Ted Jankowski, Director of Legal Affairs Doug Dalena, Director of Operations Matt Quinones, and Chief of Staff Bridget Fox were also in attendance.
- In that meeting, Mayor Simmons:
 - Questioned why BLT did not call 911 immediately and expressed her concern about the way the matter was handled initially.
 - Demanded that BLT retrain staff and management on immediately calling 911 whenever an unsafe condition exists.
 - Instructed BLT to ensure the site would not be disturbed until the City could complete its own investigation.
 - Authorized emergency funds to hire forensic engineers to conduct an independent investigation of the cause of the collapse.
 - Instructed that the forensic engineering firm was to be vetted for no financial or professional ties to the building owner.
 - Ordered Fire and Building Department officials to 850 Pacific Street and two other similar type construction buildings (880 Pacific Street and 900 Pacific Street) to investigate for signs of weakness or damage. No obvious risks were detected.

Saturday, February 5th

- The engineering firm Wiss, Janney, Elstner Associates, Inc., arrived on site and launched an independent forensic investigation of the cause of the collapse.



Monday, February 7th – present

- Ongoing forensic investigation conducted by Wiss, Jannney, Elstner Associates, with detailed follow-up questions and demands for documents from BLT.
- The following actions are ongoing:
 - Daily Department of Operations and Department of Public Safety briefings
 - Weekly briefings for Mayor Simmons

Tuesday, February 23rd

- Members of my administration presented to the Board of Representatives Public Safety Committee (2/22) on actions taken to date by the city and plans for ongoing investigations.

I will continue to request that BLT provide information, access, and operational changes as needed. I will be communicating with residents of the Allure building to encourage them to raise issues or concerns with my office, as well as remind them of the need to call 911 immediately if they notice an unsafe condition. This is an ongoing investigation that will provide us with further opportunities to share updates and collaborate with you moving forward.

Thank you for your attention to this matter and your vigilance for the safety of Stamford residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caroline Simmons'.

Mayor Caroline Simmons