

Board Packet of Supporting Materials

Meeting of May 17, 2017

i. Agenda

1. Draft Minutes of the Regular Meeting of the Board on April 12, 2017
 2. Memorandum regarding Veolia Repairs and Improvements
 3. Kendall Center Plaza and Roof Garden Public Programming Presentation
 4. Yellow Garage Antennae Installation Proposal from Verizon
 5. Replacement Signage Proposal from Brammer Bio
 6. Outdoor Graphics Proposal from Sebastians
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8. Monthly Staff Report and Financial Update
 9. CRA Investment Policy Update

(Document numbering altered to reflect agenda item numbers)

NOTICE OF MEETING

Pursuant to the Massachusetts Open Meeting Law, M.G.L. c. 30A, §§ 18-25, notice is hereby given regarding meeting of the Cambridge Redevelopment Authority to take place as follows:

Regular Board Meeting
Wednesday, May 17, 2017 at 5:30 PM

Cambridge Police Department
First Floor Community Room
125 Sixth Street
Cambridge, Massachusetts 02142

Note: Before the meeting, the CRA is hosting the Envision Cambridge Outreach Team to engage meeting attendees. Please come by between **4:45 and 5:30 PM** to participate.

"Envision Cambridge Corridors" is an interactive model to imagine the future of Cambridge's corridors. Participants will test different building configurations to imagine a variety of futures for Cambridge's corridors, while gaining a greater understanding of the various planning considerations that accompany those futures.

MEETING AGENDA (REVISED)

The following is a proposed agenda containing the items the Chair of the CRA reasonably anticipates will be discussed at the meeting:

Call

Public Comment

Minutes

1. Motion: *To accept the minutes of the Regular Meeting of the Board on April 12, 2017 **

Communications

2. Memorandum date April 26, 2017 Regarding Veolia Repairs and Improvements North and South of Broadway within the Kendall Square Urban Renewal Plan *

Reports, Motions and Discussion Items

3. Report: Kendall Center Plaza and Roof Garden Public Programming (Mr. Zogg) *
4. Presentation: Verizon Antennae Installation on Kendall Center Yellow Garage (Mr. Zogg) *

Motion: *To approve the location and design of a Verizon Antennae upon the Yellow Garage within Parcel Three of the Kendall Square Urban Renewal Area*

5. Presentation: Replacement Signage Proposal from Brammer Bio at 250 Binney Street Manufacturing Facility (Mr. Evans) *

Motion: To Approve the Conceptual Design of replacement signage for the Brammer Bio manufacturing facilities at 250 Binney Street (14 Cambridge Center) within the Kendall Square Urban Renewal Area

6. Presentation: Replacement Outdoor Graphic Proposal from Sebastian's Café along Ames Street at 415 Main Street (Mr. Evans) *

Motion: To Approve the Outdoor Graphic Proposal for the Sebastian's Cafe at 415 Main Street (7 Cambridge Center) within the Kendall Square Urban Renewal Area

7. Update: Foundry Project Revised Approach (Ms. Madden)

8. Monthly Staff Report and Financial Update (Mr. Evans) *

9. Update: CRA Investment Policy (Mr. Evans) *

Motion: To approve the proposed amendment to the Cambridge Redevelopment Authority Investment Policy, in order to Authorize the Treasurer, Assistant Treasurer and Executive Director to allocate up to thirty percent (30%) of its portfolio to annuities, consistent with prudent investor principles.

Adjournment

(*) Supporting material to be posted at: www.cambridgeredevelopment.org/next-meeting/

UPCOMING MEETINGS

Foundry Community Meeting

Location: Dante Alighieri Society, 41 Hampshire St, Cambridge
Tuesday, May 30, 2017, 6:30-8:30 p.m.

Regular Meetings of the CRA Board

Location: Cambridge Police Station, 1st Floor Community Room, 125 Sixth St, Cambridge

- Wednesday, June 21, 2017, 5:30-8:30 p.m.
- Wednesday, July 19, 2017, 5:30-8:30 p.m.

The Cambridge Redevelopment Authority is a "local public body" for the purpose of the Open Meeting Law pursuant to M. G. L. c. 30A, § 18. M. G. L. c. 30A, § 20, provides, in relevant part:

(b) Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting.

(c) For meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.



Regular Board Meeting
Cambridge Redevelopment Authority

Wednesday, April 12, 2017, 5:30pm
Robert Healy Public Safety Center / Cambridge Police Station / Community Room
125 Sixth Street, Cambridge, MA

DRAFT Meeting Minutes

Call

Chair Kathleen Born called the meeting at 5:36 p.m. Other Board members present were Vice Chair Margaret Drury, Treasurer Christopher Bator, Assistant Treasurer Conrad Crawford and Assistant Secretary Barry Zevin. Staff members present were Executive Director Thomas Evans, Project Manager Carlos Peralta, and Office Manager Ellen Shore. Program Manager Jason Zogg will be joining the meeting shortly.

John Hawkinson and the CRA Office Manager are recording the meeting.

Public Comment

Mr. Hawkinson requested that the Executive Director inquire about the Volpe Working Group meetings from the CRA Chair, as she is a member of that group. Mr. Evans said that the topic could be flagged when talking about the Forward Calendar.

Mr. Evans said that there are members of the public present tonight that would like to speak during the Forward Fund agenda item #3.

Public comment was left open.

Minutes

1. Motion: To accept the minutes of the Annual Meeting of the Board on March 15, 2017

There were no modifications to the minutes.

A motion to accept the minutes and place them on file carried unanimously.

Communications

2. Comment Letter to Department of Housing and Community Development regarding proposed amendments to the regulations 760 – CMR 12.00 – Urban Renewal Regulations – April 7, 2017

Mr. Evans said that his letter asked for clarification on items that might affect the CRA. Besides the issue of timing for annual reporting that he mentioned in the letter, Mr. Evans added that the proposed amendments are unclear as to which City body should get the CRA annual reports. He said that CRA counsel suggested that both the City administration and the City Council be the recipients if the amendments were approved. Amendments regarding smart growth zoning overlay districts were not relevant to the CRA. There was a discussion regarding the proposal for DHCD approval during the appraisal process rather than during the transfer period and well as whether this approval was required for all property acquisitions or just acquisitions within the urban renewal area.

Mr. Evans will report back as more information is attained.

In response to Ms. Born, Mr. Evans was not sure if this would affect the Foundry. Mr. Evans noted that a clause within the proposed amendments suggested that any changes would be for new acquisitions or dispositions. He added that the current regulations on property dispositions, which is not proposed to change, is also vague.

The motion to put this letter on file carried unanimously.

Reports, Motions and Discussion Items

3. Report: Forward Fund Grant Program

Mr. Peralta handed out his PowerPoint presentation. An amount of \$125K has been budgeted for this third funding season of the program. The CRA received over twenty proposals requesting a total of \$320K. There are two types of grants - Infrastructure and Experimentation/Innovation. The Forward Fund Advisory Group, composed of representatives from various City agencies, met last Friday to select the recipients. On page 4, there is a breakdown of the grant recipients and a map of the project areas. A total of \$70,214 was awarded for Infrastructure Grants and \$48,500 was awarded for Experimentation Grants.

Some of the grant awardees were able to attend the meeting and presented their projects. A fuller description of the awarded grants can be found on pages 5-13 of the handout.

Jason Alves, Executive Director of the East Cambridge Business Association, was grateful for the grant and spoke about his beautification project, which received \$5,214 to enhance the business district's streetscape atmosphere for business owners, residents and visitors.

Christina Alexis, Executive Director of the Margaret Fuller Neighborhood House, thanked the Board for the \$25K grant to add life-safety and other functional additions to the deteriorating building.

Eryn Johnson, Executive Director of the Community Art Center, thanked the Board for the \$25K grant to finalize the design, build, and install a kiosk in the Port area for connecting and strengthening the neighborhood community.

Michael Dawson, Executive Director of Innovators for Purpose, thanked the Board for the \$25K grant. He explained the wayfinding project in which youth in the Port area will be creating a signage and multimedia tour system with the goal of connecting them to Cambridge's history and to the present economy.

Haley MacKeil, Director of Maud Morgan Arts, which collaborates with Agassiz Baldwin Community, spoke about the \$5K grant that Agassiz Baldwin Community received to design a replacement to a deteriorating play structure.

Mr. Peralta spoke about a grant awarded to the Community Art Center for their building modernization project. Although the request was for \$25K, the Advisory Group decided to award only \$10K to cover infrastructure such as wiring and new computer stations. Mr. Evans noted that computers and laptops are not considered infrastructure. In the same vein, the \$10K grant awarded to the Friends of the Greenway's "Tunnel of Light" project does not include funds for computer hardware. This project intends to repurpose an abandoned rail tunnel, a component of the Watertown-Cambridge Greenway, for use as an outdoor, public, interactive performance space. A grant of \$6K was awarded to Carolyn L Arts for the design, implementation, installation, and DIY videos for a vertical food garden at the Moses Community Center. The last project is called Suitsculpture by artist Laura Zittrain, who received \$7500 to create a spacesuit sculpture that visitors can embody and imagine themselves reaching for the stars. This last project would be located on the 3rd & Binney Street civic space.

Mid-term reports are required from each awardee and will be incorporated into the CRA's annual report. The Board was pleased with the projects. Ms. Born said that it is nice to see organizations that have been part of the Cambridge fabric as well as new ones. Mr. Bator would like to continue to grow the Forward

Fund program. Mr. Peralta added that all the members of the Advisory Group were excited to be part of the process.

Mr. Evans said that, as done in previous years, the funding for the Forward Fund was previously appropriated so no vote was needed tonight.

4. Annual Investment Report

Ms. Shore said that the CRA investment policy states that there will be an annual report of the CRA financial holdings, including investments. Ms. Shore introduced the CRA investment strategist, David Javaheri, who would be talking more about the investment portfolio after her review.

The CRA has two accounts in Cambridge Trust. One account is the checking account and used for operating expenses. The second account, which was opened about 3-4 months ago, is a money market account, which is accessed to replenish the checking account. This account does gain interest. There is one account in Boston Private that is dedicated to payroll. The CRA created an OPEB trust account in Morgan Stanley with \$14K. There is a large CD in East Cambridge Savings that will be coming due in September 2017. This amount is designated for the Foundry. The remaining monies are distributed in Morgan Stanley in cash (.01%), stocks (16.39%), and laddered corporate bonds (31.74%) and CDs (51.86%). The CDs are collateralized with \$250K as the maximum in any one CD. The laddered distribution is 1-year, 2-year, 3-year, and 4-year. As these mature, a decision is made whether to roll them back into investments or use them otherwise. The report also lists the individual CDs and corporate bonds with their maturity dates as well as the stock holdings. The 21 stocks are those that appear on the Massachusetts Division of Banks List of Legal Investments. Mr. Javaheri added that the bonds also appear on that list.

Mr. Javaheri explained that he uses the same strategy for any Massachusetts city, town or quasi-government entity. He utilizes the equities on the legal list and while all of them are not required, he has had the best returns when all of them are bought and evenly weighted. On the fixed income side, CD and corporate bonds are laddered so that each fiscal year, between one and four years, money is coming due which provides liquidity if needed while also protecting for major interest changes in either direction. All the CDs are covered by FDIC since they are \$250K or less in various banks. On the corporate side, the legal list is used but it is weighted towards sectors with higher quality notes. These are also laddered into one, two, three and four years along with the CDs. The fixed income is a majority of the portfolio. Mr. Javaheri said that although the strategy appears basic and somewhat restrictive, the performance is very good, and the portfolio is growing in a reasonable fashion without taking excessive risks. This strategy beats the S&P over most time periods in last 15 years.

Mr. Bator said that the CRA should focus more on the equity percentage of the holdings. The current portfolio is at 16%, which is extremely conservative. Mr. Evans explained that as CDs mature in April and some of the money is pulled for operating and payroll expenses, the percentage of equities will increase. Per the CRA investment policy, the percentage could be as high as 20%. Mr. Evans added that the Board could change the policy. Mr. Bator emphasized that the interest income generated from the money expected from BP could be significant if the equity percentage is raised to perhaps 30%. There was a discussion of percentage versus calculated risk and the possibility of changing the policy to give the CRA more flexibility and latitude.

Mr. Crawford noted that spending for capital projects such as the Foundry or other projects doesn't preclude the possibility of having financial partners outside the City. There are other revenue possibilities. The CRA money can also be used to do small business lending.

The CRA pays Morgan Stanley per trade, rather than an advisory payment, since there is little to no activity. The cost of the bonds and CDs are built into them. There is a commission for buying and selling stocks. The cost activity occurs when new money arrives or if things need to be sold prematurely. Industry standards on similar portfolios could run 10 basis points or ½ percent.

Mr. Evans said that he would talk more with the Treasurers about an Investment Policy update.

Mr. Crawford proposed to suspend the meeting rules to hear a presentation by Doug Brown, from the Friends of the Greenway, on the Tunnel of Light project that received a Forward Fund grant of \$10K. Mr. Brown thanked the Board for endorsing the idea. He is hopeful that MassDOT will be funding the path this year. This path is part of a larger network of paths that blanket the entire region but has been missing for a long time. Rather than create a multiuse path, his goal is to create a multiuse place. DCR plans to light the tunnel and the art community could use this as a semi-permanent place. This is an experiment like the Rose Kennedy Greenway.

Ms. Born is pleased to see that the grants have reached outside of Kendall Square.

5. Update: Kendall Square Transit Enhancement Program (Mr. Evans) *

Motion: To authorize the Executive Director and Chair to execute a revised Memorandum of Understanding between the Cambridge Redevelopment Authority, the City of Cambridge, the Massachusetts Department of Transportation, and the Massachusetts Bay Transit Authority to implement the Kendall Square Transit Enhancement Program.

Mr. Evans handed out a red-lined version of the Memorandum of Understanding (MOU) as requested by the Chair.

Mr. Evans said that staff has been working on the MOU for two years. The MOU was part of the Notice of Project Change (NPC) for the Environmental Impact Report (EIR). The State had come to past meetings and made comments during in the EIR process. The CRA Board approved a version in October 2016, which was also approved by the City Manager. The CRA sent five signed copies to the State. There was no response for months. It was finally explained that the MBTA fiscal control board had concerns regarding these funds. Mr. Evans summarized that the funds are \$6 million received through the redevelopment of Kendall Square to go towards transit improvements serving Kendall Square. The method of taking in funds from other sources was concerning to the MBTA fiscal control board. They were also concerned about expanding transit since they are focusing on fixing their existing system. The State made changes to the MOU to protect itself by adding places for their approvals within the document. The edits were sent to the new city manager who also wanted to have approval authority. So looking at the red-lined version, there are many updates that relate to governance and decision making.

The first page of the red-lined version updates the fact that the task force went from a State function to a City function. A certified MEPA document was received so that update is reflected in the changed document. On the bottom of page 2, updates appear based on the interests of both the City and the State. Although Ms. Born asked for a red and green lined version to understand which entity made which change, Mr. Evans was not able to provide this distinction. Mr. Evans noted that improvements with EZride would not require approval by the Secretary of Transportation. Capital improvements of the Kendall Square Station shifted from a short-term idea (#6) to a long-term idea (#7). The edit in #8 deals with the allocation of administrative costs. The edits in #9 included approval by the City Manager. If there are metrics, these need to be approved by the MBTA. The edit in #12 talks about the issue of funding running out after a new service is started.

The document was edited by the State, then by the City, and is now back in the State. It is going to the control board on the 24th, although the control board doesn't need to approve it.

In response to Ms. Born, Mr. Evans said that Doug McGarrah of Foley Hoag has been working on this. The development agreement references the version that was part of the Notice of Project Change.

As for the timing for the funding, Mr. Evans said that the funds are committed with the building permit of 145 Broadway so he expects to receive this by May. Six months after that, a decision needs to be made on what to do with one third of the KSTEP money and then up to two years for a plan for the other two thirds.

A motion was made to authorize the Executive Director and Chair to execute a revised Memorandum of Understanding, substantially in the form of the version presented and reviewed by the board on April 12, between the Cambridge Redevelopment Authority, the City of Cambridge, the Massachusetts Department of Transportation, and the Massachusetts Bay Transit Authority to implement the Kendall Square Transit Enhancement Program.

A roll call was taken.

Mr. Bator - yes
Ms. Drury - yes
Ms. Born - yes
Mr. Crawford - yes
Mr. Zevin - yes

The motion carried unanimously.

6. Report: Octahedron Deaccession

Motion: To Authorize the Executive Director to grant the Octahedron sculpture to the City of Pontiac, Illinois.

Mr. Zogg said that a personal interest web story became an article in the Globe. Feedback sent to the author was forwarded to Mr. Zogg. A person saw the article, contacted her friend who is the President of the Guilders Society and she connected the CRA with the City of Pontiac, Illinois, who was interested in the Octahedron to adorn a new train station being developed. The City of Pontiac would pay to move the object and the CRA would pay to put it on the truck. Mr. Zogg tracked down the artist again who verbally authorized its release. Ms. Shore added that the City Administration of Pontiac is going to his Council next week to get authorization to release funds for the transport.

The motion to authorize the Executive Director to grant the Octahedron sculpture to the City of Pontiac, Illinois was seconded and carried unanimously.

7. Monthly Staff Report and Financial Update

Mr. Evans said that a new accounting service has been found to help with bookkeeping, segregation of duties, and comptroller functions.

The CRA office is being reorganized in anticipation of a new hire. The CRA was able to obtain unwanted furniture before the demolition of 145 Broadway.

On the Forward Calendar are Galaxy Park design ideas, Kendall Square Implementation Plan, Boston Properties presentation on their summer programs for the Plaza and Roof Garden, and Volpe updates. Mr. Evans asked the chair to talk about the Volpe Task Force.

Ms. Born said that there have been four meetings to date. There are about 8-12 MIT people present at the meetings. The petition will be an MIT petition with a desired timetable of bringing it to a vote before the end of the year so that the current Council votes on it. The Volpe Task force was asked to wrap up its recommendations. The topic of discussion at the last meeting was the location and configuration of open space. The consultant to the City presented options and there was a lively discussion. Around 6-12 members of the public have been attending. The City Council asked to create the task force. There was a request to the task force that site plan drawings include the buildings from the Infill Development Concept Plan.

The food trucks program at Parcel 6 is going well, regardless of the issue with the Chicken and Rice Guys. There are new garden boxes installed by Green City Growers. A shade structure is being discussed with the landscapers.

The National Endowment for the Arts is not pursuing disbursement of any of their grant funds, including those appropriated in the 2016-2017 budget, until there is a budget resolution which means the renovation of the moon globes at Galaxy Park is on hold.

The Binney Street Park is going through a redesign process to make it an adventure playground for dogs. There was not much participation at the last public meeting. The only design elements definitely remaining from the original design are the cottonwood tree and the Grand Junction path. Everything else is on the table.

The streetscape coordination is going well. By taking out a lane of traffic in each direction and the median, there is an increased amount of territory to allocate to landscaping. There is a tree removal hearing for trees near 145 Broadway and the median on Galileo.

Ames Street residential is on its 2nd floor of concrete. Staff has reviewed a mini mockup of the parking garage for the bikes. The plan is to continue the vine graphic.

Regarding the Windsor Street building, there have been initial meetings with the City. Although this is not a major priority, staff will continue looking at the structural issues of the building. A community preservation grant for repointing the bricks or historic roof will also be submitted on behalf of the Health Alliance who currently has a lease on the building.

With respect to financing, the budget is on track. Some line items for insurance and other storage rental expenses have been paid in full at the beginning of the year. The contract with Alta is being monitored to stay within budget. Mr. Evans anticipates coming to the Board with a new budget. This will include the income from Boston Properties' development payment and the KSTEP funding. Expected invoices from legal counsel regarding the KSTEP and the Foundry will increase the legal expenses. The transportation line item (#7017) includes the payments to the contractor Alta for the streetscape design. In the pie chart, the section labeled Transportation includes payment to Alta plus payroll for staff time working with Alta as well as that spent with the Kendall Square mobility task force.

Boston Properties will be getting a phased building permit with ISD. It is unclear which permit triggers the development fee but Mr. Evans thinks that going vertical should trigger the payment. There is an escalation clause that increases BP's cost if the time elapses.

A motion was put forth to convene in Executive Session for the purpose of discussing potential revisions to the 50-year lease of the Foundry Building at 101 Rogers Street from the City of Cambridge, to facilitate the redevelopment of the Foundry building through the Foundry Demonstration Project Plan. Conducting the discussion in open meeting may have a detrimental effect on the negotiating position of the CRA. Since the business of the CRA set forth on the agenda has been completed, the meeting will not reconvene in open session.

A role call was taken.

- Mr. Bator – yes
- Ms. Drury – yes
- Ms. Born – yes
- Mr. Crawford - yes
- Mr. Zevin – yes

The motion carried unanimously and the Board move to Executive Session at 8:10 p.m.

Date: 4/26/2017

Stephen Poole
Veolia North America
15 Elkins Street
Boston, MA 02127

RE: Veolia Repairs and Improvements North and South of Broadway

In prior meetings on 1/19/2017 and 2/1/2017 with representatives from Cambridge Redevelopment Authority (CRA) and Cambridge Department of Public Works (DPW), Veolia discussed the need to repair a broken condensate return line located south of Broadway in the Grand Junction Park between steam vaults K23 and K21, as well as a commitment to execute a preventative maintenance replacement opportunity on the site of the future Binney Street Park north of Broadway involving condensate return pipe between vaults K19, K19a, K18, K18a, and K17. A proposed future connection to the Whitehead Institute from vault K22 was also discussed.

On 2/16/2017, CRA sent a proposed Memorandum of Understanding (MOU) to Veolia to govern all of Veolia's steam and condensate return work with terms related to property restoration, design coordination, site access and construction conditions. The draft MOU also required indemnification against any contaminated soil findings both north and south of Broadway. On 4/7/2017, Veolia sent back a counter proposal for a more limited scope of replacement work for just the portion of work south of Broadway (vaults K23-K21), but did not cover any of the other topics addressed in the draft MOU, nor the preventative work promised north of Broadway (vaults K19, K19a, K18, K18a, and K17).

The area north of Broadway is to be transferred to City ownership and become the future Binney Street Park. Construction on the park is scheduled to begin in early spring 2018. CRA will not license Veolia's contractor to begin work in this area until Veolia meets with Stoss Landscape Urbanism at least once for design coordination related to the future park and a list of specific Veolia modifications to accommodate the park design are agreed upon.

Additionally, prior to constructing the public park, DPW must install a new 48-inch diameter gravity drain traveling north to south through the property from Binney Street to Broadway, running parallel to the Grand Junction railroad right-of-way. Construction of this drain line has been scheduled for summer 2017. However, it was recently discovered that the drain line directly intersects with the Amgen steam service line installed in 2000 on CRA property.

Under the terms of the easement agreement on the property, Veolia is required to work with CRA and coordinate with the designer of the drain line, Beals & Thomas, to move the steam service to accommodate the new 48-inch diameter drain line. This work needs to be done within 60 days of the date of this letter (6/26/2017). Veolia must also coordinate with the contractor constructing this drainpipe at any other points the drainpipe and steam line may intersect or be in close proximity vertically or horizontally. The requirement to perform this steam line relocation and coordination work is referenced in the steam line easement between Veolia and the CRA for the area of the Amgen service:

Easement by Lesmarc granted to the Cambridge Steam Corporation, Middlesex Registry of Deeds Book 7448, Page 242: "In the event that at any time it becomes necessary for the Grantor, its successors and assigns, to use the ground in said mains are laid, the Grantee

shall, upon reasonable notice, relocate the same in said way at the expense and responsibility of the Grantee, its successors and assigns..."

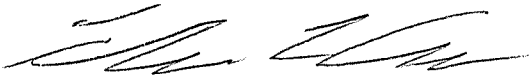
Currently Amgen steam service is provided by a buried 6" steam line, and associated 4" condensate line, extending from the western side of Veolia Steam structure K-18 and running west across the CSX/MBTA railroad right-of-way. This steam service is depicted in both plan and profile on a plan title "COM/STEAM AMGEN, ONE KENDALL SQ.-BUILDING 600, dated 11/13/00". The steam service exits structure K-18 at an approximate elevation of 17.10 and drops to an elevation of 12.77 approximately 5' outside of structure K-18 to cross beneath the railroad tracks through an existing 36" steel casing pipe. At its current elevation of 12.77, the existing steam service would create a conflict with the proposed City of Cambridge DPW Project 9ab 48" RCP gravity drainage pipe. We request that the steam service be relocated to allow for the installation of the proposed 48" RCP drain. The existing and proposed steam pipe relocation is graphically depicted on the two attached sketches labeled Attachment B.

Due to the interconnectedness of the future Binney Street Park project, the DPW 48-inch drain line project, and Veolia's preventative replacement of condensate return lines between vaults K19, K19a, K18, K18a, and K17, the following schedule is proposed, in priority order:

- A. Early May 2017: Veolia meets in person with Stoss Landscape Urbanism to coordinate with the design of the future Binney Street Park, and come to an agreement on a list of specific Veolia infrastructure modifications that will accommodate the future park design.
- B. May-June 2017: Veolia moves the Amgen pipe to accommodate the DPW drain line project, coordinating design and construction phasing with Beals & Thomas.
- C. June-July 2017: Veolia replaces condensate return lines between vaults K19, K19a, K18, K18a, and K17 as well as other work spelled out in Attachment A, section "Veolia's Scope of Work for Future Binney Street Park (north of Broadway)."
- D. July-August 2017: A DPW approved contractor constructs the 48" drain line, Veolia coordinates and accommodates any additional conflicts with designer (Beals & Thomas) and DPW contractor.
- E. August-September 2017: Veolia repairs the broken condensate pipe south of Broadway from vaults K23-K21 and extends service to the Whitehead Institute from vault K22 in the existing Grand Junction Park *subject to replacement and restoration conditions to be negotiated separately with the CRA at a later date.*

In order for Veolia to begin work on the above schedule, Veolia must agree to the conditions outlined in Attachment A that specifically cover the CRA property north of Broadway only. Note that additional conditions associated with repair, replacement and restoration work south of Broadway in Grand Junction Park (vaults K23-K21) as well as the Whitehead Institute extension from vault K22 will be negotiated under a separate document.

Sincerely,



Thomas L. Evans
Executive Director
Cambridge Redevelopment Authority

Cc: Beals & Thomas (Matthew Cote), DPW (Owen O'Riordan, Jim Wilcox), DivcoWest (Michael Berovsky)

Attachment A

Excerpts from previously proposed Draft MOU dated 2/16/2017

Date: 4/26/2017

A: Veolia's Scope of Work for Future Binney Street Park (north of Broadway)

The following is a summary of the work Veolia and its contractor are expected to perform in the future Binney Street Park north of Broadway:

- Dig a trench about 40" wide and replace the condensate return pipe between each of the vaults K19, K19a, K18, K18a, and K17, up to the curb line.
- Insulate all piping including the condensate, steam and vault areas with the greatest possible insulation material to reduce impact of heat transfer on vegetation and tree roots.
- Modify Veolia vault infrastructure at K19 and K18 as necessary so that it does not interfere with the Stoss Landscape Urbanism design for the future Binney Street Park. This may include but is not limited to the following items. *The complete list of modifications will be agreed to in a separate meeting in May 2017:*
 - Create a new vault top for K19 – bring vault top up to grade of bike path, consolidate manhole covers and shift manhole covers to edges outside of path of travel for bikes and peds to the greatest extend practicable to avoid excessive exposure and replace manhole covers with insulated composite covers as necessary.
 - Install cooling candy canes to cool the K19 and K18 vaults in the future park. Exhaust candy canes shall be installed against the surveyed property line only, unless another location is agreed to by the park design team.
 - Identify and fix issue observed with excessive steam exhaust at K19, if the issue is not resolved with the replacement of the condensate pipe between K23-K22 and K21.
- Coordinate replacement work with new planned DPW stormwater 48" drain elevations, including moving the Amgen steam service lines to accommodate the DPW 48" drain line, and all other necessary adjustments where the new drain line conflicts with Veolia steam infrastructure.
- All curbside (London Plane) trees inside or adjacent to the gate entry to the construction zone must be protected, per City Of Cambridge requirements.
- The north of Broadway work needs to be completed by June 30, 2017 at the latest to accommodate DPW drain line and Binney Street Park construction
- Veolia and its contractor are required to provide an as-built drawing in PDF and CAD format of the existing and newly installed Veolia infrastructure in plan and profile on both properties when completed to both the CRA and DPW.

B: Access and Construction Conditions

The following conditions will apply to Veolia and its contractors for access through the future Binney Street Park property north of Broadway and to all construction activities within and along the property:

- Veolia agrees to document the contractor's excavation work and pipe construction using photos and submit them to the CRA and DPW and allow CRA and DPW to the construction site to view the excavation process.

- The existing concrete sidewalk on the parcel north of Broadway (future Binney Street Park) shall not be blocked or closed during the condensate pipe replacement except for no more than 72 hours when the condensate pipe going under the sidewalk is replaced.
- Veolia and its contractors agree to use its best efforts not to interfere with vehicular, transit, pedestrian or bicycle flow in the general vicinity or with activities of the CRA, the City, or their respective redevelopers or contractors. The contractor shall not block vehicular, pedestrian and bicycle travel along the roadway, sidewalk or bike lanes on Galileo Way or Broadway except for specific construction activities when diverting pedestrians and cyclists becomes unavoidable as approved by the City of Cambridge Department of Public Works (DPW), or if the fenced construction work zone includes a sidewalk or bike path as approved by the CRA.
- No open holes may be left unattended unless surrounded by construction fencing.
- As this area is heavily traveled, Veolia and its contractor shall during its use of the licensed premises keep the construction area in a clean and orderly appearance especially prior to leaving each day.
- Veolia and its contractor agree to follow standard soil handling procedures including plastic sheeting and erosion control measures to prevent the spread or dispersement of any soil excavated from the Project. Contaminated soils are not allowed to be stored on CRA property. Veolia will notify the CRA of any off-site location where soil will be stockpiled. CRA shall be allowed access to any off-site location for inspection purposes.

C: Contamination/Cleanup Procedure

The following conditions will apply if soli testing is found to be necessary and if a hazardous or reportable substance is found by Veolia's Licensed Soil Professional (LSP):

- Veolia commits to indemnifying the CRA from costs involved in the finding, reporting handling and disposal of any contaminated soil on property north of Broadway. If any contaminated soils are found during construction, **Veolia will bear the cost of reporting, testing, handling and disposal.**
- CRA and DPW shall receive and retain full copies of any and all LSP reports whether or not any hazardous or reportable substance is found, depending on the property location it is found in.
- If found to be reportable substances and levels, Veolia's LSP should report soil testing results to state Department of Environmental Protection (DEP) and/or EPA as required on the CRA's behalf, and all costs of reporting to the City of Cambridge, Massachusetts DEP, EPA (or any other required agencies) and preparing any and all paperwork will be the responsibility of Veolia.
- Any additional soil testing required to be done in order to isolate the location of the substance or required by DEP for reporting purposes will be the sole responsibility of Veolia.
- If soil remediation actions are required by the Massachusetts Contingency Plan, CRA and DPW shall review the remediation plan especially related to material handling before it is submitted to DEP, depending on the property location it is found in.
- If soil remediation actions are required by the Massachusetts Contingency Plan, all costs of soil contractors and disposal should be the full responsibility of Veolia.

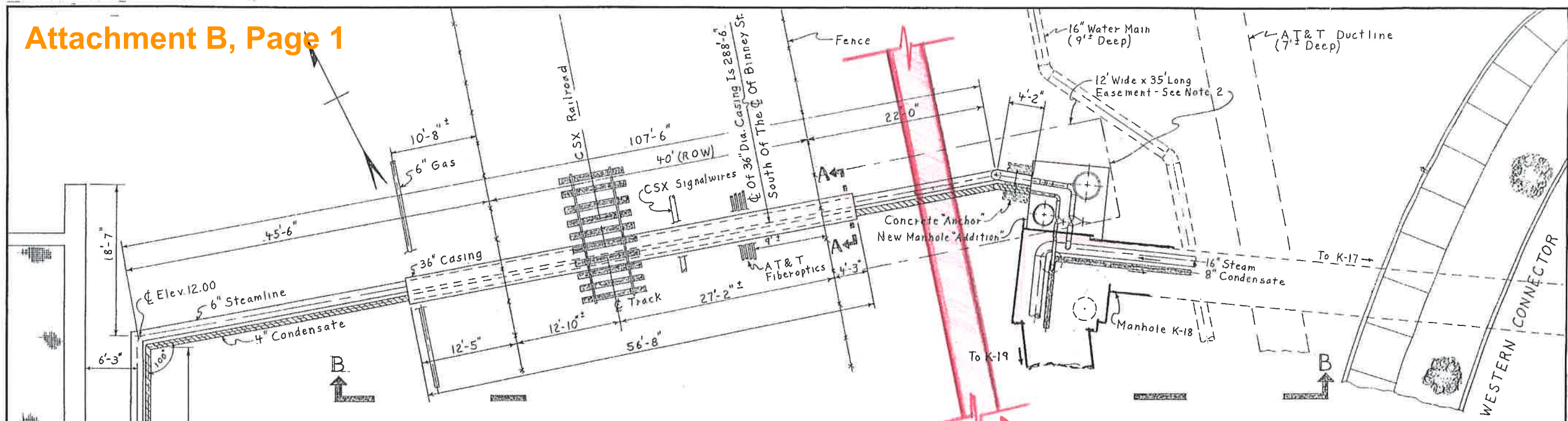
- CRA reserves the right to have a CRA or DPW contracted LSP review and approve the findings and cleanup plan of Veolia's LSP prior to the commencement of any cleanup work. The CRA and DPW are not required to obtain the services of an independent LSP to complete soil testing and reporting, as Veolia will retain the services of their own LSP for any required cleanup and DEP reporting and closeout procedures.

D: Design Coordination

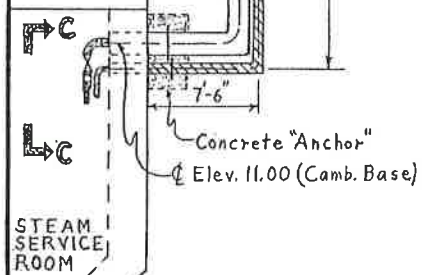
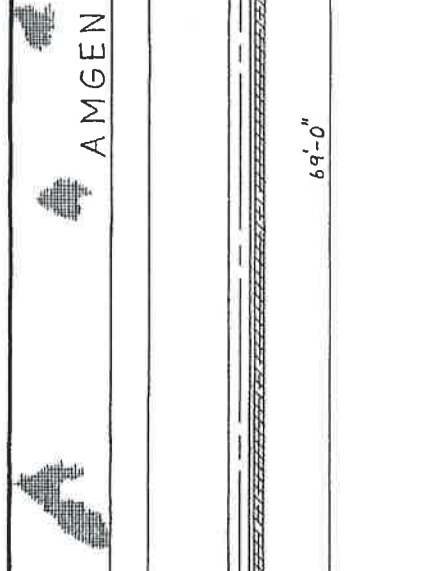
The following conditions summarize all design coordination activities Veolia is committing to related to the land north of Broadway as well as other future projects in the Kendall Square Urban Renewal Plan area:

- Veolia and its contractor are required to provide to both the CRA and DPW an as-built drawing in both PDF and CAD format of the existing and newly installed Veolia infrastructure in plan and profile when completed.
- Veolia will fully cooperate with and attend design coordination meetings with the designer of the future Binney Street Park (north of Broadway), Stoss Landscape Urbanism during 2017.
- Veolia will commit to perform preventative replacement work of the condensate return pipe under Galileo Way when Boston Properties reconstructs the street between K18 and K17 some time between 2019-2024. Design work for this project will be completed in 2017 and 2018. Veolia agrees to work with Boston Properties cooperatively in the design and future construction process to rebuild the street in this area, and will attend meetings, site visits, and provide guidance as necessary to complete design and construction of streetscape improvements.
- Veolia will perform preventative replacement work of the condensate return pipe under the 6th Street Walkway between vaults K13 and K12 when Boston Properties does construction work on the 6th Street walkway planned for summer 2018. The steam line and vaults will also be evaluated for any maintenance during those preventative replacement projects. Design work the Boston Properties project will be completed by the end of 2017. Veolia will coordinate the trench depth, pipe depth, finished grade, and vault access, according the requirements of the Sasaki design for the planned bike path. Veolia agrees to work with Sasaki and Boston Properties cooperatively in the design and future construction process to build a bike path adjacent to and on top of the new trench (expected in 2018), and will attend meetings, site visits, and provide guidance as necessary to complete design and construction of bike path improvements. A separate license agreement must be granted by the CRA for this work as it is on CRA property.

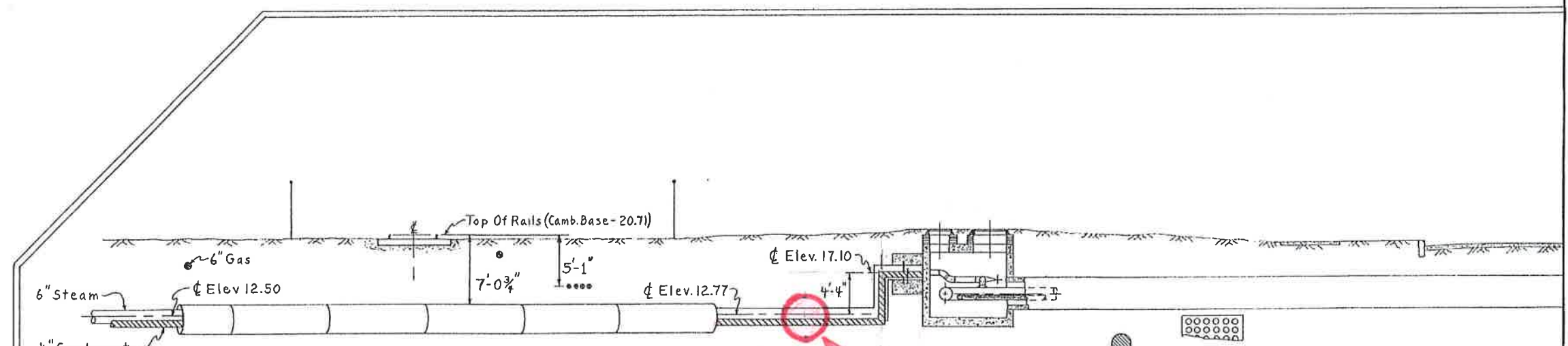
REVISIONS	BY



PLAN

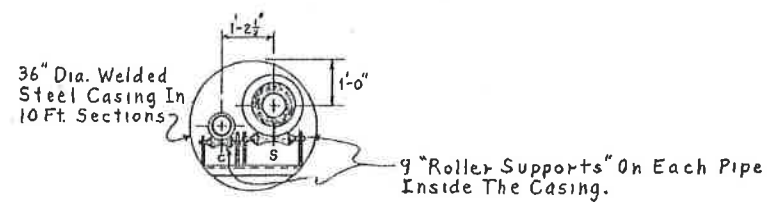


SECTION C-C
SCALE 1" = 60'-0"



ELEV.
SECTION B-B

PROPOSED 46" RCP DRAIN
INN = 10.7±



SECTION A-A
SCALE 1" = 20'-0"

- NOTES:
- 1) All Elevations Shown Are City Of Cambridge "Base".
 - 2) Easement Obtained From Cambridge Redevelopment Authority.
 - 3) "Hydro Test" (1 1/2 Times Design) Conducted Successfully On October 24, 2000.

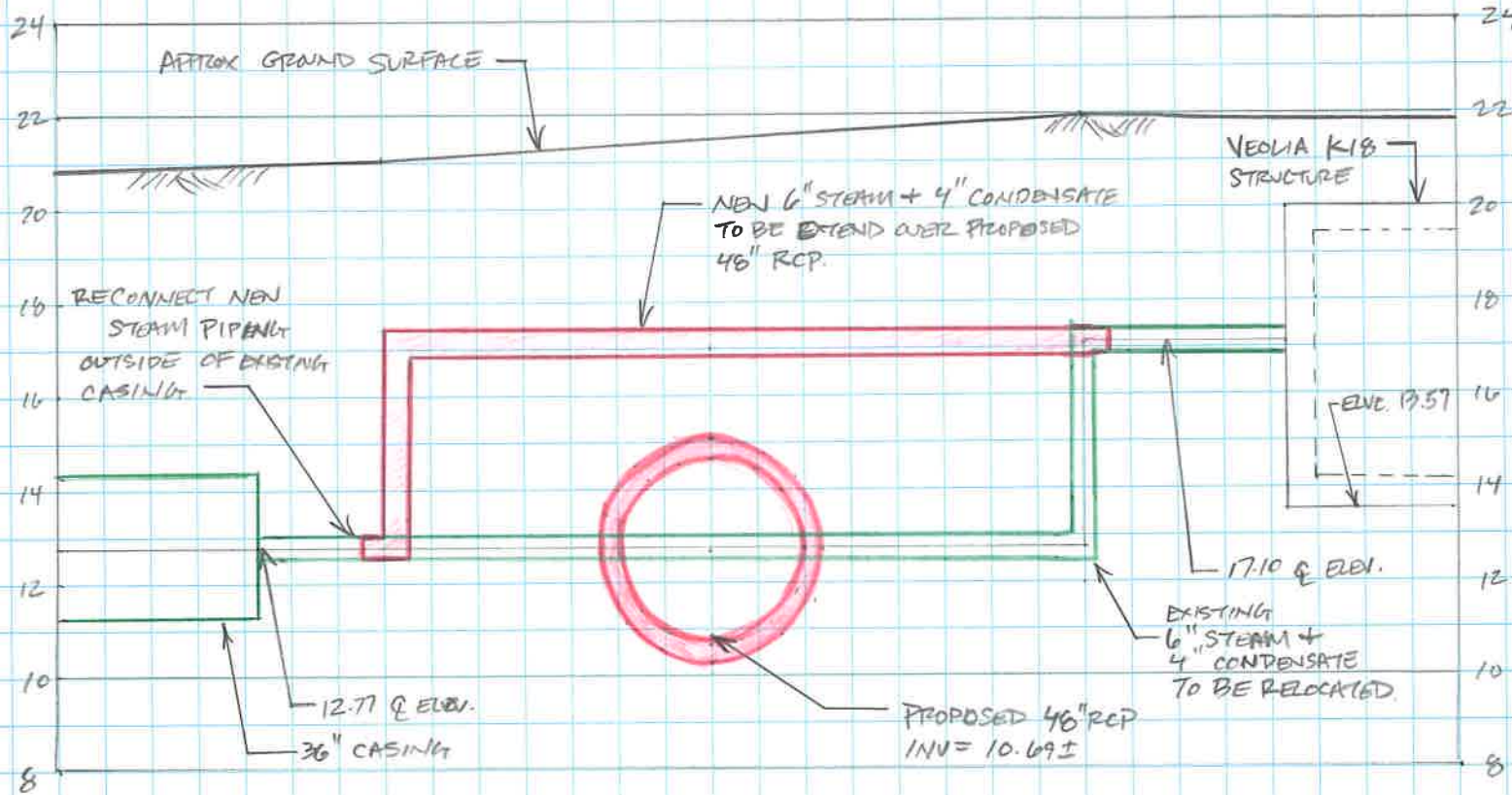
COM/STEAM		
CAMBRIDGE		
STEAM (6") & CONDENSATE (4") SERVICE TO AMGEN, ONE KENDALL SQ.-BUILDING 600		
R.J. Pinea	DRAWING NO. N7827	REV.

Date	11/13/00
Scale	1" = 60'
Drawn	J.F. HAWKEY
Job	
Sheet	1
Of	1 Sheets

Attachment B, Page 2

AMGEN STEAM SERVICE RELOCATION.

- NOTES: 1. REMOVE AND RELOCATE EXISTING 6" STEAM AND 4" CONDENSATE.
2. STEAM SUPPLY SHALL NOT BE INTERRUPTED TO AMGEN. CONTRACTOR TO COORDINATE TEMPORARY SERVICE AS REQUIRED.



SECTION A-A

SCALE: H 1" = 4'-0"
V 1" = 4'-0"

GREEN EXISTING
RED PROPOSED

JOB NO. 2004.30
TOWN: CAMBRIDGE, MA
PROJECT: DPW 99B

DATE: 3/15/17
CALC BY: MC
CHECKED BY: _____
PAGE ___ OF ___

Tuesday:

Summer Concert Series with Club Passim, 12PM-1PM
June – September



Wednesday:

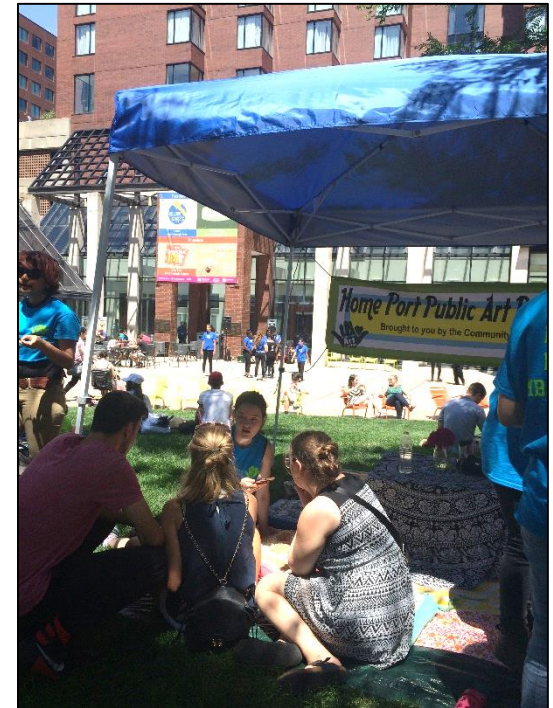
Weekly Farmers Market, 11AM-6PM
May – October



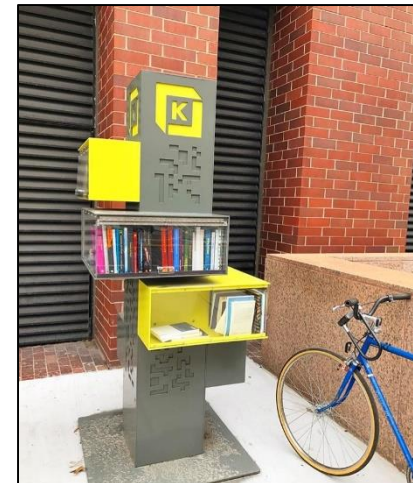
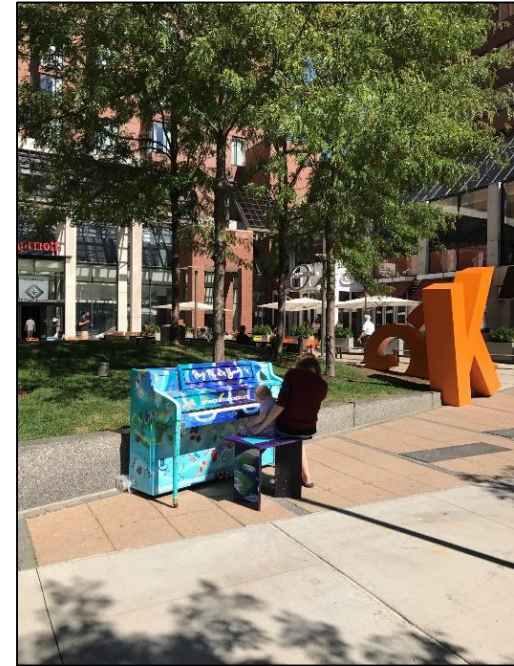
Thursday:

Community Arts Center Programming, 12PM-2PM
July - August

Berklee After Five, 5PM-7PM
June - August



Kendall Plaza: KENDALL CENTER



Live Well Expo



Tuesday:

Moves on the Roof with Innercity Weightlifting and Movewith
5:30PM-6:30PM, July - September



Wednesday:

Learn to Garden with Green City Growers, 12PM-1PM

April – October

Cooking and Tasting Demonstration with Chef Joe Gatto and Green City Growers

6PM-7PM, June - July



Kendall Square Roof Garden:



- Binney Garden Bed Installation
- Proposed Artisans Market
- Public Art Installation



- 421 Instagram Followers
- 561 Twitter Followers



Liked by [centralsquareflorist](#), [kendall_square](#) and 87 others

[kendallcntr](#) Spring is here! Join us every Wednesday starting tomorrow at 12PM on the #KSQ roof garden with [@greencitygrowers](#) for a learn to grow class! #UrbanGarden 📷: [@whatsinseasonwithdes](#)

[View all 6 comments](#)

[bondircambridge](#) How great! 🌱🌻🍄🥒

[cambridgeusa](#) This is awesome! What a great class to offer 🙌🙌🙌



[Kendall Center](#) @kendallcntr · 10/26/16

A perfect fall day for our last #FarmersMarket! Stop by for your #local goodies and some free #kendallcenter #honey from [@BestBees](#) 🐝🍯 #KSQ



[You Retweeted](#)



[Green City Growers](#) @GCGrowers · 10/26/16

Right now: the second to last gardening session of the year at the [@kendallcntr](#) roof.



NEXIUS

VISUAL ANALYSIS PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY

CAMBRIDGE_MA_CRAN10
20141143531
75-77 AMES STREET
CAMBRIDGE, MA 02142

www.nexius.com



EXCELLENCE
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INTEGRITY
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INNOVATION
Be Curious, Ask Questions
Create Solutions



PREPARED BY:

NEXIUS

7A LYBERTY WAY
WESTFORD, MA 01886
1 (972) 755-1882

PREPARED FOR:

VERIZON WIRELESS

SITE NAME:

CAMBRIDGE_MA_CRAN10

PROJECT NUMBER:

20141143531

SITE ADDRESS:

**75-77 AMES STREET
CAMBRIDGE, MA 02142**

REV A: 03/01/17
DRAWN BY: GLP
CHECKD BY: MDC

NOTE: These photo simulations are intended to represent modifications relative to a person observing the aesthetics of the proposed telecommunications installation. Therefore, they are inherently approximate in nature and should not be used as an exact, scaled engineering drawing.

LETTER OF METHODOLOGY

PROPOSED WIRELESS TELECOMMUNICATIONS INSTALLATION

CLIENT: VERIZON WIRELESS

SITE NAME: CAMBRIDGE_MA_CRAN10

The following is a description of the methods used by Nexius in preparing the Visual Analysis of a post construction, Verizon Wireless Installation for the site located at 75-77 Ames Street Cambridge, MA.

The proposed facility consists of installing Lessee equipment, antenna and a screen wall on the rooftop of Lot 43-77 in Cambridge MA. More details for the construction can be found on page 12-15 of this document.

A site visit was made on 02/14/17 and photographs were taken from specific locations around the Facility. The actual weather condition was sunny and visibility was within acceptable levels to conduct the Visual Analysis.

Using technical and mechanical specification documents we built and arranged the equipment using Autodesk 3ds Max software. Autodesk 3ds Max allows us to add a daylight system that calculates which direction the sun will point according to the date and time of day in which the photographs were taken. The next step involves loading a map with the photo-location points into Autodesk 3ds Max. Virtual cameras are then inserted into the scene and placed according to where the photo-locations lay. These cameras represent the photographer who took the photographs and take into consideration the average height at which the camera would have been held by an average 5'-6' person. Due to the cameras being located correctly they automatically calculate the exact distance and perspective of the proposed equipment. This generates simulated 3D views of the proposed equipment from the photographer's view point. Once these simulated viewpoints are created in Autodesk 3ds Max, realistic lighting, shadows and materials are rendered upon the proposed equipment. The result is multiple images that depict the proposed equipment placed "inside" the photograph of the existing environment.

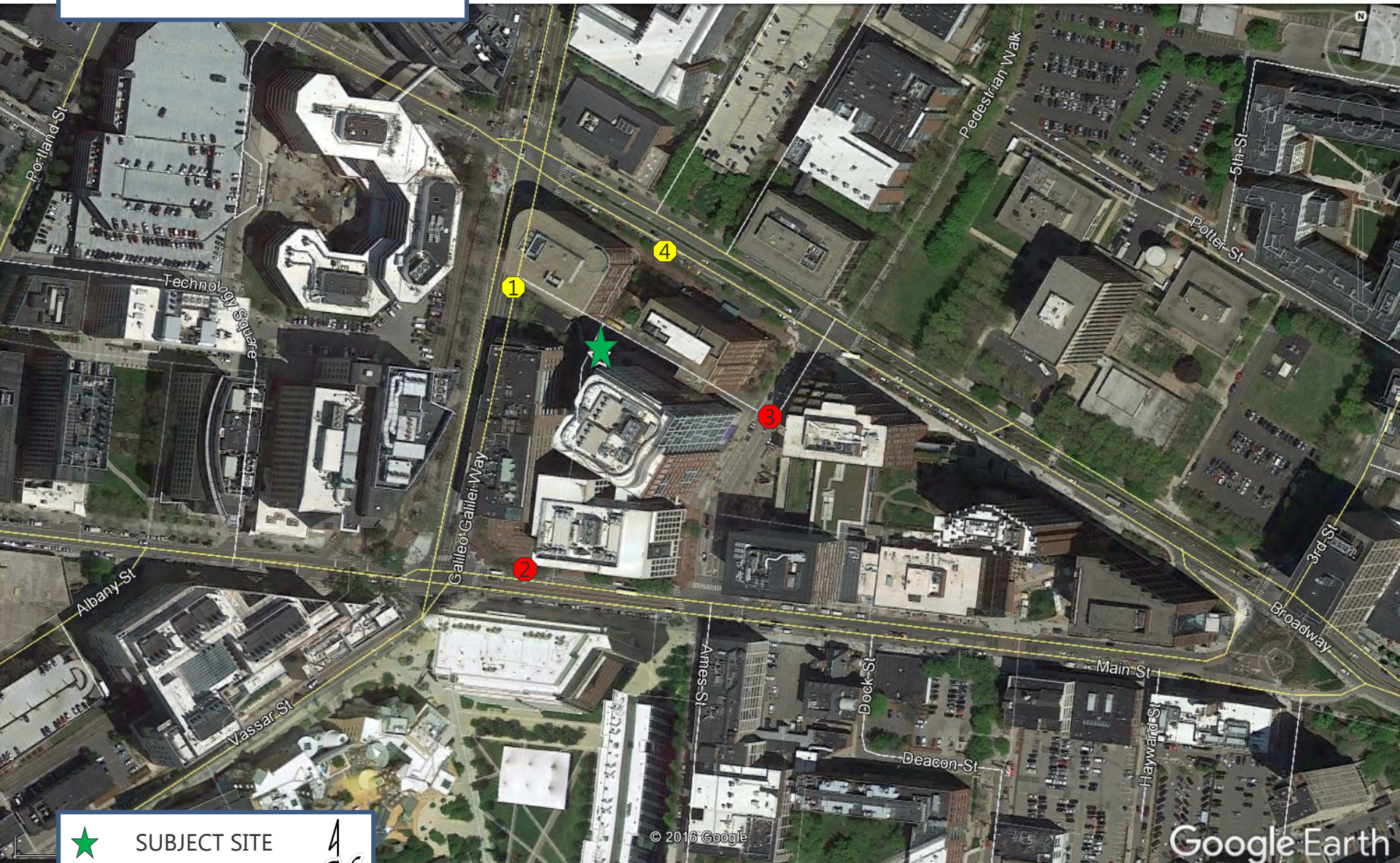
The new images created by 3ds Max are imported into Adobe Photoshop and laid over the existing image. These images are then brought into Microsoft PowerPoint and each view is labeled accordingly based upon the information provided by the field technician. The final product results in high quality "before and after" images that accurately depict the addition of future equipment, not yet built, to existing photographs.




NOTE: These photo simulations are intended to represent modifications relative to a person observing the aesthetics of the proposed telecommunications installation. Therefore, they are inherently approximate in nature and should not be used as an exact, scaled engineering drawing.


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PHOTO LOCATION MAP



-  SUBJECT SITE
-  VISIBLE VIEWS
-  NON-VISIBLE VIEWS





VIEW 1- EXISTING CONDITIONS: LOOKING SOUTHEAST FROM AMES PLACE



PROPOSED LESSEE EQUIPMENT
BEHIND SCREEN WALL

VIEW 1- PROPOSED INSTALLATION: LOOKING SOUTHEAST FROM AMES PLACE



VIEW 2- EQUIPMENT LOCATION NOT VISIBLE: LOOKING NORTH FROM MAIN STREET



VIEW 3- EQUIPMENT LOCATION NOT VISIBLE: LOOKING WEST FROM AMES STREET



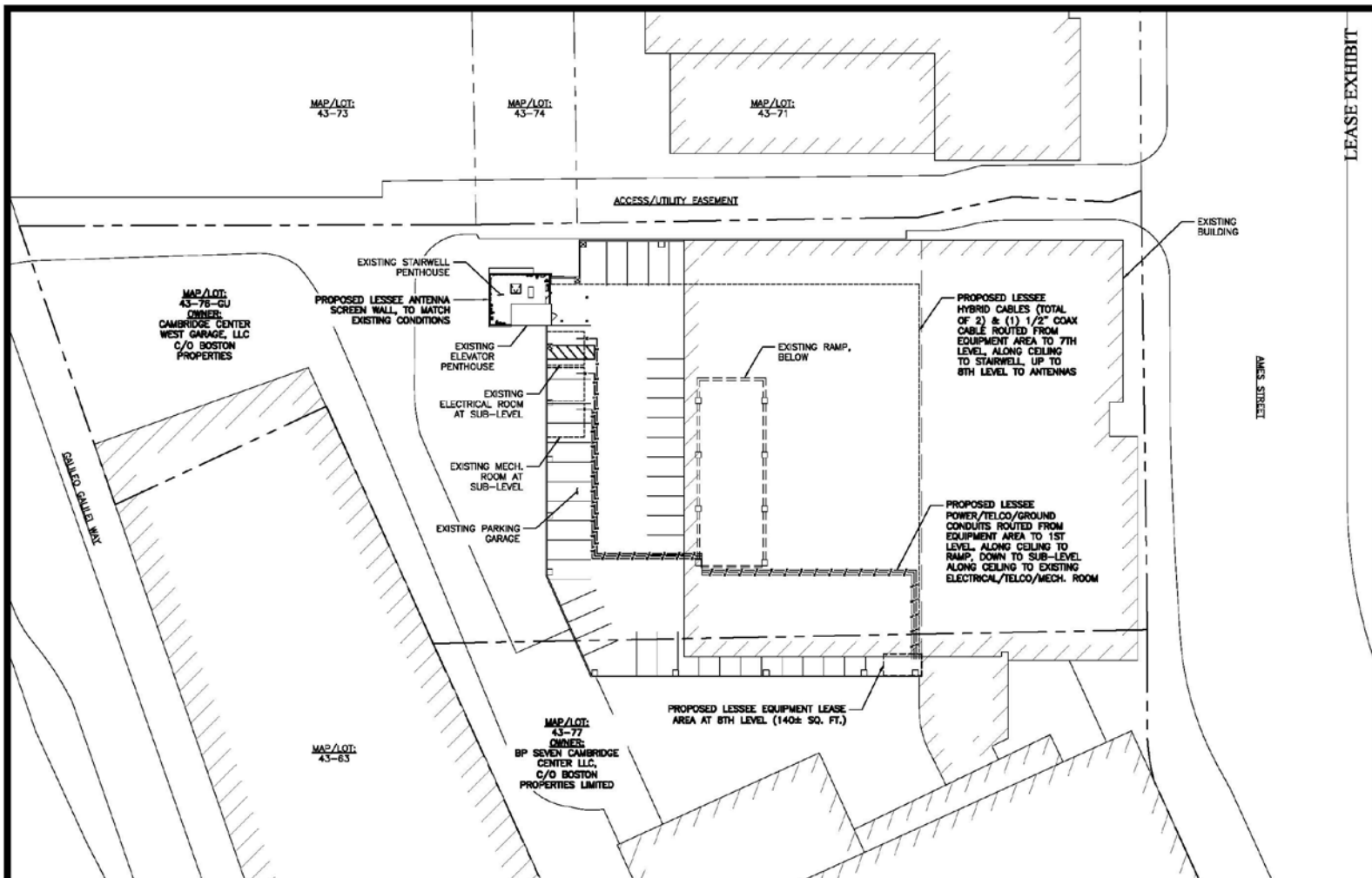
VIEW 4- EXISTING CONDITIONS: LOOKING SOUTH FROM BROADWAY



PROPOSED LESSEE EQUIPMENT
BEHIND SCREEN WALL

VIEW 4- PROPOSED INSTALLATION: LOOKING SOUTH FROM BROADWAY

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Ronald J. Jackson

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SUBMITTALS			
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D	12/23/15	REVISED PER 2-C	SK
E	7/25/16	REVISED LEASE AREA	JM
F	8/25/16	REVISED PER COMMENTS	JM
G	10/31/16	REVISED PER COMMENTS	PN
H	12/21/17	REVISED COORDINATES	KT

SITE INFO:

SITE NAME:
CAMBRIDGE_MA_CRAN10

SITE ADDRESS:
**75-77 AMES STREET
 CAMBRIDGE, MA 02142**

CHECKED BY: **KB** DATE: **12/23/15**

PROJECT NUMBER:
20141143531

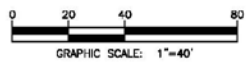
SHEET NUMBER:

LE-1

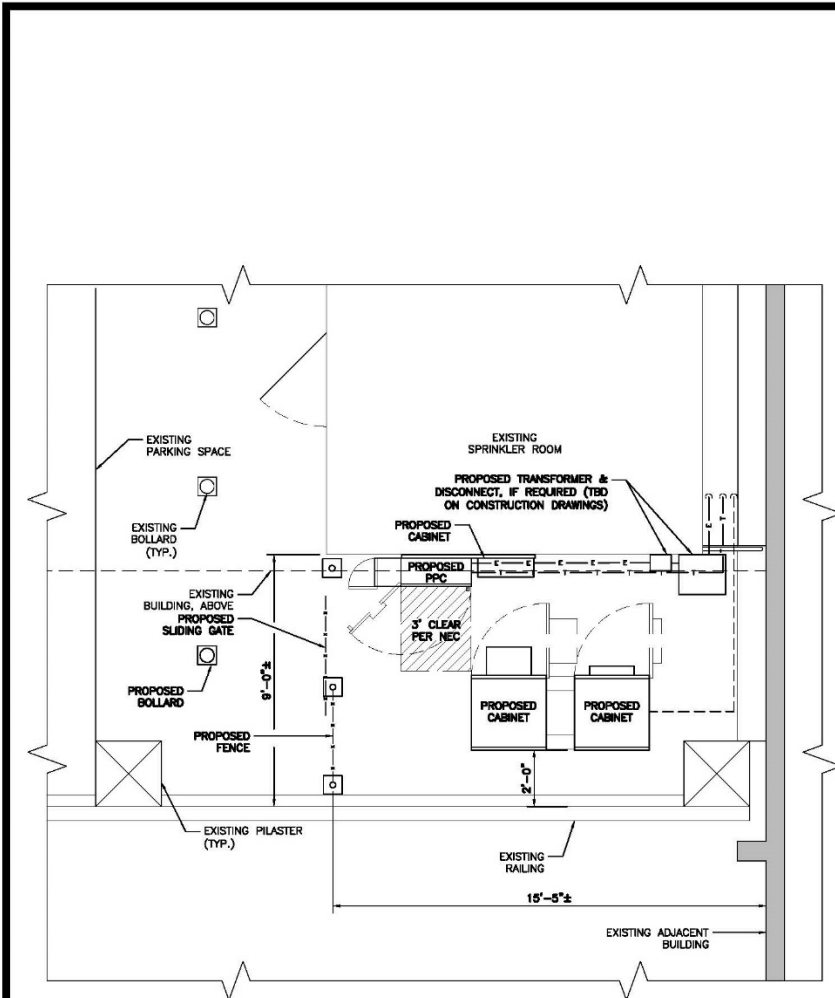
- NOTES:**
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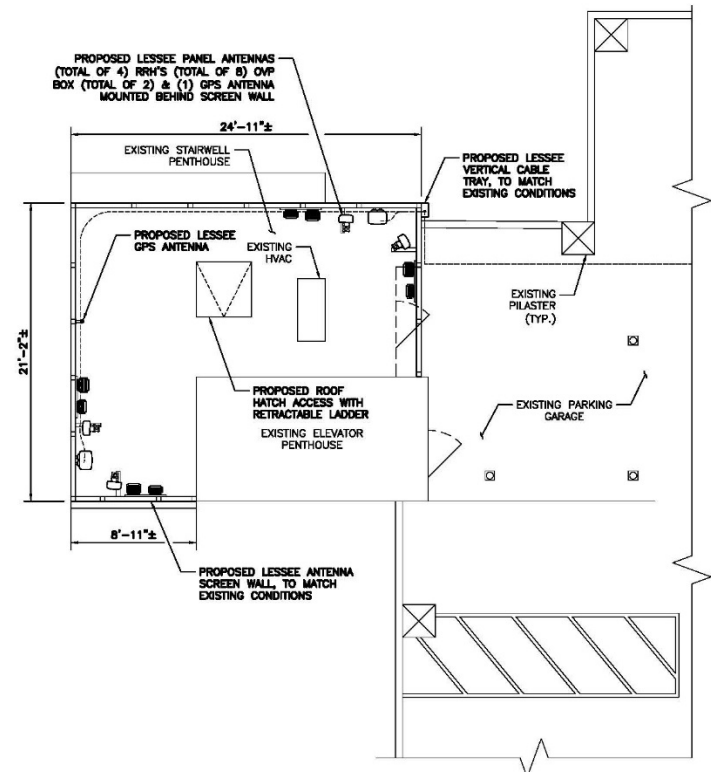
1 OVERALL SITE PLAN
 SCALE: 1" = 40'



POLE COORDINATES	LATITUDE (NAD83)	LONGITUDE (NAD83)
	42° 21' 48.36" N	71° 05' 13.50" W
GROUND ELEVATION	9' A.M.S.L. (NAV88)	



① EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



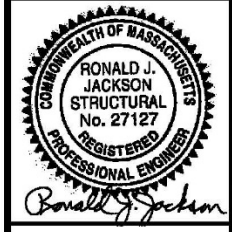
② ANTENNA PLAN
SCALE: 1/8" = 1'-0"



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G	10/31/16	REVISED PER COMMENTS	PM
H	12/21/17	REVISED COORDINATES	KT

SITE INFO:

SITE NAME:
CAMBRIDGE_MA_CRAN10

SITE ADDRESS:
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CAMBRIDGE, MA 02142**

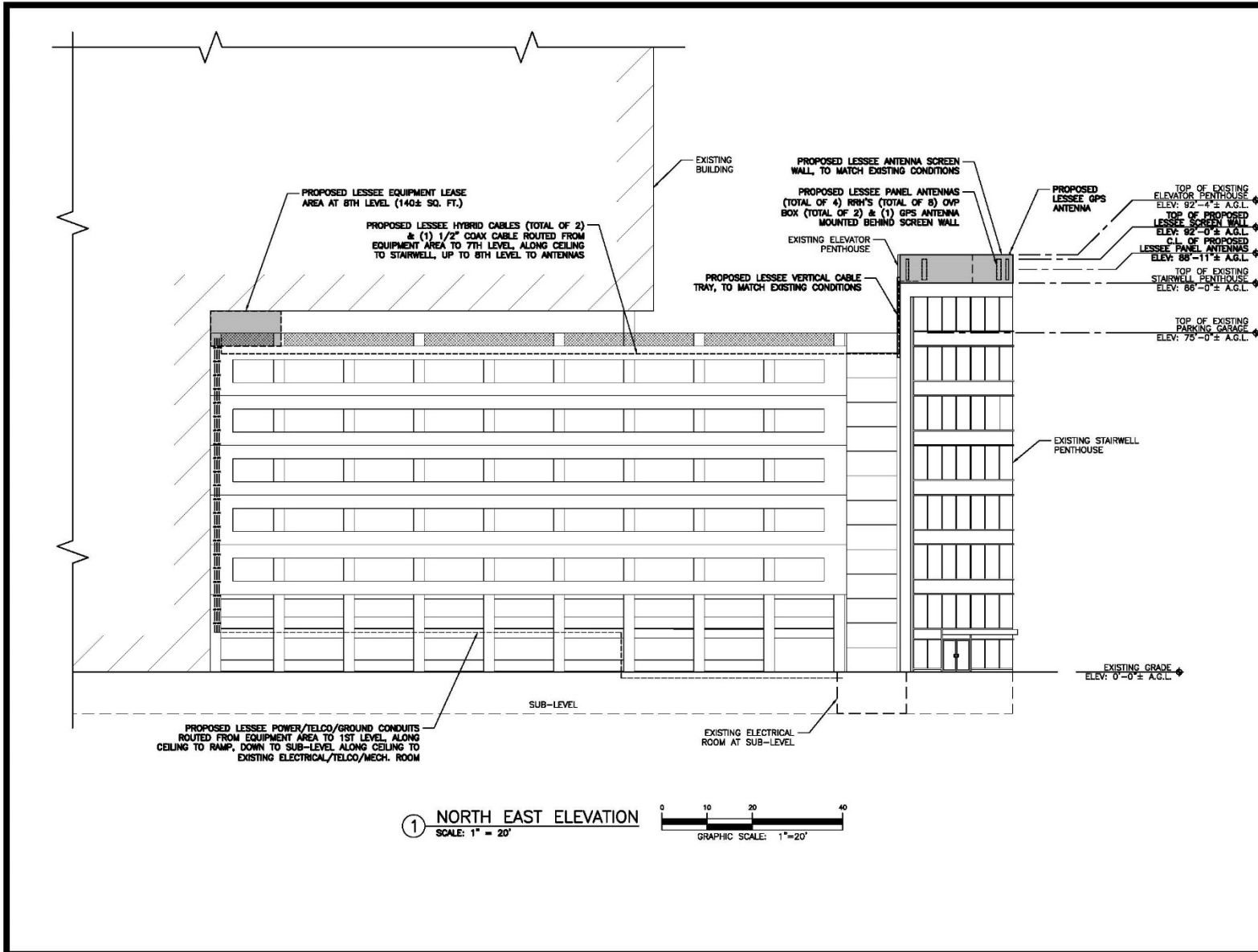
CHECKED BY:
KB

DATE:
12/23/15

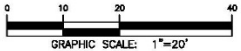
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SHEET NUMBER:

LE-2



1 NORTH EAST ELEVATION
SCALE: 1" = 20'



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SITE ADDRESS:
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CAMBRIDGE, MA 02142**

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KB
DATE:
12/23/15
PROJECT NUMBER:
20141143531
SHEET NUMBER:

LE-3



Thank you!

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WESTFORD, MA 01886
1 (972) 755-1882

LEASE EXHIBIT

MAP/LOT:
43-73

MAP/LOT:
43-74

MAP/LOT:
43-71

ACCESS/UTILITY EASEMENT

EXISTING BUILDING

MAP/LOT:
43-76-GU
OWNER:
CAMBRIDGE CENTER
WEST GARAGE, LLC
C/O BOSTON
PROPERTIES

PROPOSED LESSEE ANTENNA
SCREEN WALL, TO MATCH
EXISTING CONDITIONS

EXISTING STAIRWELL
PENTHOUSE

EXISTING ELEVATOR
PENTHOUSE

EXISTING ELECTRICAL ROOM
AT SUB-LEVEL

EXISTING MECH.
ROOM AT
SUB-LEVEL

EXISTING PARKING
GARAGE

EXISTING RAMP,
BELOW

PROPOSED LESSEE
HYBRID CABLES (TOTAL
OF 2) & (1) 1/2" COAX
CABLE ROUTED FROM
EQUIPMENT AREA TO 7TH
LEVEL, ALONG CEILING
TO STAIRWELL, UP TO
8TH LEVEL TO ANTENNAS

PROPOSED LESSEE
POWER/TELCO/GROUND
CONDUITS ROUTED FROM
EQUIPMENT AREA TO 1ST
LEVEL, ALONG CEILING TO
RAMP, DOWN TO SUB-LEVEL
ALONG CEILING TO EXISTING
ELECTRICAL/TELCO/MECH. ROOM

AMES STREET

GALILEO GALILEI WAY

MAP/LOT:
43-63

MAP/LOT:
43-77
OWNER:
BP SEVEN CAMBRIDGE
CENTER LLC,
C/O BOSTON
PROPERTIES LIMITED

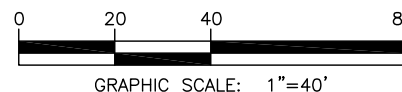
PROPOSED LESSEE EQUIPMENT LEASE
AREA AT 8TH LEVEL (140± SQ. FT.)

NOTES:

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1 OVERALL SITE PLAN
SCALE: 1" = 40'



POLE COORDINATES	LATITUDE (NAD83)	LONGITUDE (NAD83)
	41° 21' 49.76" N	71° 05' 19.65" W
GROUND ELEVATION	9' A.M.S.L. (NAVD88)	

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G	10/31/16	REVISED PER COMMENTS	PN

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SITE ADDRESS:
75-77 AMES STREET
CAMBRIDGE, MA 02142

CHECKED BY: **KB** DATE: **12/03/15**

PROJECT NUMBER:
20141143531

SHEET NUMBER:
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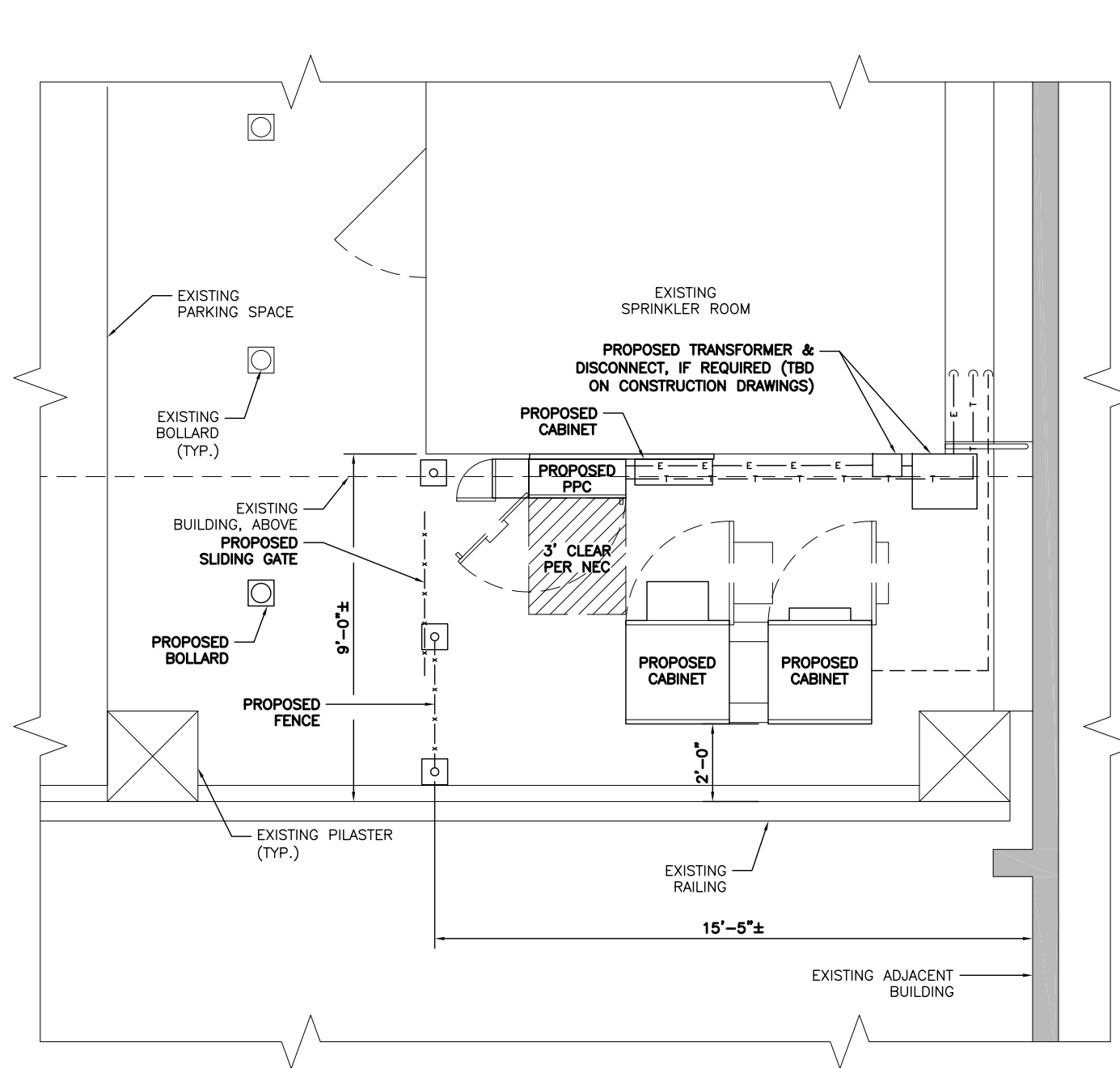
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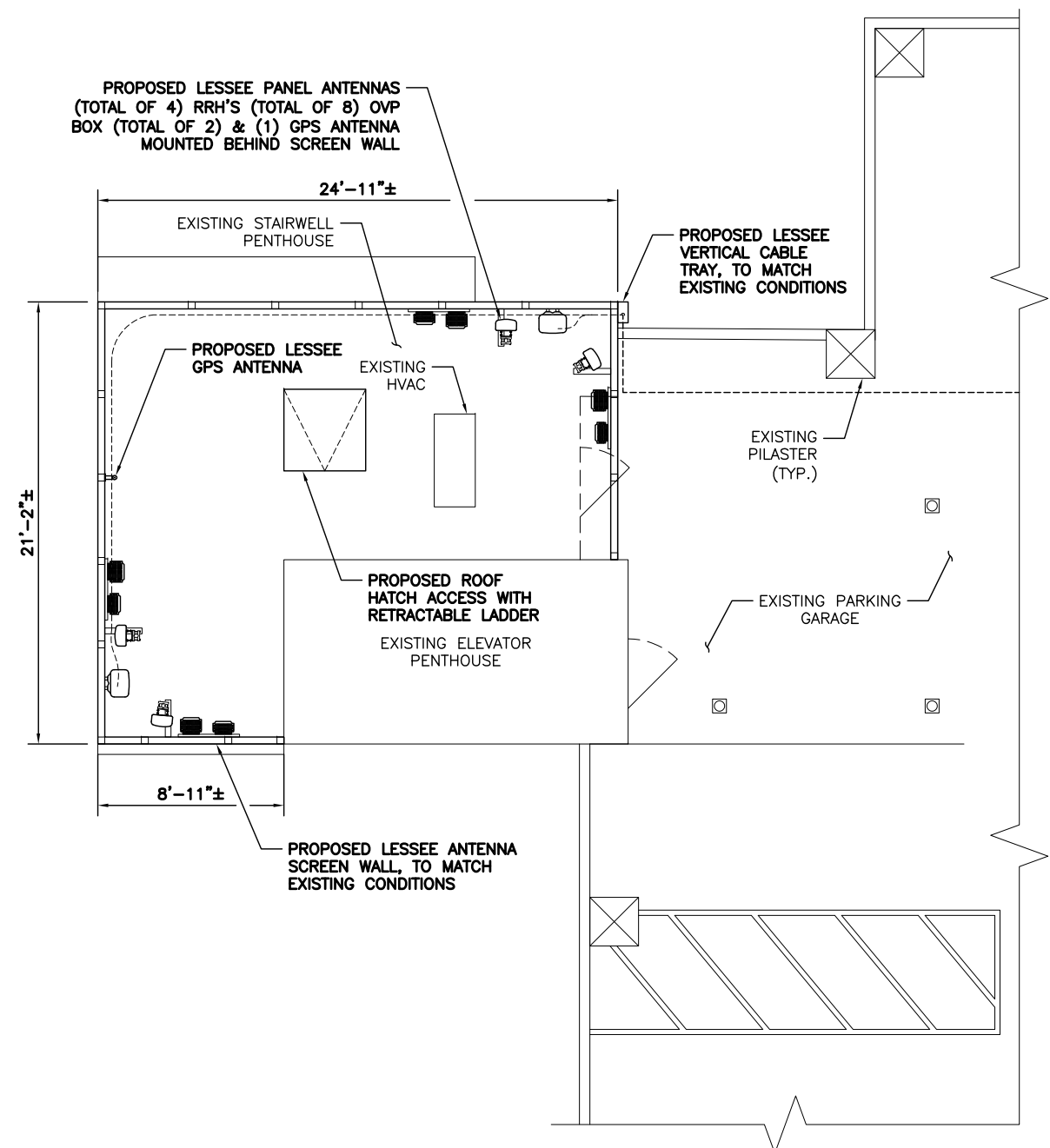
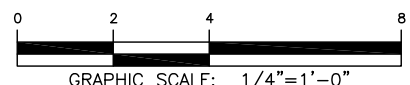
SHEET NUMBER:

LE-2



APPROX. NORTH

① **EQUIPMENT PLAN**
SCALE: 1/4" = 1'-0"



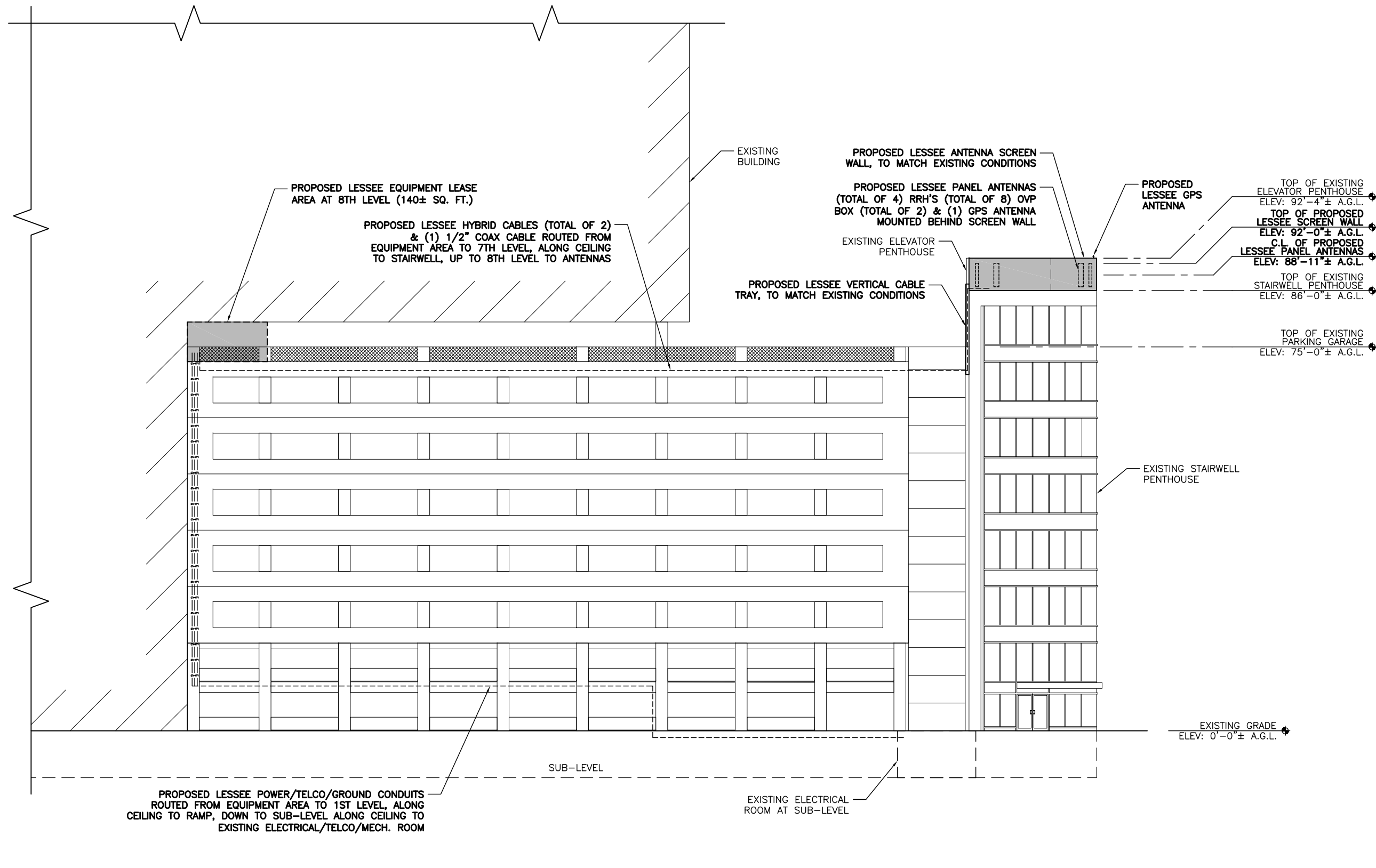
② **ANTENNA PLAN**
SCALE: 1/8" = 1'-0"



PREPARED BY:



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G	10/31/16	REVISED PER COMMENTS	PN

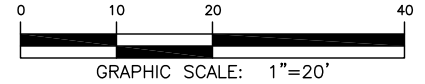
SITE INFO:
SITE NAME:
CAMBRIDGE_MA_CRAN10
SITE ADDRESS:
**75-77 AMES STREET
CAMBRIDGE, MA 02142**

CHECKED BY: KB	DATE: 12/03/15
--------------------------	--------------------------

PROJECT NUMBER:
20141143531

SHEET NUMBER:
LE-3

① NORTH EAST ELEVATION
SCALE: 1" = 20'





brammer







250 BINNEY STREET

Gene therapy
manufacturing



4 Window Pane Installation Replacement / Update

New artwork to replace current faded artwork.

Looking straight on from the outside of the store, left to right:

- 1st pane to display vector vegetable pattern.
- New 2nd will be see through about 43" up from the ground.
 - This is in order to create more transparency for our customers. The window will look into the back kitchen area of Sebastians.
- 3rd window pane to display marketing for our Catering services
- 4th pane to display vector graphic pattern

Single Window Pane (located next to our new door)

To display marketing information on our new online ordering process.





LETTUCE
INSPIRE
YOU



LETTUCE
**CATER
YOUR
SPECIAL
EVENT!**

order online
www.sebastians.com
call 888-563-8334


SEBASTIAN'S
CAFE AND CATERING

new!
**ORDER
AHEAD**

3 EASY STEPS

① **ORDER**

@ www.sebastians.com
or through our sebastians app

② **SCHEDULE**

your pick-up time

③ **PICK-UP**

your order & enjoy!

8518 Gloss Overlaminates
8519 Luster Overlaminates
8520 Matte Overlaminates
8914 Optically Clear Overlaminates
8915 Ultra-Matte Overlaminates
8528 Gloss Overlaminates

Quick Links

[3M Graphics Warranties](#)
[Technical Information Selector](#)
[Safety Data Sheets \(SDS\)](#)
[Flammability \(ASTM E84 Reports\)](#)
[Videos](#)

Some of these links lead to web-based resources that are not product-specific.

Product Description

- 8518, 8519, 8520: resists fuel vapors, highly conformable
- 8518: provides wet paint look
- 8914: optically clear primarily for perforated window graphic film to protect and prevent moisture and contaminant collecting in film perforations, conformable
- 8915: Ultra-matte reduces glare
- 8528: Superior UV protection, longer term vertical durability, horizontal warranty
- 8518, 8519, 8520, 8914, 8915: Expected performance life of 8 years (unwarranted period applied to a flat, vertical, outdoor surface)
- 8528: Expected performance life of 9 years (unwarranted period applied to a flat, vertical, outdoor surface)

Recommended Types of Graphics and End Uses

- 8518, 8519, 8520: Fleet/vehicle, vehicle wraps, watercraft, transit, labels, thermoformable, smooth walls
- 8518, 8914: Windows and glass
- 8915: Fleet/vehicle, vehicle wraps, watercraft, transit, signage, smooth walls
- 8528: Fleet/vehicle, vehicle wraps, transit, smooth walls, windows and glass

Characteristics

These are typical values for unprocessed product. Processing may change the values.

Performance Characteristics

Characteristic	Value
Material	Vinyl
Cast or non-Cast	Cast
Thickness	2 mils
Gloss	8518, 8914, 8528: Gloss 8519: Luster 8520: Matte 8915: Ultra-matte
Liner	8518, 8914, 8528: Polyester 8519, 8520, 8915: Kraft paper
Lamination Temperature	8518, 8914, 8528: 50 to +100 °F (10 to +38 °C) 8519, 8520, 8915: 60 to +100 °F (15 to +38 °C)
In Use Temperature Range	-65 to +225 °F (-54 to +107 °C)
Chemical Resistance	<ul style="list-style-type: none"> • Resists mild alkalis, mild acids, and salt • Excellent resistance to water (<i>does not include immersion</i>) • Resists occasional fuel spills



Characteristic	Value
Flammability	ASTM E84 reports: 8518 , 8519 , 8520 , and 8528 , or go to the On-line Product Catalog at 3Mgraphics.com All other test reports: call 1-800-328-3908

Warranty Information

All 3M graphic protection products are covered by the 3M Basic Product Warranty.

A warranty period may be offered based on the graphic construction and application details. Always refer to the 3M Product Bulletin for the 3M base film or flexible substrate you are using to determine if the graphic protection product you want to use is recommended and what, if any warranty period is offered.

IMPORTANT NOTE

Warranty information including limitations and exceptions and warranty periods for this product can be found at [3Mgraphics.com/warranties](#).

Warranty Coverage Overview

The warranty coverage for eligible graphics is based on the user both reading and following all applicable and current 3M Graphics Product and Instruction Bulletins. The warranty period for eligible graphics is as stated in the 3M Graphics Warranties Matrices at the time that the film was purchased. Information found at [3Mgraphics.com/warranties](#) includes:

- [3M Graphics Warranties Bulletin](#)
 - This bulletin contains information on limitations and exceptions, and warranty period reductions for 3M Graphics Warranties. The warranty period may be reduced and stipulations may apply for certain constructions and applications, and graphic exposures as covered in this Bulletin.
- [3M Graphics Warranties Selector](#)
 - Use this selector to search for your vertical warranty period by product number, ink type, and ink/printer platform.
- [U.S. Desert Southwest Region Map](#)
 - Use this map of hot, arid desert areas to determine if you are subject to reduced warranted durabilities.

The warranties set forth in this Bulletin are made in lieu of all other express or implied warranties, including any implied warranty of merchantability, fitness for a particular purpose, or arising out of a course of dealing, custom, or usage of trade.

3M Basic Product Warranty

3M Graphics Products are warranted to be free of defects in materials and manufacture at the time of shipment and to meet the specifications stated in its applicable 3M Graphics Product Bulletin and as further set forth in the [3M Graphics Warranties Bulletin](#).

Limited Remedy

The limited remedy applicable to each warranty is addressed in the 3M Graphics Warranties Bulletin found at [3MGraphics.com/warranties](#).

Limitation of Liability

Except to the extent prohibited by law, 3M SHALL NOT UNDER ANY CIRCUMSTANCES BE LIABLE TO PURCHASER OR USER FOR ANY DIRECT (EXCEPT FOR THE LIMITED REMEDY PROVIDED HEREIN), INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES (INCLUDING, BUT NOT LIMITED TO, LABOR, NON-3M MATERIAL CHARGES, LOSS OF PROFITS, REVENUE, BUSINESS, OPPORTUNITY, OR GOODWILL) RESULTING FROM OR IN ANY WAY RELATED TO 3M'S GRAPHICS PRODUCTS, SERVICES, OR THIS BULLETIN. This limitation of liability applies regardless of the legal or equitable theory under which such losses or damages are sought.

Warranty Period Matrices

See the 3M Graphics Warranties Matrices at 3MGraphics.com/warranties, for vertical warranty period information specific to your film.

Additional Limitations

See the 3M Graphics Warranties Bulletin at 3MGraphics.com/warranties, for terms, additional limitations of your warranty, if any, information on reduced warranties for different exposures, and limitations of liability.

Health and Safety



When handling any chemical products, read the manufacturers' container labels and the Safety Data Sheets (SDS) for important health, safety and environmental information. To obtain SDS sheets for 3M products go to 3M.com/SDS, or by mail or in case of an emergency, call 1-800-364-3577 or 1-651-737-6501.

When using any equipment, always follow the manufacturers' instructions for safe operation.

Air Quality Regulations

State Volatile Organic Compound (VOC) regulations may prohibit the use of certain chemicals with VOC's in graphic arts coatings and printing operations. For example, the California South Coast Air Quality Management District prohibits use of certain solvent-based solutions without a permit and other California AQMD's prohibit use of certain solutions without a permit or regulatory exemption. Check with your State environmental authorities to determine whether use of this solution may be restricted or prohibited.

Factors that Affect Graphic Performance Life

The actual performance life of a graphic is affected by:

- the combinations of graphics materials used.
- complete ink drying or curing.
- selection, condition and preparation of the substrate.
- surface texture.
- application methods.
- angle and direction of sun exposure.
- environmental conditions.
- cleaning or maintenance methods.

Graphics Manufacturing



Before using any equipment, always read the manufacturer's instructions for safe operation.

Completely Dry Graphics



Incomplete drying can result in graphic failure including curling, increased shrinkage and adhesion failure, which are not covered under any 3M Graphic Warranty.

See the ink's 3M Product and Instruction Bulletin for more details.

Graphic Protection

Graphic protection may improve the appearance, performance and durability of the graphic. See the [3M Graphics Market Product Catalog](#), for more information.

Application Tapes

There are two types of application tapes. See [3M Instruction Bulletin AT-1](#) to determine what application tape is recommended for your film or finished graphic.

Premasking Tape

Increases stiffness during application while preventing stretching and damage. Use when little or no liner is exposed. See [3M Instruction Bulletin 4.3](#) for complete details.

Prespacing Tape

Holds cut and weeded letters or graphics in place during application and after removing the film liner, while preventing stretching and damage. Use when large amounts of liner are exposed. See [3M Instruction Bulletin 4.3](#) for complete details.

Application and Installation

In addition to other 3M Bulletins specified in this document, the following Bulletins provide details that you may need to successfully apply a graphic.

- [3M Instruction Bulletin 4.22](#). Lamination Basics for Inkjet Printed Graphics.
- [3M Instruction Bulletin 5.7](#). Application, Wet Method for Translucent, Inkjet, Screen Printed and Cut Graphics.

Maintenance and Cleaning

Use a cleaner designed for high-quality painted surfaces. The cleaner must be wet, non-abrasive, without strong solvents, and have a pH value between 3 and 11 (neither strongly acidic nor strongly alkaline). See [3M Instruction Bulletin 6.5](#) for details.

Shelf Life, Storage and Shipping

Shelf Life

The shelf life is **never more than 3 years** from the date of manufacture on the original box.

If you process the film, the shelf life is changed to **1 year** from the processing date, but not later than the 3 year maximum from the manufacturing date.

Storage Conditions

- 40° to 100°F (4° to 38°C)
- Out of sunlight
- Clean, dry area
- Original container
- Bring the film to print room temperature before using

Shipping Finished Graphics

Flat, or rolled printed side out on 5 inch (13 cm) or larger core. This helps prevent the liner, and, if used, the application tape from popping off.

3M Commercial Solutions

3M Center
Building 220-12E-04
St. Paul, MN 55144-1000
1-800-328-3908
Fax 651-736-4233
3Mgraphics.com

3M Canada

PO Box 5757
London, ON N6A 4T1
1-800-265-1840
Fax 519-452-6245

3M México S.A. de C.V.

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Col. Santa Fe, Del. Alvaro Obregón
México D.F. 01210
General 5255-5270-0400
Fax 5255-5270-2277

3M Puerto Rico, Inc.

350 Chardon Avenue
Suite 1100
San Juan, PR 00918
General 787-620-3000
Fax 787-620-3018

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3M Commercial Graphics

3M™ Controltac™ Graphic Film with Comply™ v3 Adhesive IJ180Cv3

Film IJ180Cv3

The Industry's
Favorite Film



Photo courtesy of Affichage.ca

This high performance, removable cast vinyl film is the industry favorite for fleet, vehicle, boat and interior wall graphics as well as exterior signs. It conforms over compound curves and riveted surfaces with ease.

Great stretch, without lift

This conformable, 2-mil cast vinyl film stretches up to 130%* without primer and will not lift—no shrinking, cracking, or edge lifting. If stretched too far or repositioning is needed, snap up and the film quickly recovers with heat so panels can be saved—great for redo's.

*See [Product Bulletin PJ180/180C](#) for details. When stretching beyond 130%, use 3M™ Tape Primer 94.

Slide and reposition with ease and confidence

Pressure-activated adhesive allows you to slide the graphic into position until firm pressure is applied, yet will snap up easily if repositioning is needed. Once you've got it adhered where you want it, reliable initial adhesion reduces unnecessary re-squeegeeing.

Easy, bubble-free installations

Comply™ v3 Adhesive offers non-visible air release channels for easy installation and a smooth finished appearance.

Your Power Over Wraps

More reasons film IJ180Cv3 is the industry favorite:

- Gray adhesive provides excellent hiding power for great looking graphics with no show through
- Excellent printability and image quality
- Roll-to-roll consistency
- Fast, clean removal saves you time – up to 54 minutes per vehicle



Data shows that when removing wrap film from five vans within the test study, 3M™ Controltac™ Graphic Film with Comply™ v3 Adhesive IJ180Cv3 with 3M™ Scotchcal™ Gloss Overlaminate 8518 removed 350% faster than Avery™ MPI 1005 Supercast Easy Apply RS™ Cast Vinyl Film with Avery™ DOL 1060 Gloss.

For more details, go to 3Mgraphics.com.

Scan here to get there quickly.



Peace of mind using products that are tested and backed by 3M

3M™ MCS™ Warranty – The first finished graphics warranty in the industry and still going strong—gives peace of mind to discriminating users that require optimum performance for the intended life of the graphic.

3M Performance Guarantee – Adding confidence to your choice when you use select 3M media imaged with an expanding range of 3M-qualified OEM printers and inks.

3M™ Controltac™ Graphic Film with Comply™ v3 Adhesive IJ180Cv3

Product	Film Characteristics	Adhesive Characteristics	Core (inches)	Roll width (inches)	Roll length (yards)	Printer Compatibility
IJ180Cv3	Opaque, 2 mil, white cast vinyl; luster finish	Pressure-activated, air release channels, gray pigment, removable	3, 6	30, 36, 48, 54, 60	25, 50, 100, 150, 200	Inkjet printable latex, UV, solvent, eco-solvent

For complete product details and warranted applications, see [Product Bulletin PIJ180/180C](#) at 3Mgraphics.com.

KNOW IT: Bookmark 3Mgraphics.com

BUY IT: Visit 3Mgraphics.com/wheretobuy or call 1-800-328-3908

TRY IT: Go to 3Mgraphics.com/samples for a sample roll



Commercial Graphics
3M Center, Building 220-12E-04
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Staff Report to the Board

May 17, 2017

Contracting, Personnel, and General Administration

Project Planner Position

The CRA staff has organized multiple rounds of interviews with a highly qualified pool of candidates. The final round of interviews and reference calls are underway and staff hopes to fill the position within the month.

Summer Internship

The CRA has submitted a worksite application to the Mayor's Summer Youth Employment Program (MSYEP) to accept one or two Cambridge youths to work 20 hours per week with the CRA during the 6-week summer program. MYSEP provides all youth wages.

Office and Document Reorganization

The CRA staff has begun to dive into the extensive record of documents in the office in order to create additional personnel workspace. An initial scope for an archivist contract has been drafted and staff hopes to bring someone on board to assist with document organization as well as the creation of a public records policy.

Forward Calendar Items

1. Sixth Street Walkway
2. Galaxy Park and Binney Street Park Designs
3. 88 Ames Street Retail
4. Volpe Redevelopment and Parcel Six
5. Personnel Policy Revisions

Projects and Initiatives

Streetscape Update

CRA staff has continued to work closely with the staff in TPT, DPW, and CDD to resolve specific issues related to traffic, signaling, public transit, and roadway design standards. The consultant team has been working on project updates in late April and early May. Most outstanding technical issues are anticipated to be resolved by the end of May and the engineering consultant HDR should begin 25% drawings in June. CRA staff continues to coordinate with neighboring property owners, including Boston Properties, as part of the roadway redesign, which will be reflected in the 145 Broadway landscape plan.

Octahedron

The transfer of the Octahedron to a new owner was cancelled due to unforeseen circumstances beyond CRA's control. CRA staff has just begun exploring several options including reaching out to DeCordova Sculpture Park a second time, reaching out to Artisans Asylum, using social media, or eBay or a simple sign to advertise the availability of the sculpture. Stoss Landscape Urbanism has recently shown interest in the inclusion of the

Octahedron as part of the final design for the Binney Street Park, which in the opinion of the CRA staff, would be the optimal outcome. DPW is planning to begin excavation in the area of the Octahedron for their gravity drain line project during July.

Forward Fund

For 2017 Forward Fund awardees, we have entered into eight agreements and dispersed \$56,357 in checks. One of the 2016 grants for \$10,000 toward the Charles River Boat launch recently received a green light from the Department of Natural Resources and will be moving forward.

Galaxy Park

The National Endowment for the Arts (NEA) has notified the CRA that its grant application for the Galaxy restoration was not selected for funding. According to the NEA, they received 1,728 Art Works applications in the 2017 funding round, with requests totally more than \$86 million. The NEA was able to support no more than 1,033 projects, with funds totaling more than \$24 million.

105 Windsor Street

As a follow up to the design and cost estimate work that it has conducted for the building, the CRA has asked for a structural report of the building to increase its confidence in the revitalization cost estimates. The CRA is considering applying, with the City, for Community Preservation Act funds to make improvements to the buildings brick façade and replace damaged portions of the slate roof.

88 Ames Street

Vertical construction continues to proceed with the completion on the second podium floor and the arrival of the tower crane. Boston Properties is working on a plan for retail tenants to be presented to the Board at the upcoming June meeting. City and CRA staff and engineering consultants are working to finalize the Ames Street traffic layout in conjunction with future bus routes and the Broadway streetscape design.

145 Broadway

The Inspectional Services Department (ISD) has issued a demolition permit for the 11 Cambridge Center building. Site preparation and internal demolition has been underway for a few weeks. Pedestrian detours for Broadway and Galileo Way are in place and will evolve as the next phases of construction get underway. The CRA has received and is reviewing the Construction Documents per the Design and Document Approval Procedures under the Development Agreement. A signage / building identity plan will likely be brought before the Board for consideration over the summer.

Sixth Street Walkway

Turner Construction lifted a panel of the concrete sidewalk along the walkway to allow for the investigation of the condition of the tree roots underneath by CRA and City staff. Through this exercise, the DPW staff determined that the maple tree roots do not reach under the walkway, thus replacing the concrete as discussed with the Design Sub-Committee can be done without risking much damage to those trees. The final design of the Walkway open space will be brought before the Board in June.



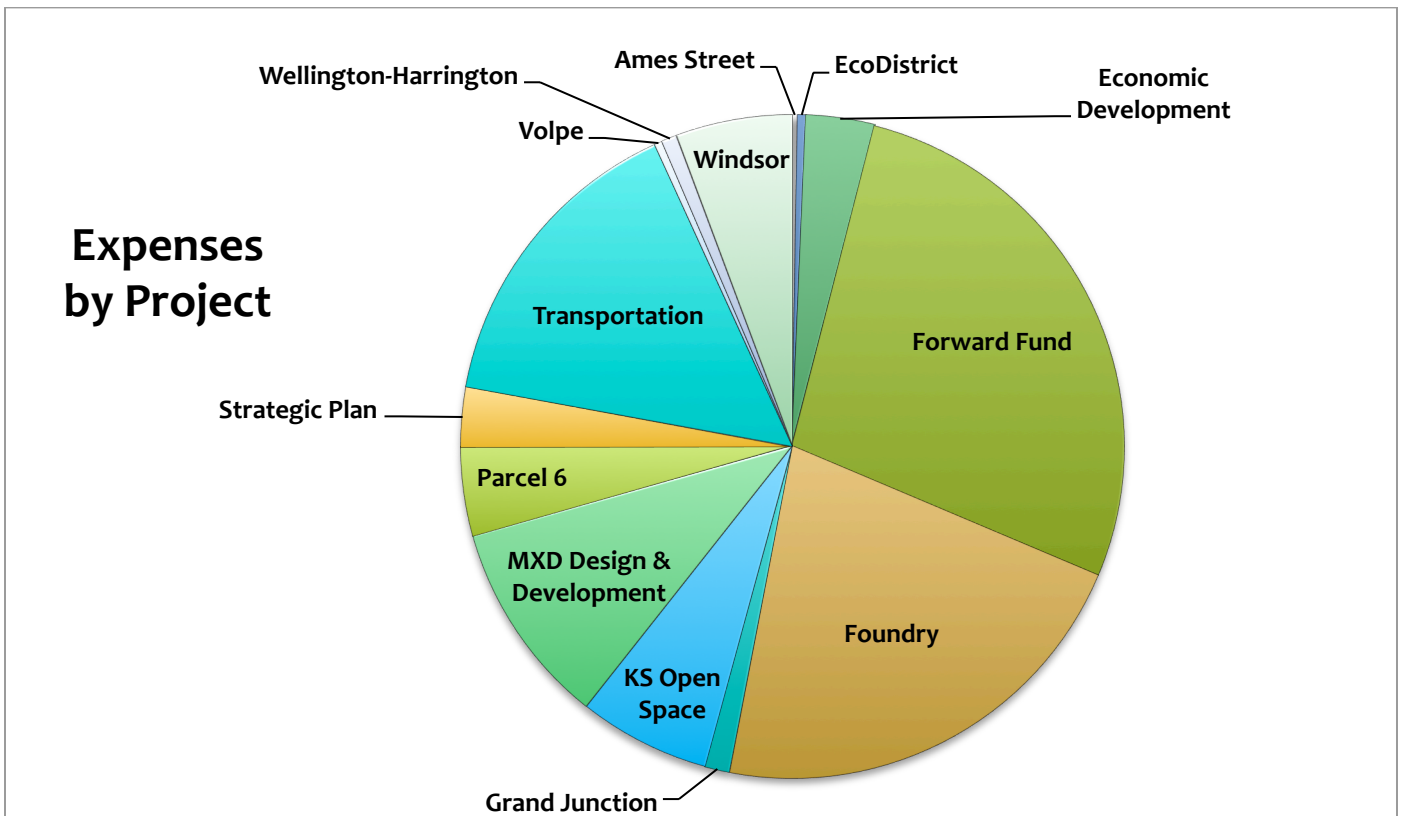
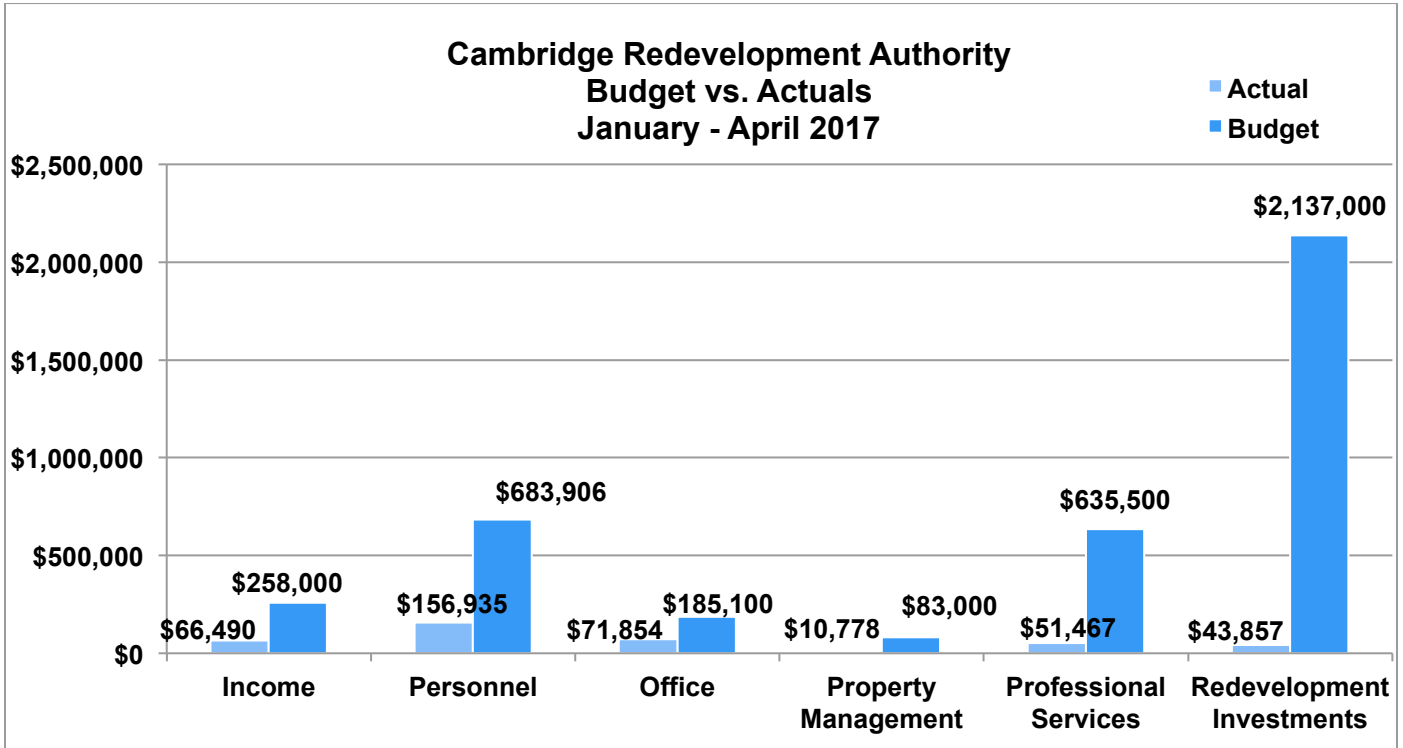
Budget vs. Actuals January - April 2017

	Total	
	Actual	Budget
Income		
4000 Income		
4200 Operating Revenue		
4210 Grants		\$100,000
4220 Proceeds from sale of development rights		\$0
4230 Reimbursed Expenses	\$475	\$2,000
4240 Rental Income		
4241 Lot License Agreements	\$1,000	\$0
4242 Foundry Ground Lease		\$0
4243 Parcel Six Rental Space	\$8,607	\$10,000
Total 4240 Rental Income	\$9,607	\$10,000
4250 Other		
Total 4200 Operating Revenue	\$10,082	\$112,000
4300 Other Income		
4310 Dividend Income	\$10,264	\$12,000
4320 Interest Income	\$46,143	\$134,000
Total 4300 Other Income	\$56,408	\$146,000
Total 4000 Income	\$66,490	\$258,000
Total Income	\$66,490	\$258,000
Gross Profit	\$66,490	\$258,000
Expenses		
6000 Operating Expenses		
6100 Personnel		
6110 Salaries	\$116,465	\$440,000
6120 Payroll Taxes		
6121 Medicare & OASDI (SS)	\$2,480	\$12,000
6123 Unemployment & MA Health Ins	\$324	\$506
Total 6120 Payroll Taxes	\$2,804	\$12,506
6130 Personnel and Fringe Benefits		
6131 Insurance - Dental	\$1,705	\$6,400
6132 Insurance - Medical (for Employees)	\$12,352	\$70,000
6133 Pension Contribution (Employees & Retirees)		\$72,000
6134 T Subsidy	\$1,203	\$5,000
6135 Workers Comp & Disability Insurance	\$839	\$1,000
Total 6130 Personnel and Fringe Benefits	\$16,099	\$154,400
6140 Insurance - Medical (for Retirees, Survivors)	\$14,567	\$70,000
6150 OPEB Account Contribution	\$7,000	\$7,000
Total 6100 Personnel	\$156,935	\$683,906

	Total	
	Actual	Budget
6200 Office		
6210 Community Outreach		
6211 Materials	\$16	\$4,000
6212 Public Workshops	\$25	\$4,000
6213 Other	\$14	\$2,000
Total 6210 Community Outreach	\$55	\$10,000
6220 Marketing & Professional Development		
6221 Advertising		\$3,400
6222 Conferences and Training	\$490	\$10,000
6223 Dues and Membership	\$3,225	\$4,000
6224 Meals	\$177	\$600
6225 Recruiting	\$285	\$400
6226 Staff Development		\$2,000
6227 Subscriptions		\$300
6228 Travel	\$42	\$500
Total 6220 Marketing & Professional Development	\$4,219	\$21,200
6230 Insurance		
6231 Art and Equipment	\$5,675	\$5,800
6232 Commercial Liability	\$3,132	\$3,400
6233 Special Risk	\$3,705	\$3,800
Total 6230 Insurance	\$12,512	\$13,000
6240 Office Equipment		
6241 Equipment Lease	\$1,432	\$4,300
6242 Equipment Purchase (computers, etc.)	\$55	\$2,500
6423 Furniture		\$800
Total 6240 Office Equipment	\$1,487	\$7,600
6250 Office Space		
6251 Archives (Iron Mountain)	\$1,341	\$6,200
6252 Office Rent	\$42,101	\$102,000
6253 Office Utilities	\$934	\$4,200
6254 Other Rental Space	\$4,788	\$4,500
6255 Parking		\$400
6256 Repairs and Maintenance		\$300
Total 6250 Office Space	\$49,164	\$117,600
6260 Office Management		
6261 Board Meeting Expenses	\$137	\$600
6263 Office Supplies	\$317	\$2,000
6264 Postage and Delivery	\$69	\$300
6265 Printing and Reproduction	\$340	\$1,000
6266 Software	\$337	\$700
6267 Payroll Services	\$313	\$1,000
6268 Financial Service Charges	\$55	\$100
Total 6260 Office Management	\$1,568	\$5,700
6270 Telecommunications		
6271 Internet	\$1,048	\$3,200
6272 Mobile	\$612	\$2,600
6273 Telephone	\$930	\$2,200
6274 Website & Email Hosting	\$160	\$800
6275 Information Technology	\$99	\$1,200
Total 6270 Telecommunications	\$2,849	\$10,000
Total 6200 Office	\$71,854	\$185,100

	Total	
	Actual	Budget
6300 Property Management		
6310 Contract Work		\$4,000
6320 Landscaping Maintenance	\$1,675	\$42,000
6330 Repairs		\$3,000
6340 Snow Removal	8,320.00	\$30,000
6350 Utilities		
6351 Gas & Electric	\$783	\$4,000
Total 6350 Utilities	\$783	\$4,000
6360 Other		
Total 6300 Property Management	\$10,778	\$83,000
Total 6000 Operating Expenses	\$239,567	\$952,006
7000 Professional Services		
7001 Construction Management		\$0
7002 Design - Architects	\$10,538	\$30,000
7003 Design - Landscape Architects		\$20,000
7004 Engineers	\$615	\$35,000
7005 Legal	\$4,950	\$150,000
7006 Real Estate & Finance		\$30,000
7007 Planning and Policy		\$20,000
7008 Retail Management / Wayfinding		\$1,000
7009 Accounting		\$19,500
7010 Marketing / Graphic Design		\$4,000
7011 Temp and Contract Labor		\$30,000
7012 Web Design / GIS	\$8,030	\$11,000
7013 Land and Building Surveys	\$6,500	\$10,000
7014 Records Management / Archivist		\$20,000
7015 Energy & Environmental Planning	\$1,650	\$2,000
7017 Transportation	\$19,184	\$253,000
Total 7000 Professional Services	\$51,467	\$635,500
8000 Redevelopment Investments		
8100 Capital Costs		\$12,000
8200 Forward Fund	\$43,857	\$125,000
8400 Foundry Fund		\$2,000,000
8500 KSTEP Fund		\$0
Total 8000 Redevelopment Investments	\$43,857	\$2,137,000
Total Expenses	\$334,891	\$3,724,506
Net Operating Income	-\$268,402	-\$3,466,506
Net Income	-\$268,402	-\$3,466,506

Tuesday, May 09, 2017 01:24:52 PM GMT-7 - Accrual Basis





May 17, 2017

Proposed Investment Policy Amendment:

Existing Language:

G. Diversification

Diversification of investments is interpreted in terms of maturity, variety of instrument type and issuer. Regarding maturity, the CRA's investments shall be 'laddered' such that maturity dates provide ready access to funds for programmatic needs and alternative investment opportunities.

The CRA shall seek strong returns from some instruments but must also seek diversity for investments to protect assets from excessive market risk. The CRA shall ensure that it maintains a balanced portfolio with at least 80% of its investments fully collateralized. Other funds may be invested in available legal instruments under the prudent investment principle in order to seek strong returns from its assets.

The diversification of issuer protects investments from over-concentration in a specific institution. With the exception of U.S. Treasuries or agencies, State pools (MMDT), CD accounts and managed investment accounts, no more than 10% of the CRA's investments should be invested in a single financial institution.

Proposed Language:

G. Diversification

Diversification of investments is interpreted in terms of maturity, variety of instrument type and issuer. Regarding maturity, the CRA's investments shall be 'laddered' such that maturity dates provide ready access to funds for programmatic needs and alternative investment opportunities.

The CRA shall seek strong returns from some instruments but must also seek diversity for investments to protect assets from excessive market risk. The CRA shall ensure that it maintains a balanced portfolio with at least seventy percent (70%) of its investments fully collateralized. Other funds may be invested in available legal instruments under the prudent investment principle in order to seek strong returns from its assets.

The diversification of issuer protects investments from over-concentration in a specific institution. With the exception of U.S. Treasuries or agencies, State pools (MMDT), CD accounts and managed investment accounts, no more than 10% of the CRA's investments should be invested in a single financial institution.