

**Board Packet of Supporting Materials
July 19, 2017**

i. Agenda

1. Draft Minutes of the Regular Meeting of the Board on June 21, 2017
2. Letter to Lisa Peterson Requesting Community Preservation Act Funds for 105 Windsor Street
3. Notes from the Neighborhood and Long Term Planning, Public Facilities, Arts, & Celebrations Committee Meeting regarding reappointment of Kathy Born to the CRA Board
4. Letter from Agassiz Baldwin Community regarding their 2017 Forward Fund Grant project
5. Community Art Center's My Totem Pole Project at Parcel Six
6. 88 Ames Street Residential Project Exterior Signage Package

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10. Staff Report and Quarterly Financial Report

(Document numbering altered to reflect agenda item numbers)

NOTICE OF MEETINGS

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

Design Review Committee
Wednesday, July 19, 2017 at 4:00 PM
Cambridge Police Department
First Floor Community Room
125 Sixth Street
Cambridge, Massachusetts 02142

DESIGN REVIEW AGENDA

1. Binney / Galileo / Broadway Streetscape Landscaping Plan
 2. 88 Ames Street Residential Project Exterior Signage Package
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Regular Board Meeting
Wednesday, July 19, 2017 at 5:30 PM

[Same Location]

MEETING AGENDA

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 June 21, 2017 **

Communications

2. Letter to Lisa Peterson Requesting Community Preservation Act Funds for History Façade Restoration of 105 Windsor Street June 19, 2017 *

3. Notes from the Neighborhood and Long Term Planning, Public Facilities, Arts, & Celebrations Committee Meeting of June 26, 2017 regarding the reappointment of Kathy Born to the CRA Board *
4. Letter from Agassiz Baldwin Community regarding the 2017 Forward Fund Grant June 30, 2017 *

Reports, Motions and Discussion Items

5. Presentation: Community Art Center My Totem Pole Project at Parcel Six (Mr. Peralta) *
6. 88 Ames Street Residential Project Exterior Signage Package (Mr. Evans) *

Motion: To Approve the Signage Proposal for the 88 Ames Street Residential Project Parcel Four of the Kendall Square Urban Renewal Area

7. Presentation: Grand Junction Corridor Transit Demand Analysis (Mr. Evans)

Motion: To authorize the Executive Director and the Chair to enter into a sole source contract with IBI Group to conduct a transit service demand analysis of the Grand Junction Rail Corridor, building off the planning work conducted by the Kendall Square Mobility Task Force, for an amount not to exceed \$50,000.

8. Update: Foundry Redevelopment Project (Ms. Madden)
9. Update: Volpe Project – Transit and Community Facilities (Mr. Evans)
10. Update: Staff Report and Quarterly Financial Report (Mr. Evans) *

Adjournment

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

Upcoming Meetings:

- No August CRA Meeting
- Regular CRA Board – September 13, 2017

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, June 21, 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 5:34pm. 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, Program Manager Jason Zogg, Office Manager Ellen Shore and CRA Strategic Planner Kathryn Madden.

The CRA recorded the meeting.

Minutes

1. Motion: To accept the minutes of the Annual Meeting of the Board on May 17, 2017

There were no modifications.

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

Communications

2. Report from City Manager regarding Awaiting Report Item Number 17 - 4 regarding the Foundry

The Board unanimously approved that discussion of this item would be deferred to the following agenda item #3.

Reports, Motions and Discussion Items

3. Report: Foundry Redevelopment Update

Mr. Evans noted that the Board packets contained the presentation given at the Community Meeting at the Dante Alighieri Center at the end of May, which, based on feedback, had slight modifications from the presentation to the CRA Board on May 17. The Community meeting had 50-60 attendees. In early June, this presentation and the letter from the City Manager, as referenced in agenda item #2, was submitted to City Council for discussion. There was a Foundry Advisory Committee meeting in June and Mr. Evans has met with the Cambridge Nonprofit Coalition. Mr. Evans distributed supplemental materials that were created in response to feedback from these meetings.

Although stated elsewhere in the document, the Operational Mission was amended to include specific wording to emphasize the target audience and goal for the Foundry redevelopment. Specifically, the Foundry will seek to provide access for all Cambridge residents, especially lower income communities, to the dynamic, creative and entrepreneurial work and learning environment of Kendall Square.

The Basic Program Concepts slide was updated to clarify the utilization of space and the economic business plans for the operation of the building. There are five main spaces that will be anchors in the building design – lobby, black box, community room, café/kitchen, and workshop. Since these are central to

the public functions of the building and, among other reasons, they will be located on the first floor. Other spaces - classrooms, multipurpose rooms, studios, gallery, and innovation office space - can be relocated and resized as needed. The building is about 50,000 square feet (sf). With about 77% efficiency, there is 38,500 sf of usable space. Mr. Evans said that lease discussions are usually based on gross square footage. There is a 60:40 ratio of community use to market-rate commercial use. The community use is divided into free event public spaces and rented community tenant spaces. Some funding for the building is provided by the community tenant spaces such as rented artist studios and membership-based maker-space, as well as ticketed theatre events. Mr. Evans suggests removing the parking and opening up the floors to create better high bay spaces. There have been discussions to add limited square footage to the west wing of the building.

Mr. Evans estimated the cost to operate the building to be about \$1.4 million - \$700,000 for basic maintenance, \$400K for programming and outreach staff, and 20% for a capital reserve to replenish the fixtures and fit-outs for all the different uses. With respect to the building's revenue, 32% would come from the community tenants paying \$6-30/sf and 68% would come from the commercial office space at around \$50/sf. There have been discussions regarding occasional event fees on portions of the public space for private events. Any decrease in commercial office space would increase the burden on the community tenants by either increasing the rate or by reducing the program, both of which are not the goal.

The Next Steps slide was also updated to indicate the public outreach efforts being done and the upcoming plans to move the process forward. Mr. Evans noted that he would like to offer building tours to be timed with a summer announcement for a Request for Information (RFI). This would be the beginning of a procurement process to find an operator team to make the Foundry building dynamic.

Kathryn Madden explained the information-seeking process in more detail. She emphasized that this is different from a request for interest. The goal is to gain information from experienced individuals or organizations on all aspects of operating and programming the building. These include public outreach, scheduling and coordinating programs, leasing, facility maintenance, relationship building, communication, budget management, success measurement metrics, etc. Mr. Evans stated that a Request for Information is a growing best practice in procurement. One needs to talk to people who have experience so that the RFP is better defined, especially for projects that are not standard off-the-shelf. Through the Demonstration Plan, the CRA has procurement flexibility. Nonparticipation in the RFI does not exclude an entity from the selection process.

Mr. Evans said that the Demonstration Plan needed to be amended by the CRA Board and City Council. Mr. Evans would like to simplify some of the implementation steps as he feels they are overly prescriptive. The management structure is being discussed with the City. The CRA is currently doing the initial feasibility work. The City will take on the project design and construction as a public project. The City is the master landlord and owner of the asset and the CRA is the tenant or client. There is a meeting later this month with the East Cambridge Planning Team and then a hearing of the City sub-Council's Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee.

Ms. Born noted that Councilor Mazen had joined the meeting for the discussion. She asked everyone to sign the attendance sheet, especially if one wanted to enter a comment.

In response to Ms. Born, Mr. Evans said that the operator and designer selection will overlap since the RFI process would start before a designer was selected. A feasibility level of analysis might require that the designer be informed of the fit-outs. There is the issue of funding an operator before there is a building to operate where any rents can be collected. A 149A Construction Management at Risk process would overlap with the contractor selection. The City would like to be at the helm of the design and construction selection. CRA would be the helm of the operator.

Councilor Mazen spoke about his vision of the Foundry. He mentioned that art exhibitions, arts studios, and a working kitchen + restaurant, or other subsidized teaching retail are possible uses in the Foundry. He mentioned subsidized nonprofit office space and the synergies that can be created for out-of-school time teaching and training. He said that he would like the selected operator to promise to meet two difficult goals

in mind. One goal is outreach into the community. The other goal is to offer a job-training pipeline into job placement. He cited examples. While these goals are difficult to achieve, he hopes the Foundry can provide the opportunity to enrich the community.

Mr. Crawford said that he appreciated the vision to service the community and agrees that this is a focus. Ms. Madden added that the RFI will get the discussions going with experts on how to accomplish this vision. She said that the operational costs for the building included a staff dedicated to that vision. Ms. Madden said that the CRA Board has always wanted to serve underrepresented communities. Councilor Mazon added that some of the components could be done piecemeal and that there is no end to local expertise. The job is bringing them together. Mr. Bator noted that even in the earliest Foundry discussions, this CRA Board has always been committed to space for arts and job training within the Foundry. Mr. Zevin noted that the arts aspect could happen in many places but that the Foundry is particularly well located to support connections with the tech community in Kendall Square. He also noted that “apprenticing” and learning onsite in a biotech field requires sophisticated equipment that might make it difficult to achieve in the Foundry.

Mr. Evans asked to open public comment since many attendees were now present for the Foundry agenda item.

Public Comment

Ms. Heather Hoffman noted that there is a lot of development going on in the area. Since the Foundry is not able to satisfy all the desires and needs, the omitted ones might be attainable from another developer. The developers should pool their resources and work together. She urged developers to join forces with the Foundry team as they have best understood the idea of community benefits and are further along. She also added that she liked the lighting display and would like confirmation that they won’t be overly bright.

Ms. Manjushri Prakash said that after reading the materials she understands that the City wants to make the Foundry a pivot into the working class community. She suggested refining the building to draw teenagers to the Foundry for spontaneous interaction. There should be more thought into the articulation of the program so that it is an active part of the community. She also mentioned the possibility of public housing.

There were no other people who requested to comment.

The motion to close public comment carried unanimously.

Mr. Evans summarized that the programmatic conversation tonight was informative. A discussion of the process and the program will continue. A discussion about the CRA’s role in the lease will take place later tonight in the closed Executive Session.

4. Presentation: Sixth Street Walkway Redesign

Motion: To Approve the Conceptual Design of improvements to the Sixth Street Walkway consistent with the Infill Development Concept Plan of the Kendall Square Urban Renewal Area

Mr. Jason Zogg said that since Design Review Committee met a few months ago, specific design details have been worked out, additional testing of the tree roots have occurred, as have discussions with Jeff Lefcourt, the City arborist. Mr. Zogg said that Board guidance on a few issues is needed in order for staff to move forward on the project.

Mr. Joel Smith from Sasaki gave a PowerPoint presentation. He emphasized that preservation of the oak trees was of utmost importance. In addition to the City arborist, Sasaki consulted with a Bartlett arborist to investigate the root structure. With respect to lightning, the proposal calls for using the existing supports and conduits to avoid interfering with the trees. A few light poles will be moved to highlight some gathering

spaces. There will be a separation between bikes and pedestrians. The less invasive flexi-pave material was selected for the bike path, as it's porous and requires less depth than concrete. This material has been field-tested and the DPW has used it within Cambridge. Mr. Zogg added that this material was used on the curved path to in the Grand Junction Park.

Ms. Born is concerned about the effect on the trees from the Volpe project's plan for a 500-foot building along the walkway near Broadway and multiple east-west pathways. Mr. Smith said that oaks are shade tolerant. Mr. Zogg said that staff level discussions about integrating the Volpe pathways have occurred although the plans haven't been overlaid. In response to Mr. Crawford, neither arborist mentioned any tree health concerns by having the same type of tree on the walkway. There are no new trees in the plan.

One slide showed that the elevated bike path is designed and integrated for preservation of the trees. The steepest grade on the path is 4%, which is ADA accessible. An existing stairway will be repurposed. He showed examples of the proposed lighting fixture that conforms to DPW's standard and the wooden faced trash / litter receptacles. A slide showed the placement of the proposed new natural wood seating, with backing and arms interspersed to deter skateboarders, rather than refurbishing the existing benches. An audience member said that the receptacles did not appear rodent proof but Mr. Smith had not heard of any issues. Photometrics will be done on the bike path to see if lights on the building façade are needed. Mr. Zogg said light poles on both sides of the path will remain at the social spaces but the other light poles along the Volpe side are being removed. A cast-in-place concrete was proposed to replace the current concrete pathway with a different scoring pattern near the gathering spaces. In response to Mr. Zevin, Mr. Zogg said that staff will work with Boston Properties and Sasaki on the bike path end indications as soon as the streetscape design with Alta is finalized. Mr. Zevin said that there needs to be a more robust light pole base or no base at all since similar ones used in other parts of the City have not held up well.

With respect to the plantings, seeding with a shade and drought tolerant Creeping Fescue lawn mix was chosen. This conservative approach was taken due to the lack of lighting and the minimal 3" depth available from the red oak root structure. Although the existing irrigation appears to be in good shape, more investigation is needed. The irrigation would be used primarily for establishment. The hedge on half the walkway along Volpe property would remain. Mowing would not be required to keep it in its more natural state. Mr. Evans stated that if a shaggy look was desirable, the landscaping specifications in the development agreement with Boston Properties would need to change to remove the mowing requirement.

The Flexi-pave color selected is green with a different green color to indicate the east-west connector intersections. Mr. Evans stated that green is standard color for bike lanes. Mr. Zevin preferred using a brown color similar to that used on the Grand Junction. There was a discussion about lane color and modes of transportation. There was an agreement that bright green should be used to indicate points of conflict and maybe the ends of the path. Color samples were expected soon so concerned Board members could view them.

Ms. Born repeated her concern regarding the adjacent Volpe development's effect on the 6th Street Walkway. Mr. Evans said that discussions are needed with the City. He added that the space one would want from a building to the trees on the path should match the distance from the Biogen buildings. Ms. Born said that design standards indicating setbacks are the best way to ensure the tree safety. The 6th Street Walkway was a significant part of the Open Space Plan and needs to be taken into consideration. Mr. Evans noted that the studies have shown that the tree roots are more dependent on water and nutrients from the side away from the path. Mr. Crawford added that the path's importance to the City is reflected by its renaming in memory of a fallen Cambridge police officer. Mr. Zogg reminded the Board that the path is only eight feet wide as DPW wanted it to be as narrow as possible to protect tree roots. He also suggested embedding the existing memorial CRA employee plaque, currently on a small stand near Broadway, into the concrete pavement. This would resurrect a past CRA design standard by inlaying brass street name plaques into concrete near the street that pedestrians would be crossing. Mr. Smith said that the two Soofa benches were expected to remain. Mr. Zogg said that coordination with Veolia is needed for potential replacement of their condensate pipe and steam return line that runs crosses beneath the path.

The motion to approve the conceptual design of improvements to the Sixth Street Walkway consistent with the Infill Development Concept Plan of the Kendall Square Urban Renewal Area carried unanimously.

5. Update: 88 Ames Street Residences

Mr. David Stewart, from Boston Properties (BP), gave a PowerPoint presentation. He gave a quick update of the delivery schedule and provided an update of the retail portion of the space. The base of the building is now up to the fifth floor of the concrete. Once BP gets to the sixth floor, the building will rise very quickly. The bottom half of the building should be open by June 2018 and the top half will be ready in August before the September move-in period. He pointed to the location of retail on the first floor. The entire second floor is retail. There is a sum total of 16,000 square feet. There are three retail spaces. Retail space #3 includes the second floor, which will have an elevator and stairs. Because leases have not been signed, Mr. Stewart was not at liberty to name the users but described the uses. Retail space #1 is a Mediterranean quick serve food establishment. Retail space #2 is a growing coffee house from the west coast. Retail space #3 is a retail financial services firm that is relocating from within the neighborhood. It will have active uses on the ground floor.

Mr. Evans said that the signage piece would need to come back to Board. Mr. Stewart anticipated the signage to come in portions. Mr. Stewart said that the Mediterranean grill place and the coffee shop have been inquiring as to the logistics needed for outdoor seating. Mr. Evans noted that even with the current active construction, people like sitting and eating in the shady Pioneer Way area, so adding more seating options in this area should be considered.

Mr. Stewart did not know if the second floor would be dark at night and weekends when the financial group is closed. The third floor has micro units and an amenity room. The fourth floor is an amenity floor with an outdoor terrace. The corners would not be changed except for bike rack rearrangement or planters.

Mr. Evans explained that staff is currently reviewing the first signage package which might go to the design review committee in mid-July before the Board meeting.

6. Update: Revised Signage Proposal from Sebastian's Café along Ames Street at 415 Main Street

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

Mr. Syed Ali, from Sebastian's, said that based on feedback received from the last meeting, revisions were made and resubmitted. The lettering was re-sized to match the overall façade. The vinyl panels on both sides were approved. Mr. Ali has contacted the awning maker of Cambridge Trust (CT) so that the projection of Sebastian's two awnings will match the projection of the CT awnings. There will be a flat awning over each door, of different widths, using Sebastian's logo and color. Mr. Zevin said that matching the projection is very important. Mr. Zogg noted that the CT awning needed to be open on the end like the awning of CT.

Mr. Ali would like to have a pineapple blade sign coming off the façade between the two doors. The picture was in the Board packet although the brown color would be painted purple. There was a discussion of the exact placement, including the height of the blade sign since this was not depicted in the presentation. Mr. Ali will contact Boston Properties to ensure that the building panel can support the structure. Staff will work with Sebastian's regarding the height placement.

The motion to approve the revised signage proposal, with comments from the Board directing Staff review, for the Sebastian's Cafe at 415 Main Street (7 Cambridge Center) within the Kendall Square Urban Renewal Area with assurance that the awning projection was seconded and unanimously carried.

7. Discussion: Parcel Six Disposition and the Volpe Redevelopment Plan

Mr. Evans distributed a letter from the past regarding the disposition plan for Parcel 6. When the GSA was beginning their development process, the CRA submitted this letter saying that the CRA deferred the selection of the developer to the GSA. According to CRA counsel, because Parcel 6 is in the KSURP, the state procurement rules for property disposition are not mandated, so the CRA is allowed to work directly with a developer rather than going through an open bidding process. Parcel 6 is a key corner to the redevelopment of the Volpe property. Staff has had initial meetings with MITIMCO. This parcel is part of the rezoning petition. The CRA will be recipients of any zoning entitlement increase. The disposition process will need to be mapped out with assistance from Foley Hoag, presuming that this Board would continue cooperating with the GSA selected developer, and not try to develop this as a separate parcel. At one time, the previous board had entered into a now-expired disposition agreement with another developer to build a very small micro-unit residential project on the Parcel 6 site. There might be the need for an executive session to decide how to proceed with terms with MITIMCO. Based on evaluation work by HRA, development in the Kendall Square area is worth \$80-\$100 per square foot depending on parking, affordable housing requirements, etc. For a 6,000 square foot lot with a 4 FAR, the site could be worth about \$1.5 to \$2 million dollars if there were no other constraints. However, the site does have contamination and its small size makes it hard to develop in isolation. In response to Ms. Born, Mr. Evans said that there is no electrical vault on the site. Mr. Zogg said that there is an above ground power line that goes across the site. Mr. Evans added that there is an access easement across the site to the benefit of the federal government, possibly due to a plan to have that land be a service drive at some point. By law, the site would need to be appraised. In response to Ms. Born, Mr. Evans explained that the result of the appraisal does not need to be public until after the transaction is completed. Information about real estate negotiations can be withheld if it is to the benefit of the redevelopment agencies.

8. Presentation: Artistic Lightscape Discussion

Motion: To authorize the Executive Director to pursue the acquisition of an artistic lighting installation from Lucy Activewear for utilization in Kendall Square and other open spaces.

Mr. Crawford explained that the Lucy Light Forest was created as an introductory ad campaign for the Lucy active wear company, which is a competitor of Lululemon active wear. While he worked at the Department of Conservation and Recreation (DCR), this installation was presented to him as a temporary artistic structure for the Esplanade that would celebrate the euphoric moments that people experienced when exercising. The motion activated interactive light and sound experience was a popular viewing event during the ten days in October 2013. Mr. Crawford did not believe it ever went to other areas so it has been stored for over four years. Mr. Crawford got a call that Lucy was closing down and was seeking a home for the installation. Mr. Crawford had initially thought the city in Illinois, where the Octahedron was potentially going, would be interested. As this was no longer an option, the CRA staff has been investigating ownership.

Mr. Peralta gave a PowerPoint presentation. The installation consists of 10,000 non-blinding amber solar powered LED lights. The physical length of the installation depended on the installation and that any amount of lights could be used. The poles need to be stuck in the ground. Although there would be no cost for the lights themselves, there are costs for transporting them from Minnesota to Cambridge, for installation, programming, maintenance, the solar trailers, and winter storage. The CRA could potentially partner with other organizations and rotate the installation throughout the City. Mr. Peralta listed potential areas for the installation. The installation, as it exists today, can withstand the cold and rain, but not snow. Mr. Zogg said that the installation would exist from late summer into fall and then go into storage. The artist could be paid to replace the current connectors with more robust connectors. The connecting wires would need to be covered with wood chips or something similar. Before installation, any irrigation would need to be shutdown. Caution is needed to protect any tree roots and grass reseeding would be required afterwards. The artist estimated about 30-person hours to install all 10,000 lights. The lights are currently stored in the solar trailers but other containers could be built if the trailers were not purchased. There is also a legal appeal for a suit from another light artist over the use of the word "forest" in the installation's name. There are many unknowns regarding this project but to continue researching, the CRA would need to pay for the current rental space in Minnesota.

Mr. Zogg emphasized reasons why the CRA would consider ownership with phrases in the CRA vision statement, the mission statement, the strategic plan, the KSA district identity desire for public art in Kendall Square document, and the K2 plan, regarding the desire for public art in Kendall Square.

There was a long discussion. Although the Board found the project to be visually exciting and innovative, there were too many unanswered questions. The transportation logistics, unknown condition of the materials and ongoing installation/maintenance costs were too high to support the initial capital investment. However, the Board was very inspired in pursuing a public arts program.

Staff will inform Lucy of the decision to forgo ownership of the installation.

9. Monthly Staff Report and Financial Update

Mr. Evans summarized his report. The key issue with the Streetscape design is the coordination with Boston Properties regarding the edges along 145 Broadway and the Sixty Street Walkway. A landscaping vision might be ready for the review by next month. All parties finally signed the KSTEP MOU and the working group will decide on the governance structure. Two 2017 Forward Fund awardees have requested their funds be put on hold for technical reasons. A Community Preservation Act grant for \$180K was submitted for 105 Windsor brick work and roofing repairs. There has been discussions with a local arts group who works with students to create a mural of some kind for the Parcel 6 fence along the Volpe property. Mr. Peralta recruited an additional truck to fill in one of the open days created by the absence of the Chicken and Rice Guys truck. Much staff time has been spent with Volpe steam issues on both the Grand Junction and Parcel 7 (the Porkchop / Binney Street Park). The building at 145 Broadway is now gone. The initial mock-up viewing of the glass façade is now open to the public. Mr. Evans suggested viewing this in sunlight. Due to the anticipated revenue, the budget picture is changing and will be discussed in the next agenda item. The expense pie chart shows that the major cash outlay is in the transportation category due to the streetscape project and KSTEP, followed by the Foundry and the Forward Fund grant distributions. The redevelopment budget is based on the Foundry, which will be discussed in executive session.

Mr. Evans proceeded to the next agenda item.

10. Update: CRA 2017 Budget Revisions

Motion: To approve the proposed amendment to the 2017 Cambridge Redevelopment Authority Budget

Motion: To approve the establishment of a separate investment account reserved for the Kendall Square Transit Enhancement Program fund.

Mr. Evans distributed an updated version of the amended budget. The main objective for an amended budget is to integrate the income expected from the negotiated development agreement with Boston Properties, the denied National Endowment for the Arts grant for refurbishing the globes in Galaxy Park, and a pass-through of the KSTEP funds. The updated handout shows the budget that was approved last year. The yellow lines show proposed changes. On the second page, the outreach budget is adjusted for public Foundry meetings and possible room rentals and other outreach avenues such as coUrbanize site.

The adjustment to the other rental line was to fix a miscalculation since the discounted rate for the local storage unit in Somerville was only discounted in the first year of use, not the second. The last page of the budget shows a to-be-determined amount in the Foundry Fund line item until a determination is made, which will be discussed later. Financial commitment to the KSTEP commitment and the Wellington Harrington sprinkler program as approved in February were also added to the budget.

Overall, the budget went from a year running in the red to a year with significant revenue. Although the revenue was expected, this was not finalized when the budget was passed in December 2016. The biggest professional service expense is the streetscape design with Alta Design + Planning. Mr. Evans stated that

staff has been conservative with requests for legal work. Mr. Evans expects the KSTEP funds to be used for actual transit enhancements as opposed to planning transit enhancements. Mr. Bator stated that he has had discussions with Mr. Evans and Mr. Crawford about how the \$23 million from Boston Properties should be invested. Mr. Evans explained that the second motion is to be transparent regarding the KSTEP fund's existence.

The motion to approve the proposed amendment to the 2017 Cambridge Redevelopment Authority budget was made and seconded. A role call was taken.

Christopher Bator - yes

Margaret Drury - yes

Kathy Born - yes

Conrad Crawford- yes

Barry Zevin – yes

The motion carried unanimously.

The motion to approve the establishment of a separate investment account reserved for the Kendall Square Transit Enhancement Program fund was moved and seconded. A role call was taken.

Christopher Bator - yes

Margaret Drury - yes

Kathy Born - yes

Conrad Crawford- yes

Barry Zevin – yes

The motion carried unanimously.

Ms. Born said that the CRA Board would now convene in executive session for the purpose of discussing potential revisions to the 50-year lease of the Foundry Building at 101 Rogers St. from the City of Cambridge, to facilitate the redevelopment of the Foundry building through the Foundry Demonstration Project Plan. Because the Board has concluded all of the business set forth on the regular, the Board will not reconvene in open session thereafter.

The motion to move to Executive Session was made and a role call was taken.

Christopher Bator - yes

Margaret Drury - yes

Kathy Born - yes

Conrad Crawford- yes

Barry Zevin – yes

The motion carried unanimously.

The Board went into Executive Session at 8:58pm.



June 19, 2017

Lisa Peterson, Deputy City Manager
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

The Cambridge Redevelopment Authority (CRA) respectfully request the City of Cambridge (City) to invest Community Preservation Act (CPA) funds in the amount of two hundred and fifty-five thousand dollars (\$255,000.00) for the exterior restoration repairs for the historic building located at 105 Windsor Street (Map Lot 74/25, the Property). In late 2015, the City initiated discussion with the CRA regarding the potential role of the CRA in the revitalization of the 105 Windsor Street Building owned by the City. The CRA understands that the City is in the process of looking into future uses for the Property to best serve the community. With this in mind, the CRA is proposing on behalf of the City, an initial investment of CPA funds towards the rehabilitation of this historical building.

The Property is a three-story structure of approximately 13,000 gross square feet, located on a 10,000-square foot parcel at the intersection of Windsor Street and School Street. The brick structure was built in 1868 as the City's Boardman School. It was one of the first brick school buildings in the City, and is the only surviving structure of its class. The building was converted into a recreation center in 1940 and housed a social services office and a branch library. It was then transformed into a health clinic in 1972 and was last renovated in 1985. Currently, the building is vacant and appears to require a moderate level of investment in order to be usable, including universal accessibility upgrades, new building heating and cooling systems, and other basic improvements.

During the past year the CRA has conducted pre-development analysis of the Property. The CRA contracted with Daedalus Project, Inc. (DPI) for cost estimator services to provide an outline for capital needs required to rehabilitate the property. The report estimates basic improvements to the building will require over two million dollars. The level of capital investment needed will vary depending upon the future programming for the building, and the design of the interior improvements. As part of the CRA's due diligence for the building rehabilitation, the CRA has begun to investigate funding options for the building's capital improvement. The CPA funding cycle provides an opportunity for the City to invest in the external preservation of the building, particularly the public facing portions of the property, while the City and CRA investigate, with the community future, reuse programs and designs.

To maintain the integrity of the Property there are a number of capital repairs as well as site improvements that would contribute to the preservation of 105 Windsor Street. Listed below are the costs of each repair and site improvements needed to be completed to the exterior this historic building:

Exterior Repairs

Exterior Brick Facade Repointing	\$87,301.00
Chimney Repairs and Repointing	\$10,000.00
Window Openings	\$7,000.00
Entrance	\$1,000.00
Slate Roof Repair	\$21,324.00
Fascia and Gutter Repairs	\$13,242.00
Exterior Repairs Total	\$140,000.00

Site Improvements

Replace Entrance Door	\$5,000.00
Demolition of Ramp Railings	\$11,400.00
New Concrete Ramp	\$4,250.00
Strip Footing, Foundation Wall	\$52,500.00
Pipe Guardrail and Railings	\$36,750.00
Restore Paved Surfacing	\$5,000.00
Site Improvements Total	\$115,000.00

A full summary of the assessment provided by DPI is documented in the attached report; existing conditions photographs are also been attached.

Please contact myself, or Carlos Peralta (cperalta@cambridgeredevelopment.org), if you have any questions regarding this request for funds or the attached technical report.

Sincerely,



Thomas L. Evans
Executive Director
Cambridge Redevelopment Authority

CC: Charlie Sullivan, Cambridge Historical Commission
Karen Preval, City of Cambridge
Thomas Leslie, Cambridge Health Alliance

Attachments:

- A) Existing Conditions Photographs
- B) 105 Windsor Street Rehabilitation and Adaptive Reuse Cost Estimate

ATTACHMENT A

EXISTING FRONT FACING RIGHT CORNER



EXISTING FRONT ENTRANCE



EXISTING REAR ENTRANCE



EXISTING ROOF VIEW



EXISTING REAR HANDICAP RAMP



EXISTING FRONT OF BUILDING



ATTACHEMENT B



105 Windsor Street
Rehabilitation and Adaptive Reuse
Cambridge, MA

September 21, 2016

Concept Design Estimate



Property Developer

Cambridge Redevelopment Authority
255 Main Street, 4th Floor
Cambridge, MA 02142
(617) 492 6800

Cost Consultant

Daedalus Projects Incorporated
112 South Street
Boston, MA 02111
(617) 451 2717

INTRODUCTION

Project Description:

Architectural Scope of Work;

Gut demolition of existing fit-out, new core and shell program architectural fit-out
New 3-stop passenger elevator
Masonry façade repairs
Roofing repairs

Fire Sprinkler Scope of Work;

Modification to existing system

Plumbing Scope of Work;

Provide underground modifications and aboveground rough-in to expanded bathrooms revised layout.
Provide all new fixtures, to include Bi-level Drinking fountain with Bottle Feeder.
Provide new Gas Fired Hot Water Heater to the facility with all required installations . Re-route all condensate as required for the new layout.
Storm Piping is existing and shall remain. New Storm Drains with lead flashing shall be provided in order to support all roofing replacement, as applicable.
Demolition and safe-off as required are included.

HVAC Scope of Work;

Provide One (1) Roof Top Unit with gas fired furnace and a centralized distribution grid complete with VAV Terminal Units.
Ductwork and Air distribution to be provided and equally spaced as required for the modified layout.
Makeup Air to be provided within the RTU via makeup air damper, Exhaust Air will be provided by dedicated exhaust fans at all bathrooms and the general space requirements. Return Air shall be sized, as required, and directed to an equally appropriately sized Energy Recovery Unit.
Supplemental heating to be provided via passive chilled beam or floor mounted radiant heat, as required by the architectural design (125 ft. Only Allowance).
Independent Fan Coil Units shall be used in specialty or isolated regions of the project, as required.
Existing Fan Coil Units shall be repaired and serviced for use in the new building scheme.
Stairwells shall be supplemented with electric cabinet unit heaters at all odd number landings.
New Boiler Packages (Qty 2) will be provided and installed. The Boilers shall be approx. sized at 1,500,000 BTU's each for the space given and a new distribution loop provided.
Demolition and safe-off as required are included.

Electrical Scope of Work;

Provide for the relocation of existing electrical and data outlets as required for the modified layout.
Because of the historical space use, the existing facility has ample availability for all electrical, voice and data, therefore, it is assumed that little will be required in terms of modifications to these systems. These requirements shall be defined by the owner and consultant at some future point.

INTRODUCTION

Electrical Scope of Work; cont'd

Lighting of the space will be crucial, this proposal reflects usual and customary commercial standard lighting requirements. Specialty lighting and design will need to be reviewed if required above the standard form.

Fire Alarm and Security systems are existing and require little or no modification (shown as misc. distribution).

There is no electrical site considerations given for the project at this time.

Sitework Scope of Work;

Replace rear ramp with new

Project Particulars:

Existing Plans and Elevation Drawings dated September 20, 2016 prepared by Existing Conditions Surveys Inc.

Scope of Work received August 17, 2016 prepared by Cambridge Redevelopment Authority

Site visit August 25, 2016 by Daedalus Projects, Inc.

Detailed quantity takeoff from these resources where possible

Discussion and review with Cambridge Redevelopment Authority

Daedalus Projects, Inc. experience with similar projects of this nature

Estimate Exclusions:

Salvage of equipment and moveable furnishing items, hand to Owner

Work beyond the boundary of the site

Site or existing condition surveys and investigations

Hazardous materials survey and report, removal and abatement

Architectural/Engineering; Designer and other Professional fees, testing, printing, surveying

Interest expense

Owner's administration; legal fees, advertising, permitting, Owner's insurance, administration

Owner's site representation and project administration

Police details and street/sidewalk permits

Testing and commissioning

Project costs; utility company back charges prior to construction, construction of swing space and temporary facilities, program related phasing, relocation

INTRODUCTION

Project Assumptions:

The project will be publicly bid amongst General Contractors

It has been assumed that no less than 4 bids will be received. Bids can be expected to be significantly higher if fewer bids are received

Site and adjacent building(s) will be occupied during entire construction period

Operation during normal business hours

The Total Estimated Construction Cost reflects the fair construction value of this project in a competitive bidding market

Unit rates are based on current dollars and include an escalation allowance to cover the construction duration

Lay-down/storage area, jobsite shed and trailers, and construction site entrance will be located adjacent to Project area

Temporary electrical and water site utility connections will be available. General Conditions value includes utility connections and consumption costs

Noise and vibration disturbances are anticipated and will be minimized or avoided during normal business hours

Subcontractor's markups have been included in each unit rate. Markups cover the cost of field overhead, home office, overhead and subcontractor's profit

Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development and specification expansion during the design period

General Conditions and Project Requirements includes items from Div. 01 General Requirements

Profit markup is calculated on a percentage basis of direct construction costs

Start of new construction is assumed Spring 2017

Escalation from now to start of construction has been carried in the Main Summary at an allowance of 4½% per year

MAIN SUMMARY

		TOTAL	COST/GSF
02 - Existing Conditions		\$100,000	\$7.81
New Restrooms		\$144,000	\$11.25
New Passenger Elevator		\$364,000	\$28.44
21 - Fire Protection		\$37,000	\$2.89
23 - HVAC		\$615,000	\$48.06
26 - Electrical		\$201,000	\$15.71
Exterior Repairs		\$140,000	\$10.94
32 - Site Improvements		\$115,000	\$8.99
Direct Trade Cost Subtotal		\$1,716,000	\$134.09
Burdens and Markups			
General Conditions and Requirements, Bonds, Insurances	11.00%	\$189,000	\$14.77
Building Permit Fee	1.50%	\$26,000	\$2.03
Fee	3.00%	\$58,000	\$4.53
Estimated Construction Cost Total		\$1,989,000	\$155.42
Escalation from now to start of construction	3.10%	\$62,000	\$4.84
ECC including Escalation Total		\$2,051,000	\$160.26

DIRECT TRADE COST DETAILS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
7 02 - Existing Conditions				
8 Site set-up, temp fencing	1	LS	\$20,000.00	\$20,000
9 Gut demolition	12,798	GSF	\$3.50	\$44,792
10 Cut up, cart and haul away MEP demolition elements	12,798	GSF	\$1.00	\$12,798
11 Dumpsters, cleaning	12,798	GSF	\$0.15	\$1,920
12 Repair concrete stair landing	3	FLT	\$5,000.00	\$15,000
13 New code compliance signage	12,798	GSF	\$0.25	\$3,199
14 fire extinguisher and cabinet	3	EA	\$500.00	\$1,500
15 02 - Existing Conditions Total				\$100,000
16				
17 New Restrooms				
18 Gut demo existing single user restroom	8	RMS	\$1,000.00	\$8,000
19 janitor closet	2	RMS	\$500.00	\$1,000
20 Slab on grade trench at new MEP installs, infill, patch	95	GSF	\$15.00	\$1,425
21 Interior door, frame, hardware	10	LEAF	\$1,200.00	\$12,000
22 Partitions	2,310	SF	\$15.00	\$34,650
23 Flooring, wall and ceiling finishes	395	GSF	\$14.00	\$5,530
24 Specialties for single user restroom	8	RMS	\$900.00	\$7,200
25 Plumbing; Underground Rough-in	4	FIX	\$5,000.00	\$20,000
26 Rough-in, Fixtures	14	FIX	\$3,800.00	\$53,200
27 New Restrooms Total				\$144,000
28				
29 New Passenger Elevator				
30 Reconfigure central stair	3	FLT	\$25,000.00	\$75,000
31 Cut new opening in slab on grade for elevator pit	1	LOC	\$2,500.00	\$2,500
32 underpinning	10	LF	\$2,500.00	\$25,000
33 earthwork by hand, disposal	1	LS	\$15,000.00	\$15,000
34 Elevator pit, lean-concrete backfill	1	EA	\$25,000.00	\$25,000
35 pit ladder, sill angles, hoist beam	1	LS	\$6,750.00	\$6,750
36 Demo partitions, cut new floor plate opening	2	LOC	\$3,000.00	\$6,000
37 reinforce slab perimeter, patch existing to remain	2	OPEN	\$3,700.00	\$7,400
38 Cut new opening in roof framing and roofing	1	LOC	\$5,000.00	\$5,000
39 Shaftwall assembly	1,385	SF	\$15.00	\$20,780
40 Overrun doghouse	1	LS	\$15,000.00	\$15,000
41 New passenger MRL elevator, 1x cab opening	3	STOP	\$50,000.00	\$150,000
42 MEP associated with new elevator	1	LS	\$10,200.00	\$10,200
43 New Passenger Elevator Total				\$364,000
44				

DIRECT TRADE COST DETAILS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
45 21 - Fire Protection				
46 Sprinkler coverage (Relocate existing heads as Req'd)	12,798	GSF	\$2.85	\$36,473
47 21 - Fire Protection Total				\$37,000
48				
49 23 - HVAC				
50 RTU/ERU, exhaust air, supplemental radiant heat, FCU, 51 cabinet unit heaters, Boiler package	12,798	GSF	\$43.50	\$556,698
52 VAV ductwork, air distribution	12,798	GSF	\$4.50	\$57,589
53 23 - HVAC Total				\$615,000
54				
55 26 - Electrical				
56 Demolition, make safe	12,798	GSF	\$0.25	\$3,199
57 Temporary lighting and power	12,798	GSF	\$0.20	\$2,560
58 Electrical Equipment and Distribution	12,798	GSF	\$4.50	\$57,589
59 Fit-out; lighting, power	12,798	GSF	\$10.00	\$127,977
60 minor modifications to low voltage systems	12,798	GSF	\$0.75	\$9,598
61 26 - Electrical Total				\$201,000
62				
63 Exterior Repairs				
64 Exterior brick façade	8,730	SF	\$10.00	\$87,301
65 chimney	2	EA	\$5,000.00	\$10,000
66 window opening	28	EA	\$250.00	\$7,000
67 entrance	2	EA	\$500.00	\$1,000
68 Roofing	4,265	GSF	\$5.00	\$21,324
69 restoration after elevator install				New Elevator
70 fascia, gutter	265	LF	\$50.00	\$13,242
71 Exterior Repairs Total				\$140,000
72				
73 32 - Site Improvements				
74 Replace entrance door	1	LEAF	\$5,000.00	\$5,000
75 Demo ramp railings, ramp, foundations	380	GSF	\$30.00	\$11,400
76 New concrete ramp	425	SF	\$10.00	\$4,250
77 strip footing, foundation wall	210	LF	\$250.00	\$52,500
78 pipe guardrail and railings	210	LF	\$175.00	\$36,750
79 Restore paved surfacing	1	LS	\$5,000.00	\$5,000
80 32 - Site Improvements Total				\$115,000
81				
82				



City of Cambridge

IN CITY COUNCIL

June 26, 2017

**NEIGHBORHOOD & LONG TERM PLANNING,
PUBLIC FACILITIES, ARTS & CELEBRATION
COMMITTEE MEMBERS**

Councillor Nadeem A. Mazen, Chair

Councillor Dennis J. Carlone

Councillor Leland Cheung

Councillor Jan Devereux

Councillor David P. Maher

The Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee held a public hearing on Wednesday, June 7, 2017 beginning at 12:33 p.m. in the Sullivan Chamber for the purpose of discussing the reappointment of Kathleen L. Born to the Cambridge Redevelopment Authority (CRA) for a term of five years (Attachment A).

Present at the hearing were Councillor Nadeem Mazen, Chair, Councillor Carlone, Councillor David Maher, Louis DePasquale, City Manager, Lisa Peterson, Deputy City Manager, Iram Farooq, Assistant City Manager for Community Development, and Deputy City Clerk Paula M. Crane.

Also present were Kathleen L. Born, Chair, D. Margaret Drury, Vice Chair, Tom Evans, Executive Director, Cambridge Redevelopment Authority, and Robert Winters.

Councillor Mazen convened the hearing and welcomed members of the CRA. He spoke about the accomplishments of Kathleen Born as well as her commitment to the CRA which comports with the strategy of the CRA.

Ms. Born stated that it has been pleasure to serve as a member and Chair of CRA for the last five years. She stated that five years ago there were appointments of four of the City-appointed members of the CRA. She noted that it was an exciting process of re-creation. She said that the CRA is solidly established as a partner to the City and it has been her honor to serve. She introduced D. Margaret Drury and Tom Evans and stated that they look forward to moving forward as a partner with the City in several redevelopment ventures.

Councillor Maher commented that having served with Ms. Born on the City Council, he knows her deep commitment to the City of Cambridge as well as the commitment of the former City Clerk D. Margaret Drury. He stated that from his observation, this was a Board that had been somewhat neglected. He said that what we saw in the appointment of the four members was the creation of a dynamic board that has been extremely responsive to the public and to the mission of the CRA. He stated that the CRA has done a terrific job under the leadership of Ms. Born. He said that the CRA Board as it is today is an example of how to be transparent and involving of the community. He said that it is testament to the CRA leadership that the public will often state how pleased they are with the operation of the Board. He stated that this is a clever appointment and he has not been disappointed.

Councillor Carlone stated that he agrees with Councillor Maher and he thinks the quality of the CRA is to be applauded. He said that in particular, reaching out and listening to the community earns the CRA an A-rating in his opinion. He stated that this means a great deal. He stated that he appreciates that Ms. Born does not hold back on her opinion which is important because it is a perspective that isn't necessarily also present at Board meetings. He said that Ms. Born wants things to be better and in many Boards, they become complacent over time. He said that the CRA is being made better which is very rare. He stated that Ms. Born is a dedicated person who believes in the end result as well as involving the community and its' residents. He stated that as with any large development, issues arise but the CRA tries to solve these issues in a progressive, honest way. He endorsed the appointment of Ms. Born.

Councillor Mazen stated that he has worked with CRA and he has seen the best of grace under pressure. He stated that the information contained in Ms. Born's Curriculum Vitae (Attachment B) and the CRA's Sixtieth Annual Report that were provided to the Committee (Attachment C) is full of data and evidence of the success that his colleagues have referenced. He stated that there is a challenge when balancing a public and community interest with the necessity of partnering with real estate developers and others. He asked about aligning and balancing both the corporate interests and partners and moving beyond the way that this has been done in the past. He questioned what the balance feels like. Ms. Born responded that she learned on the City Council that oftentimes when it seemed that there were conflicting goals, there was the ability to come up with common interests. She said that the most recent development in the City which is generally, but not always, undertaken by larger real estate interests may be more complex but are easier to deal with because the larger interests have learned from their history in urban development that making a good public space benefits both the development and the public. She stated that inexperience with smaller developers are more likely to have the impression that the bottom line is all that counts.

Councillor Mazen stated that it is important to understand who, on the real estate development side, struggles when reaching for the higher gains. Councillor Maher stated that the leadership that was exhibited during the original Alewife re-zoning when there was interest by the City and neighborhood groups to look at the environment impact was amazing. He noted that there were many buildings built 50 years before that time along the riverbanks and it took some real thinking about how to get rid of those buildings. He said that there was a long and protracted process with an experienced developer and an owner who wanted to make a profit. He stated that in the end, it was a win/win and noted that today, the site is vastly different. He explained that although a few of the buildings are slightly larger than some would like, much was accomplished via give and take. He said that in the end, the environment was brought back to wetlands and this was attainable under the leadership of Ms. Born.

Ms. Born stated that the CambridgeSide Galleria is another instance in which the private real estate interests came together with the City to create a spectacular urban space which benefited both the developer and the community.

Councillor Carlone said that at the Route 2/Discovery Park site he was the master planner that was brought in. He said that a master planner was necessary to get a PUD. He stated that even with great work, there must be follow through and added that environmentally, this project was a major step forward.

Councillor Carlone noted that when the new CRA appointments took place five years ago, there seemed to be more reaching out to the community and residents. He noted that there was a dramatic shift that helped the connection with the surrounding community which made a huge difference in that it wasn't just numbers or square footage, it went beyond that. He added that connections are vitally important.

Councillor Mazen stated that one of the hardest things to achieve in projects is equity which is a combination of real community outreach and real job training as well as creation and placement. He asked Ms. Born about the CRA plans to include a deep, unwavering commitment to outreach and job training in view of how intrinsically difficult these things have been. Ms. Born responded that this is the #1 question facing the city in the future. She stated that we all know that many of the jobs that are being

created are specialized jobs that require specialized training. She stated that the CRA has, as part of its mission and activities from the time of its founding, a job training element. She stated that currently, job training activities are coordinated with the Department of Human Services. She said that there are more educational institutions that can provide education for entry and mid-level jobs. Councillor Mazen said that pipelines get people there by degrees and he said that his hope is that the Community Benefit Fund will address this issue. Ms. Born stated that as part of development, there will be a requirement for a commitment of dollars and/or programs that will benefit the Cambridge young people. She said that there are people already in the Cambridge workforce whose current positions and jobs are not optimal for the Cambridge economy. Mr. Evans said that he has been doing a lot of work on this issue. He said that the CRA is now a partner with Just-A-Start. He stated that as an implementer of space and development, the CRA is in the best position to create physical capital improvements and that is a future that they continue to look at. He stated that they are working at upgrading innovation space in Kendall Square.

Councilor Carlone said that he has often thought that through PUDs, the City can set a standard where companies connect to the locals. He stated that this could be a standard condition wherein programs are set up in the neighborhoods with yearly check-ins. He stated that this can be easily done and suggested that this be a discussion for the future. Councillor Mazen stated that he was impressed with the work of Akamai in this area. He stated that the City, the Kendall Square Association, Akamai, businesses, and universities want to do the right thing. He said that a professional organization would be beneficial in order to align forces with the CRA. He stated the importance of being knowledgeable and being able to “hit the ground running.” He asked whether someone can do this groundwork to start a public conversation. He stated that monthly gatherings could be the vehicle that drives this conversation forward. He said that someone has to begin this conversation and he hopes it will be the CRA. Ms. Born replied that if she hears a request for the CRA to be more involved in this area, it would be happy to do so.

Councillor Maher stated that solving this issue is complex and it is not just the job of the CRA- it is the job of the City, the School Department, and many others. He noted that when he spoke at Akamai at a Girls Who Code event, he was surprised that there was only one Cambridge student in attendance which is an embarrassment. He added that he is the product of a Cambridge working class family and noted that there were many people he knew that had ties to MIT and Harvard because their parents or family members worked for these institutions as groundskeepers or in support services. He stated that these types of jobs no longer exist as they are farmed out currently. He stated that this is a change that is happening in the City of Cambridge and something must be done to stop this from happening. He stated that the City should do more to force the hands of the larger institutions and companies to keep jobs in-house. He stated that this must be a community conversation. Councillor Maher added that the Cambridge Works program is a wonderful program but it is serving way too few people.

Councillor Mazen stated that whenever job training is done he would like to see metrics, even if they are disappointing. He stated that when we are honest about what is happening and which programs are doing well, we will have fodder for exactly the types of conversation that need to happen.

As it relates to the Foundry, Councillor Mazen stated that his hope is that somehow the CRA can find a partner who will pay Class-A and because they can make a Class-A use out of Class-B space, we can maximize the benefits and the portion of the community benefit space. He stated that there is a little worry that if we don't start at maximum, it will only get more difficult.

Councillor Carlone stated that his private office is directly across from the Foundry. He noted that the Foundry can easily be hidden by the new building on Third Street. He said that there needs to be strong connection between park design, the sidewalk and the Foundry presence.

DC stated that there will be three times the amount of 90 degree days in the future and the big changes will be a dramatically larger amount of air conditioning required. He said that expensive glass buildings are being developed and it is ludicrous to him. He stated that all of these facades will have to be rebuilt. He said that this issue should be part of design review and recommendations. He stated that there were some discussions on design review and he has heard very little design review comments. He asked Ms.

Born her thoughts on design review capabilities. Ms. Born responded that design review responsibility lies with the Community Development Department and although she appreciates what is being said about climate and energy, there are LEED requirements that must be met. Councillor Carlone stated that he supports Ms. Born's reappointment but added that the CRA is representing the public and the City has sustainable goals. He said that he questions whether these goals are being met.

Councillor Mazen asked Ms. Born about the needs of the CRA Board into the future as it relates to complimentary expertise. Ms. Born responded that she believes in timing for public officials and she would not be intending to seek another term on the CRA Board as she believes that turnover is a healthy thing. She stated that former City Manager Healy had wisdom when he appointed the CRA Board with staggering terms. She stated that the CRA is a good mix of expertise. Councillor Mazen asked if there is something new needed that perhaps has not been relevant in the past. Ms. Drury stated that the conversation suggests that job training and the ability to bring that sector closer would be a good skill. Mr. Evans added that the CRA Board functions as a policy-setting body that then seeks out skill-sets. Ms. Born said that for this particular board, it is more a question of values that align with the Board's mission of social equity more than specific skills. She noted that the current CRA Board has a real commitment for social justice and equity of opportunity.

Public comment began at 1:32 p.m.

Robert Winters stated that he has known Ms. Born for 25 years and he wholeheartedly supports this appointment. He stated that there is now a notion of trust with the CRA. He stated that one of the greatest luxuries that a citizen can have is the ability to trust that the CRA will do a great job on the City's behalf. He said that he has a tremendous sense of trust that the CRA is acting on the City's behalf.

Public comment closed at 1:33 p.m.

City Manager DePasquale stated that understands the importance of appointing good people to the Boards and Commissions. He stated that he has known Ms. Born for over forty years. He noted that she is a smart leader who listens and knows the City. He added that she is a people-person and is great to work with. He said that Ms. Born's commitment and love for the city is second to none. He thanked the CRA for the important work that it has, and will continue, to do.

Councillor Mazen made the following motion:

WHEREAS: That the Neighborhood and & Long Term Planning, Public Facilities, Arts and Celebrations Committee confirm the recommendation of City Manager Louis DePasquale to reappoint Kathleen L. Born to the Cambridge Redevelopment Authority for a term of five years with a favorable recommendation.

The motion passed on a voice vote of three members.

Councillor Mazen thanked all those present for their participation.

The hearing adjourned at 1:35 p.m.

For the Committee,
Councillor Nadeem Mazen, Chair
Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee



Agassiz Baldwin
Community

20 Sacramento Street
Cambridge, MA 02138

617 349-6287
www.agassiz.org

2017 JUL 12 PM 1:15

June 30, 2017

Tom Evans, Executive Director
Cambridge Redevelopment Authority
255 Main Street - 4th Floor
Cambridge, MA 02142

Dear Mr. Evans,

Thank you for the Forward Fund Community Infrastructure Capital Grant to the Agassiz Baldwin Community for the Fort Agassiz Annex in the amount of \$5,000.00 and for the first installment of \$2,500.00 on April 24, 2017.

We are excited to have the opportunity to create a play structure that will delight children for years to come, and we are grateful for your support to help make this happen. The Fort Agassiz Annex is a collaboration between young designers and adult teachers, builders, and funders. Thank you for participating in this project.

For more information about our many programs, feel free to contact me or refer to our website (www.agassiz.org). We look forward to updating you on our progress in November.

Sincerely,

Maria LaPage
Executive Director

*We are making progress!
Thank you CRA.*



My Totem Project

Community Art Center Introduction: Founded in 1932, the Community Art Center is a neighborhood institution committed to the following mission:

To cultivate an engaged community of youth whose powerful artistic voices transform their lives, their neighborhoods, and their worlds.

The Art Center has established an excellent track record of providing creative, challenging learning opportunities to low-income, high-needs youth. We do this in the context of a family-like environment with intensive social and emotional supports including academic help, mental health and transportation services and up to three full meals a day. Our programs promote our organizational values: We believe in the power of young people, we believe in the power of artistic expression, we believe in taking care of ourselves and each other and we believe in creating positive change in our neighborhood and beyond.

The Art Center achieves its mission through intensive, year-round activities for a core group of youth ages 5-19 and through youth-led community programming that engages local and national audiences in quality artistic experiences. For more information, we invite you to visit our facilities at 119 Windsor Street, Cambridge, MA and to review our website at www.communityartcenter.org.

Project Overview

The My Totem Project supports Community Art Center students, ages 9 to 12, in the exploration of identity, family and community through the creation of their own personal "totem poles." Each totem pole will be hand painted on 2' x 8' DiBond pieces. The final installation will consist of 18-20 panels hung vertically with 1' between each one, and will occupy approximately 60 feet of the chain link fence on the Third Street food truck lot. In the Pacific Northwest, the totem pole is often used as a symbol of welcome. The panels will welcome visitors to the lot, and will have collective visual impact through the use of a common color scheme and design features. Traditional totem poles include symbols that express cultural beliefs or recount familiar legends, clan lineages or notable events. Through the summer, students will learn about the history of totem poles and will create their own "pole" that, like a traditional totem pole, speaks to their story and what they believe in. Community Art Center Visual Art Teacher, Lionel Blaise, will oversee the artistic continuity of the project. The project will be supported by a visiting artist who will assist our youth artists and who will be responsible for creating 4-5 additional totem poles using themes contributed by our youth. The project will culminate in a celebration onsite featuring ice cream, music and a short presentation by our youth artists without interruption to the Food Truck program.

88 AMES

EXTERIOR/SITE SIGNAGE

DESIGN DEVELOPMENT - 100%

6.7.17



selbert perkins design collaborative

5 Water Street, Arlington MA 02476

T 781.574.6605 | www.selbertperkins.com

DESIGNER'S RESPONSIBILITIES

(a) Review & Approval

1. Attention is directed to the fact that Designer review is only to check for general conformance with the design concept of the project and general compliance with Design Documents. No responsibility is assumed by Designer for correctness of dimensions, details, quantities, procedures shown on shop drawings, or submittals.
2. It shall be the responsibility of the Designer to review all fabricator submittals with reasonable promptness on basis of design concept of project and information contained in Design Documents.
3. Omission in shop drawings of materials indicated in Design Documents mentioned in Specifications, or required for proper execution and completion of work, does not relieve the Fabricator from responsibility for providing such materials. Fabricator is responsible for accuracy, dimensions, quantities, strength of connection, coordination with various trades, and conformance to project requirements.
4. Approval of a separate or specified item does not necessarily constitute approval of an assembly in which item function.
5. It shall be the responsibility of the Designer to review to affix stamp and initials or signature acknowledging review of submittal as follows: Approved, Approved As Noted, Revise & Resubmit, Rejected, For Info Only

(b) Artwork

1. Designer to provide artwork digitally via Adobe Illustrator (latest release)

FABRICATOR'S RESPONSIBILITIES

(a) General

1. It shall be the responsibility of the Fabricator that all finished work be of the highest quality to pass eye-level examination and scrutiny by the Client and Designer.
2. It shall be the responsibility of the Fabricator to fabricate and install all sign types, messages and graphics as indicated in the Design Documents.
3. It shall be the responsibility of the Fabricator to assist and collaborate with all Clients teams, agencies, sub-contractors (as needed) and Designer to complete project scope.
4. It shall be the responsibility of the Fabricator to provide and maintain project fabrication and installation schedules and to provide updates to these schedules as needed to Client and Designer.
5. It shall be the responsibility of the fabricator to provide timely notice to Client and Designer for submittals of information, drawings and other details needed to meet fabrication and installation schedule.

(b) Structural Design

1. Details on Drawings indicate a design approach for sign fabrication but do not necessarily include all fabricating details required for the complete structural integrity of the signs, including consideration for static, dynamic, and erection loads during handling, erecting, and service at the installed locations, nor do they necessarily consider the preferred shop practices of the individual sign fabricators. Therefore, it shall be the responsibility of the Fabricator to perform the complete structural design of the signs and to incorporate all the reasonable safety factors necessary to protect the Client, its representatives, and Designer against public liability.

2. Designs which survive rational engineering analysis will be acceptable, provided that shop drawings, including structural design, are approved by the Client and Designer.

(c) Code Compliance

1. It shall be the responsibility of the Fabricator to ensure that all signs meet all applicable local, state, and national codes, as well as testing laboratory listings where required.

(d) Samples

1. Allow 5 business days for the Client and Designer to review and process samples.
2. The Fabricator shall submit physical samples of sufficient size and quantity to illustrate materials, finishes, equipment or workmanship, and to establish standards by which completed work will be judged. Samples must represent the functional characteristics of the product or material, with integrally related parts and attachment devices, colors, and finishes.
3. All samples to have a place for stamp approval.
4. Submit (2) complete sets of samples to Designer for review.
5. Submit (1) complete set of samples for Client review.
6. Submit full 6" x 6" set of all specified paint colors and finishes on specified materials.
7. Submit sample of each type of fastener to be used, as required.
8. Submit other items as may be required by Client and Designer, or as noted on the drawings or herein.

(e) Prototypes

1. Submit prototypes as may be required by Client and Designer, or as noted on the drawings or herein.

(f) Shop Drawings

1. Allow 5 business days for the Client and Designer to review and process shop drawings.
2. The drawings in this package are for design intent only. The Fabricator is responsible for the proper engineering of all items and verification on site of all installation requirements.
3. Provide shop drawings for all items in the Design Documents.
4. Provide (2) complete sets of shop drawings to Designer for review. Allow 5 business days for proper review of Shop Drawings by Designer.
5. Provide (1) complete set of shop drawings to Client for review.
6. Provide internal structure, dimensions, and specifications for all items in the Design Documents.
7. Provide all structural, stamped engineering drawings by licenced engineer in state where project will be installed.
8. Provide fabrication and installation drawings for each sign type. Indicate dimensions, materials, finishes, fastening, anchorage, joining, sealing, backing, utility requirements, rough-in, and adjacent related site conditions.
9. Submit, color production artwork of all sign messages in each typeface to demonstrate proper spacing (black text on white background, outline not accepted) prior to fabrication.



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collaborative inc.

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client:

bxp Boston
Properties

project:

88 Ames

date:

6.7.17

revisions:

△	_____		
△	_____		
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△	_____		
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△	_____		
rev	descrip	by	date

title:

Project
Standards

sheet:

G.2

10. Indicate revisions date as required, and resubmit as specified for initial submittal.
11. Indicate on drawings all changes that are different than those requested by the Designer.
12. Submit new data and samples in accord with same criteria as required for first submittals.

(g) Product Data

1. Submit product data for sign systems, fixtures, material descriptions, components, standard profiles, and finishes.
2. Submit Color charts for finish indicating manufacturer's colors available for selection.
3. Include sample of warranty.

(h) Inspection

1. Client and Designer reserve the right to inspect work in the fabrication shop before it is shipped to the job site for installation.
2. Fabricator shall inspect installation locations for conditions which will adversely affect execution, permanence and quality of work, and shall not proceed with installation until unsatisfactory conditions have been corrected.
3. First article of production-run items, both large and small, will be reviewed by the Client and Designer before production run is commenced.

(i) Installation

1. Installation of all fabricated signs, including all fasteners and fastenings and related electrical connections; all foundations for all signs in Design Documents
2. Coordination with Client and Designer during all phases of development, fabrication, and installation.
3. Coordination with other trades, i.e., electrical contractors, etc.
4. Coordination and verification of all messages revisions with Client.
5. Verify the exact location with the Designer and Client for all signs which are not precisely dimensioned on the Drawings.
6. Except as may be specifically indicated otherwise on the drawings, install prefabricated work plumb, level, square, and true to line.
7. Securely anchor work in proper location using anchors, fasteners, or other methods approved on shop and erection drawings. All anchors/fasteners shall be appropriate for the anchorage condition.

(j) Fabrication

1. Construct all work to eliminate burrs, dents, cutting edges, and sharp corners.
2. Finish welds on exposed surfaces to be imperceptible in the finished work.
3. Except as indicated or directed otherwise, finish all surfaces smooth.
4. Surfaces which are intended to be flat shall be without dents, bulges, oil canning, gaps, or other physical deformities.
5. Surfaces which are intended to be curved shall be smoothly free-flowing to required shapes.
6. Except where approved otherwise by Designer, or specified in the Design Documents, conceal or counter-sink all fasteners.
7. Make access panels tight-fitting, lightproof, and flush with adjacent surfaces.
8. Conceal all identification labels and U.L. labels to conform to U.L. Codes.
9. Carefully follow manufacturer's recommended fabricating procedures regarding expansion/contraction, fastening, and restraining of acrylic plastic.

10. Exercise care to assure that painted, polished, and plated surfaces are unblemished in the finished work.
11. Isolate dissimilar materials. Exercise particular care to isolate nonferrous metals from ferrous metals.
12. All illumination shall be even and without hotspots.
13. Ease all exposed metal edges.

(k) Punch List

1. When Fabricator considers the work has reached final completion (that is, when less than one percent of the Contract remains to be completed), submit written notice, together with a written list of items to be completed or corrected.
2. The Client and Designer will inspect the status of completion and prepare a "Punch List" setting forth in detail any items on the Fabricator's list and additional items found unacceptable. When the Punch List is complete, the Client will arrange a meeting with the Fabricator to identify and explain all items and respond to questions regarding the work which must be done before final acceptance.
3. Fabricator shall correct Punch List items within a time frame established when the punch list is made. The time frame for completion of the Punch List items shall not exceed the completion date of the Contract. The Contract shall not be considered complete until Punch List items are completed.

PRODUCTS

(a) Metal

1. Sheet Aluminum: Alloy 5000 Series for anodized finish; Alloy 3000 Series for painted finish.
2. Extruded Aluminum: ASTM B221M, alloy 6063-T5/T52.
3. Stainless Steel Pipe: ASTM A312/A312M, Grade TP304
4. Stainless Steel Pipe Sheets: ASTM A240, UNS Number S30200 or S30400.
5. Steel Tubing: ASTM A500 or A501
6. Steel Plates, Shapes and Bars: ASTM A36/A36M.
7. Structural Steel Sheet: Hot-rolled, ASTM A570/A570M, [Cold-rolled ASTM A611,] Class 1; of grade required for design loading.
8. Cold-Rolled Steel Sheet, Commercial Quality: ASTM A366/A366M.
9. Metal thickness indicated establishes minimum conditions.
10. When metal thickness is not indicated, provide thickness most appropriate for Project condition to prevent oil canning and warping, but not less than following:
 - a. Sheet steel [Galvanized]: 1 mm [(20 gage)] nominal thickness.
 - b. Aluminum: 3.125 [2.25] mm [(0.125 [0.090] inch)] thickness minimum.
 - c. Stainless Steel: 1 mm [(20 gage)] nominal thickness.
 - d. Muntz Metal: Nominal 2.5 mm [(7.2 ounce)] thick.

(b) Plastic

1. Photopolymer: Exterior grade consisting of 1/32 inch thick exterior grade photopolymer layer of PVA/urethane base over integral layer of 1/8 inch thick phenolic base plate.



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client:



project:

88 Ames

date:

6.7.17

revisions:

△	_____	_____	_____
△	_____	_____	_____
△	_____	_____	_____
△	_____	_____	_____
△	_____	_____	_____
△	_____	_____	_____
rev	descrip	by	date

title:

**Project
Standards**

sheet:

G.3

2. Minimum 90 to 95 Shore 'D' Hardness.
3. Braille: Maximum surface diameter of 0.30 inch rounded.

(c) Acrylic

1. Material: Methylmethacrylate polymers.
2. Type: Solid sheet, laminated sheet, or cast acrylic in size, thickness, clarity, opacity, texture, and color required for Project.

(d) Silk Screening

1. Screen Material For Screen Printing Process: Stainless steel, nylon or polyester with 250 lines per inch, or finer
3. Use 16 XX screen for printing on cloth fabric.
4. Ink: Available in published color systems with full range of accent or pure spectrum colors, earth colors, and unlimited mixtures of colors.
5. Execute silk-screening from photoscreens, film positives, or developed negatives.
6. Execute silk-screen printing to ensure edges and corners of finished letterforms are true and clean. Letterforms with rounded positive or negative corners, edge buildup, or bleedings, voids, gaps, streaks, hot-spots, or other defects, will not be accepted.
7. Do not use inks which have been packaged over 6 months, except such products that are known to have long package stability when unopened and then only when guaranteed by the manufacturer. Inks shall be free from skins, lumps, and foreign matter. Oils, thinners, and driers delivered to the job shall be only those approved for use by the manufacturer.

(e) Adhesive Film

1. Computer Cut Vinyl Graphics: Pressure sensitive adhesive type; Thickness: 0.11 mm [(4.3 mils)]; Spacing: Computer default for font selected, unless otherwise shown or scheduled. Optically review and refine kerning pairs to adjust spacing of letters for visual consistency; Color: As shown or scheduled.

(f) Illumination

1. Code: Conform to National Electrical Code for electrical and communication components, materials, assemblies, and systems.
2. Lamps:
 - a. Type: Provide wattages and lamp type required by use conditions to provide uniform illumination with no hot spots or dim surfaces.
 - b. Neon: 5 mm [(3/16 inch)] to 25 mm [(1 inch)] glass tubing as determined by design.
 - c. Color: As selected by RTKL [ID8].
 - d. Transformers: Provide 60 MA transformers for neon units.
3. Ballasts: High power factor type as required by work conditions.
4. Disconnects:
 - a. Type: Enclosed, heavy duty, fused or unfused.
5. Locations: Provide NEMA 1 for dry locations and proper enclosure for others.
6. Conductors: THHN, No. 12.
7. Accessories: Provide supports, hangers, and other accessories as required.

(g) Routing

1. Water jet. High pressure water jet adjustable for cut-outs and for engraving surfaces.
2. Machine routing.

(h) Fabrication Aluminum Cabinets And Pan-Formed Panels

1. Aluminum sign cabinets: Aluminum signs shall be fabricated from cold rolled pattern leveled sheet aluminum, conforming to ASTM B209, Alloy No. 5005H32. Each panel shall be shop formed in dies from a single sheet of material. Corners shall be coped, continuous heliarcwelded, and ground smooth on exposed faces.
2. Illuminated messages shall be cut from aluminum by means of an automated cutting system.
3. Integrity: Execute messages in such a manner that edges and corners of finished letterforms are true and clean. Letterforms with round positive or negative corners, non-uniform stroke widths, nicks, cuts, or ragged edges will not be acceptable.

(i) Fabrication Individual Letters, Numbers And Logos

1. Pin-mounted Aluminum Welded Construction: Alloy 5005 H14, 3.125 [2.25] mm [(0.125 [0.090] inch)] thickness minimum unless noted otherwise.
2. Mounting distance from wall surface: As shown.
3. Depth of returns: As shown.

(j) Paints, Coatings, And Finishes

1. Paint Color References: Color references are for color designation only. Refer to Schedule at end of Section for applicable coating systems. Colors which may be indicated on Drawings include:
 1. PMS: Pantone Matching System.
 2. MAP (Matthews Acrylic Polyurethane): Matthews Paint Company.
 3. HC: Benjamin Moore Historic colors.
 4. BM: Benjamin Moore.
 5. Lacryl: Spraylat Corporation.
2. Paint Formulation: Formulate paint materials with antimildew agents and carefully balance ultraviolet inhibitors for exterior materials.
3. Application:
 1. Properly prepare subsurfaces and apply materials in sanitary environment.
 2. Apply materials by method (brush, roller, spray) best suited to obtain required finish matching approved samples.
 3. Ensure finish surfaces are free of brush marks, streaks, laps, runs, or pileup of paints, with uniform coverage.
 4. Unless indicated otherwise, provide a satin finish.



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client:



project:

88 Ames

date:

6.7.17

revisions:

△	_____	_____	_____
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rev	descrip	by	date

title:

Project Standards

sheet:

G.4

Typography

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890 !,.'”#\$%&()

T1 - Din Condensed Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890 !,.'”#\$%&()

T2 - Din Next LT Pro Light Condensed

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890 !,.'”#\$%&()

T3 - Gotham Bold

Project Materials



P1
Jewel Teal
PMS 321U



P2
Charcoal
PMS 2336U



P3
Medium Gray
PMS
Cool Gray 6U



P4
Light Gray
PMS
Cool Gray 1U



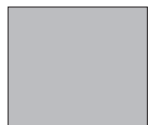
P5
MP31645
Designer White



P6
MP33758
Black Box



V1
3M 7725-10
Matte White



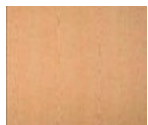
V2
3M 7725-314
Dusted Crystal



M1
Brushed
Aluminum



M2
P95 Acrylic



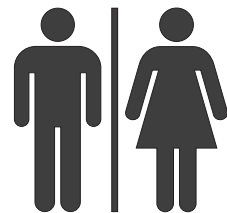
W1
Wood To Be
Specified

Logo

01010

THE BIKE SHED

Symbols



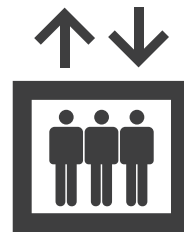
A:
Male/Female



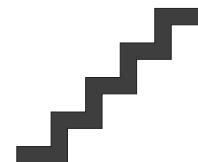
B:
Female



C:
Male



D:
Elevator



E:
Stair



F:
Accessible
Symbol



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client:



project:

88 Ames

date:

6.7.17

revisions:

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△	_____		
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rev	descrip	by	date

title:

Project Standards

sheet:

G.5

client:



project:

88 Ames

date:

6.7.17

revisions:

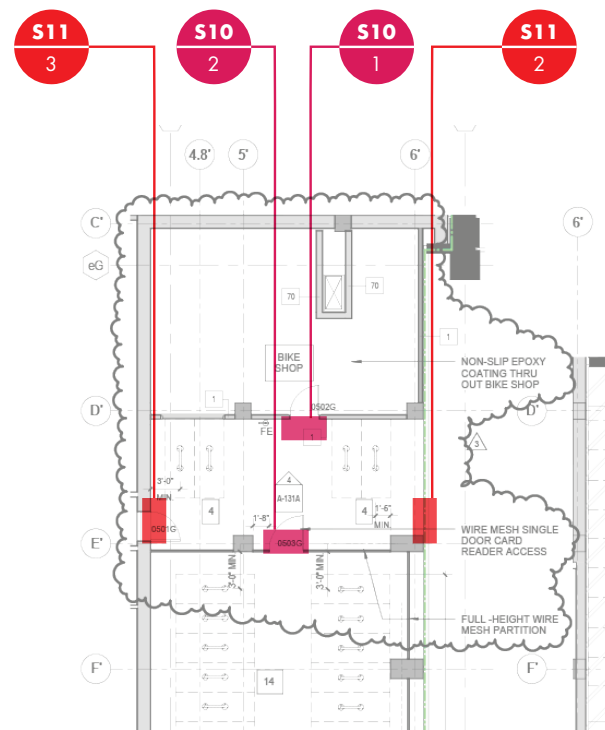
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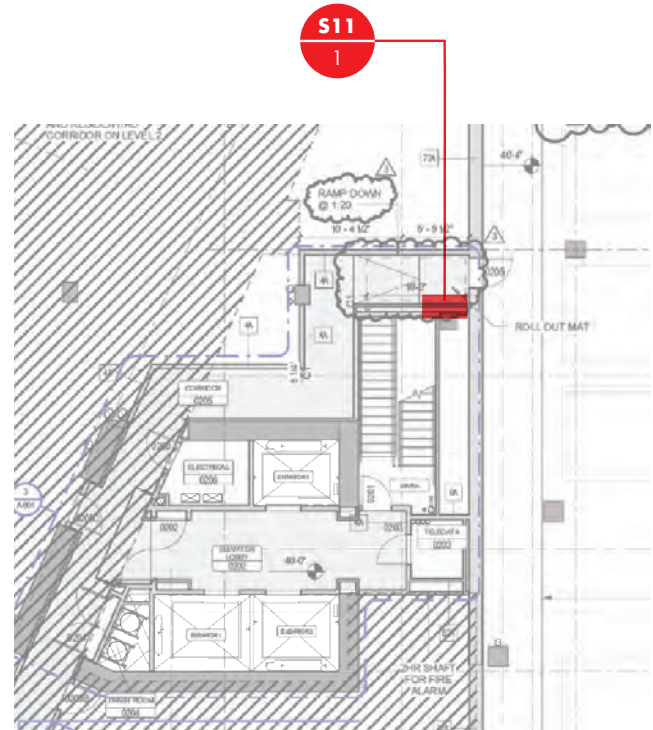
Location Plan

sheet:

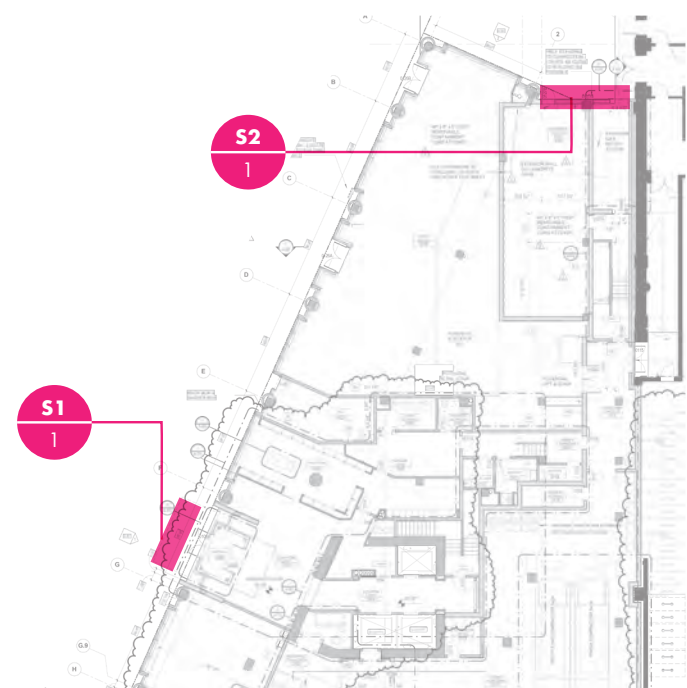
G.6



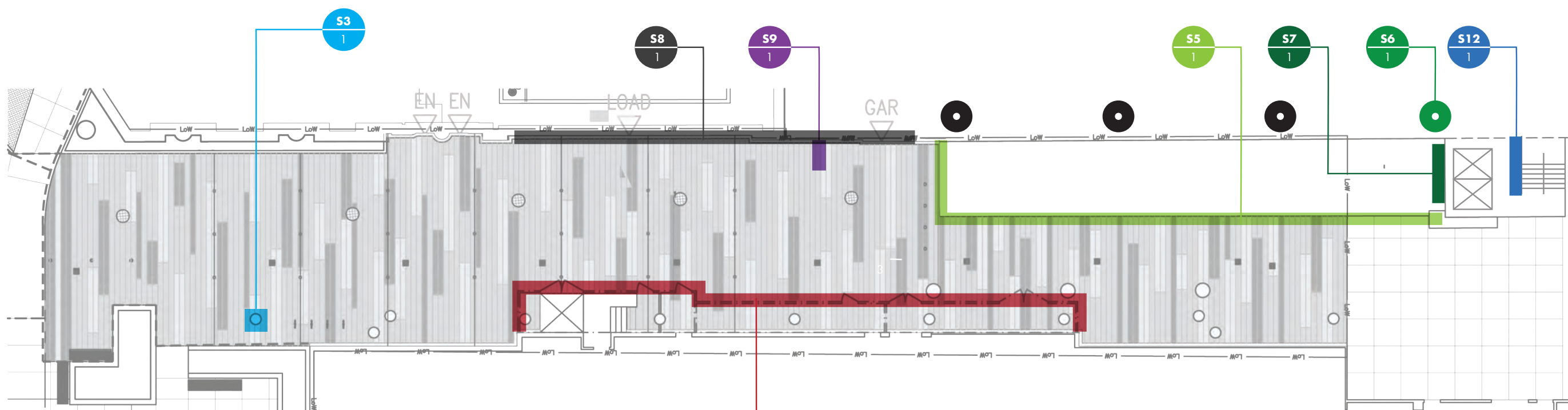
1 Garage Level 3
Not To Scale



2 Garage Level 5
Not To Scale



3 Ground Level
Not To Scale



client:

bxp Boston Properties

project:

88 Ames

date:

6.7.17

revisions:

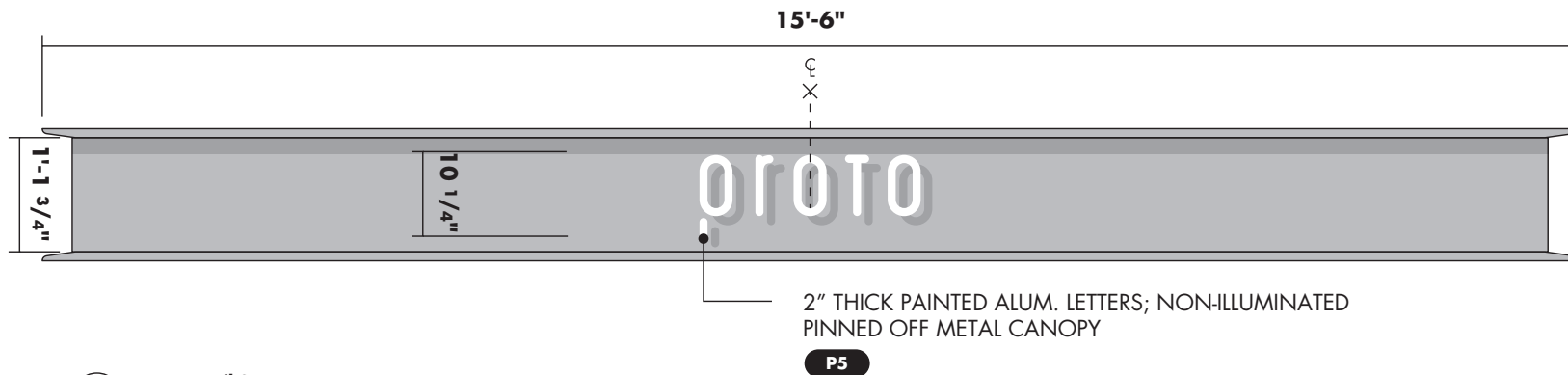
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title:

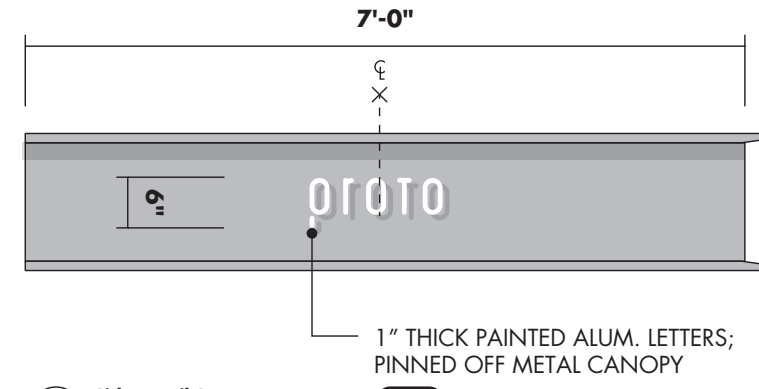
S1
Entry Signage

sheet:

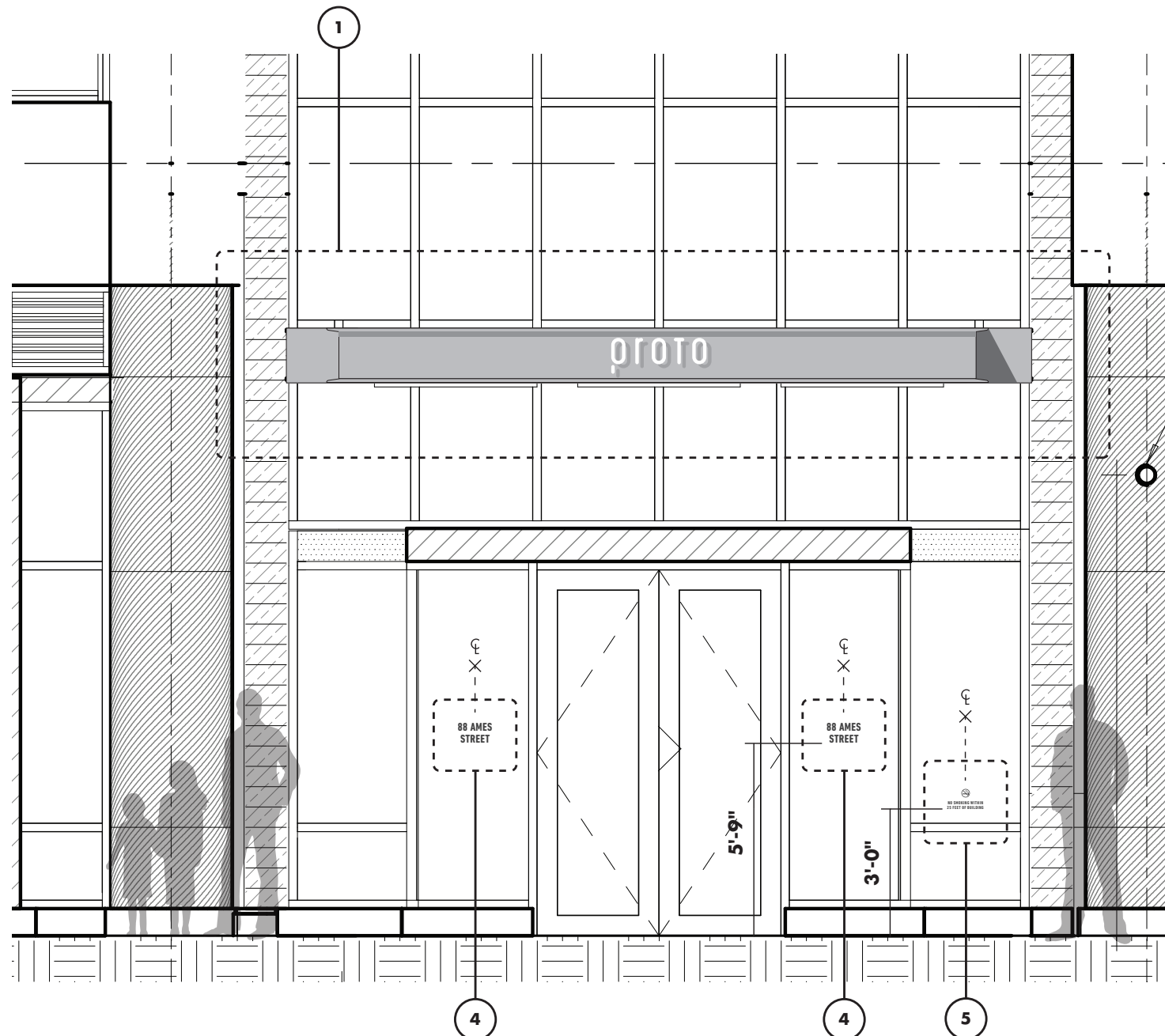
G.7



1 Front Detail S1a
scale: 1/2" = 1' - 0"



2 Side Detail S1a
scale: 1/2" = 1' - 0"



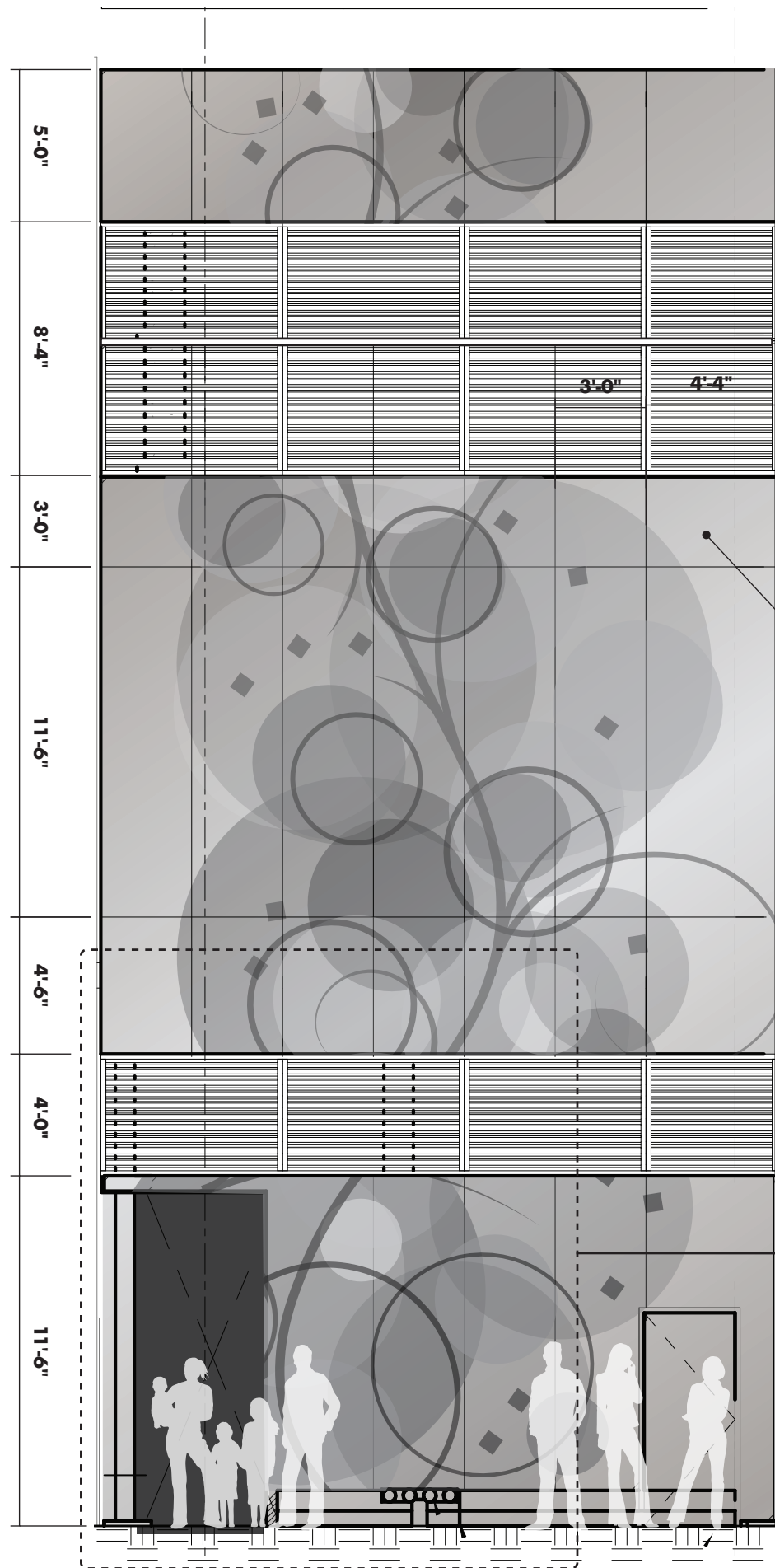
3 Context Elevation
scale: 1/4" = 1' - 0"



4 Detail S1b
scale: 3" = 1' - 0"



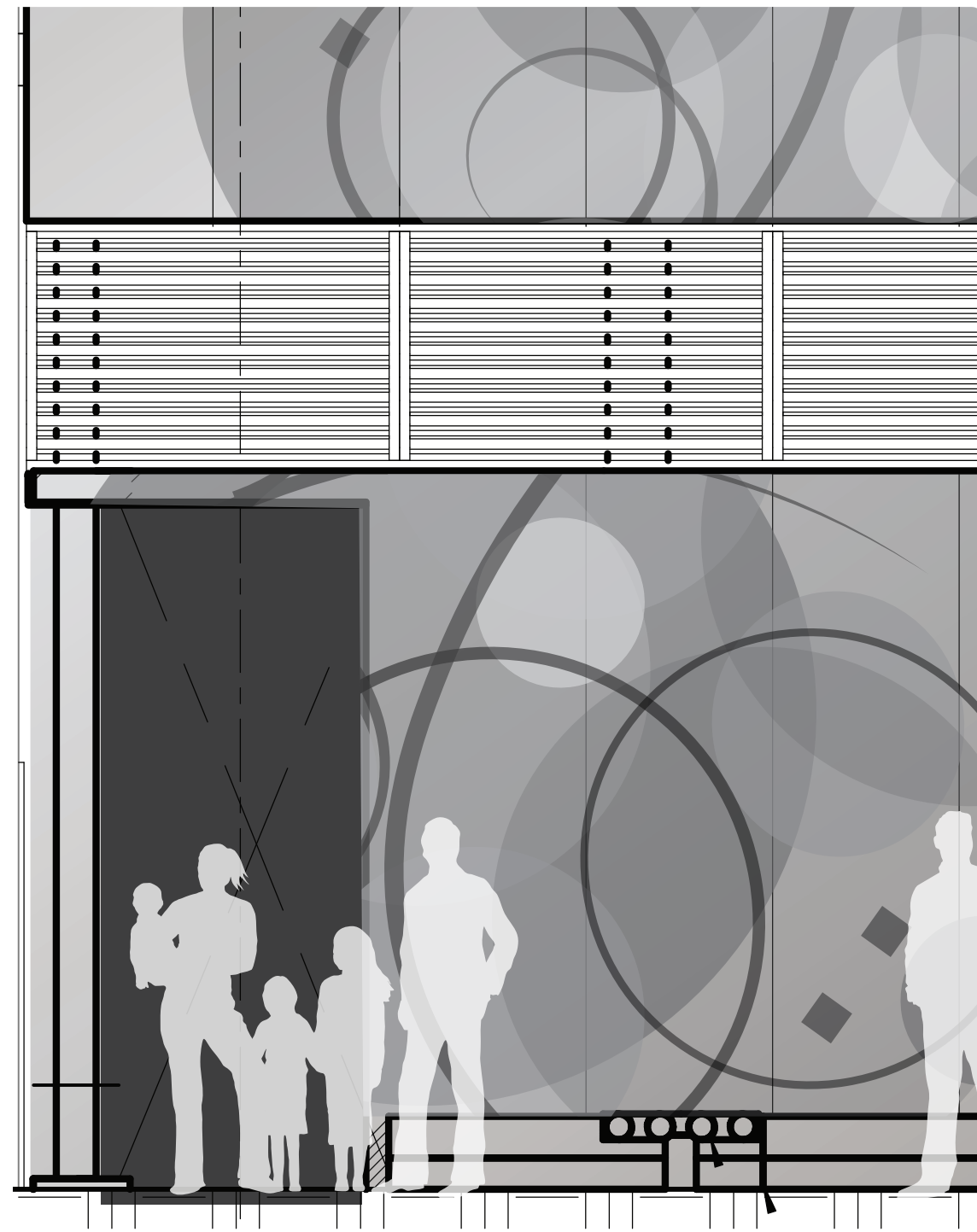
5 Detail S1c
scale: 3" = 1' - 0"



SURFACE APPLIED
VINYL FILM; OVER ALUM.
COMPOSITE PANELS

2

1 Elevation
scale: 3/16" = 1' - 0"



2 Detail
scale: 3/8" = 1' - 0"



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client:



project:

88 Ames

date:

6.7.17

revisions:

△	_____	_____	_____
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rev	descrip	by	date

title:

S2
Mural Wall

sheet:

G.8

client:



project:

88 Ames

date:

6.7.17

revisions:

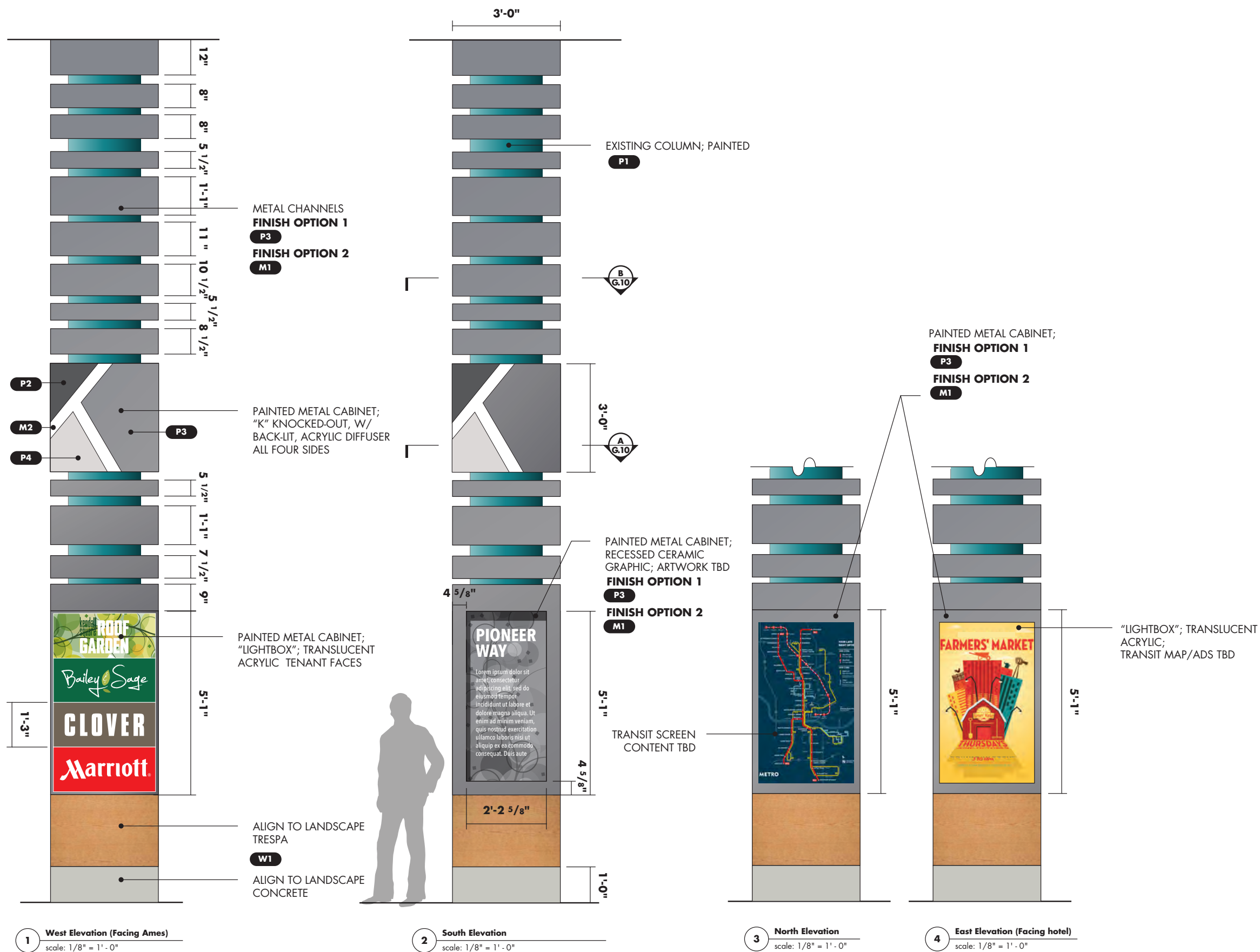
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title:

S3
Column Pylon

sheet:

G.9



1 West Elevation (Facing Ames)
scale: 1/8" = 1' - 0"

2 South Elevation
scale: 1/8" = 1' - 0"

3 North Elevation
scale: 1/8" = 1' - 0"

4 East Elevation (Facing hotel)
scale: 1/8" = 1' - 0"

client:

bxp Boston
Properties

project:

88 Ames

date:

6.7.17

revisions:

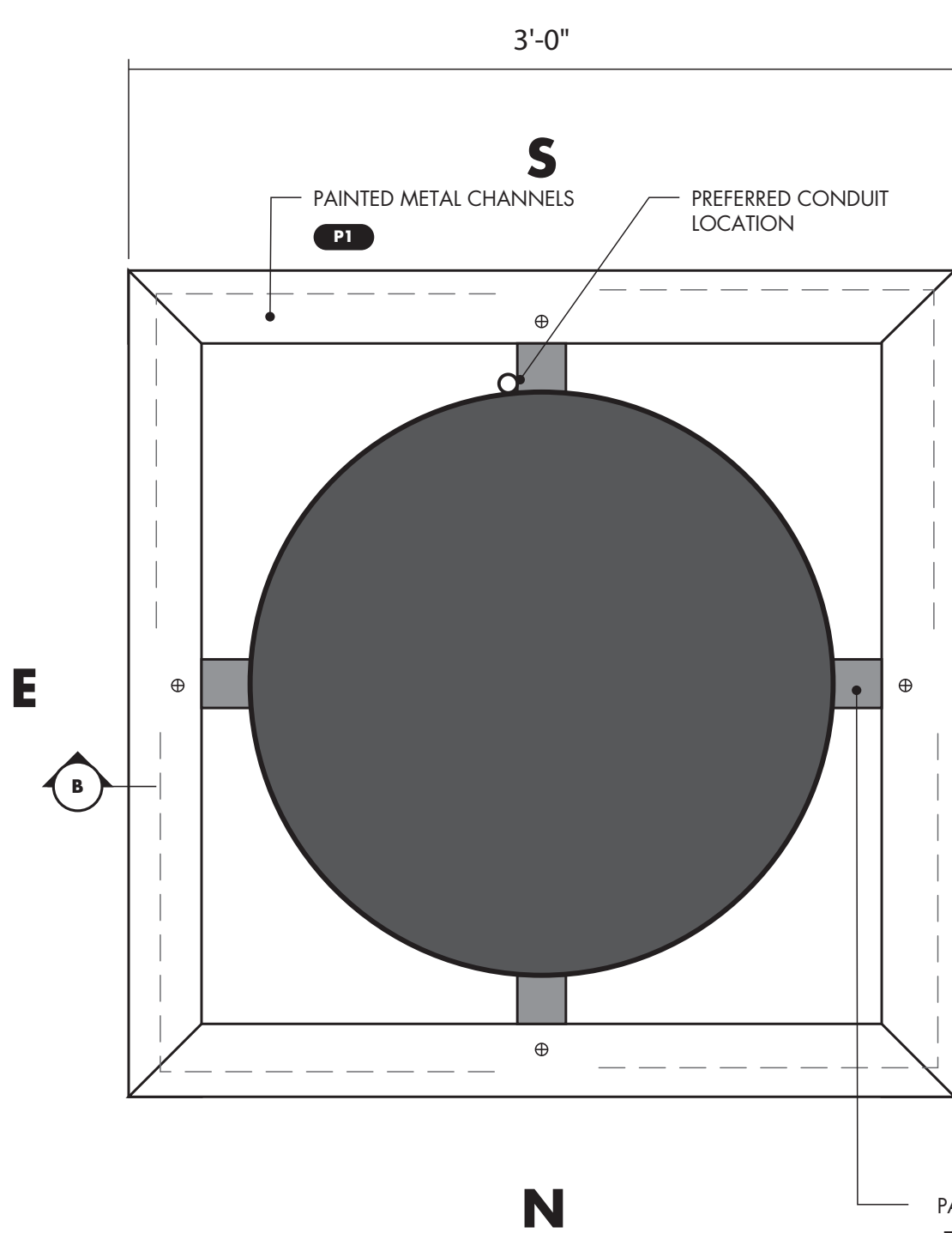
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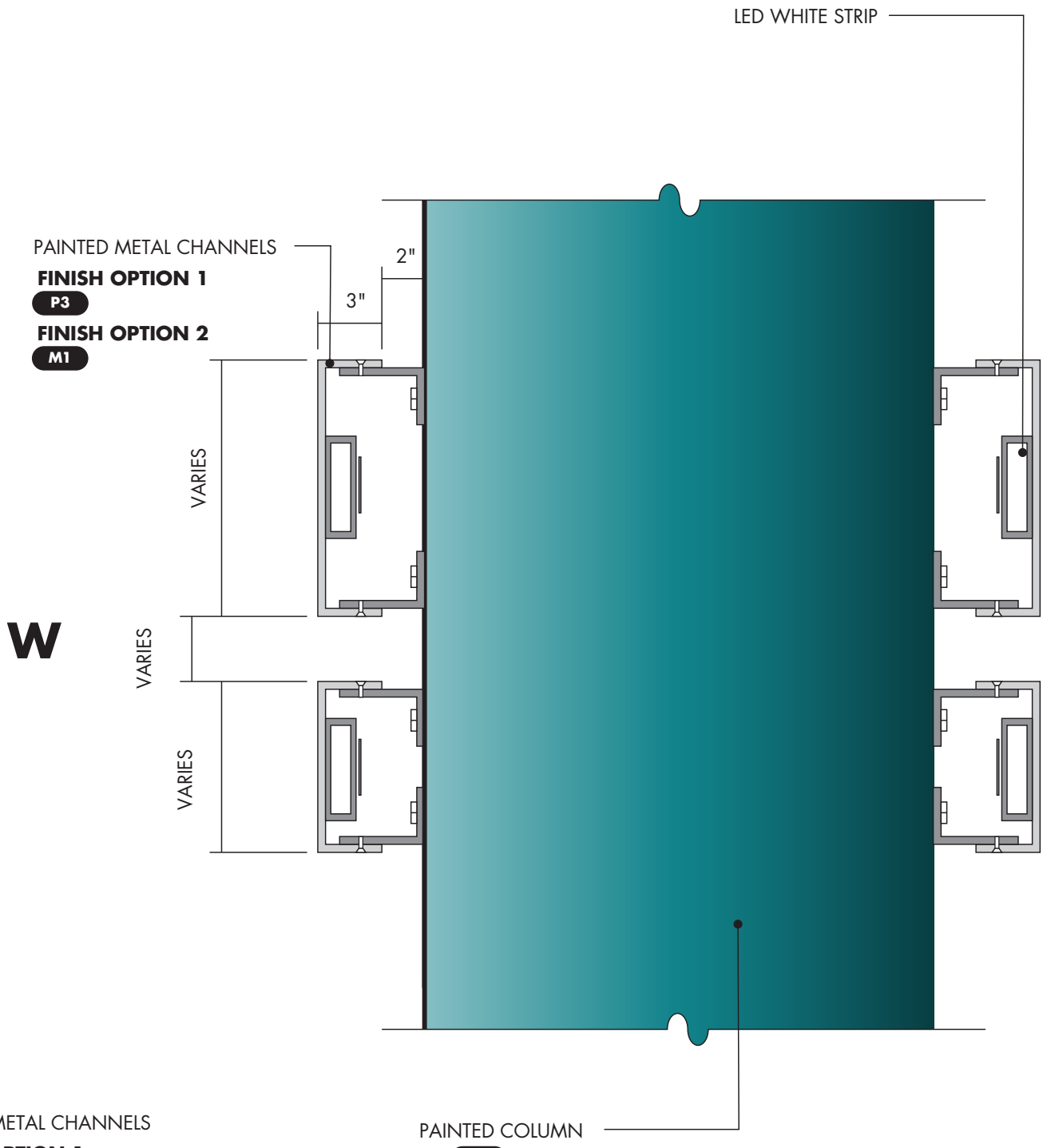
S3
Column Pylon
Detail

sheet:

G.10



A Section
scale: 1/8" = 1' - 0"



B Section
scale: 1 1/2" = 1'

PAINTED METAL CHANNELS
FINISH OPTION 1
P3
FINISH OPTION 2
M1

client:

bxp Boston
Properties

project:

88 Ames

date:

6.7.17

revisions:

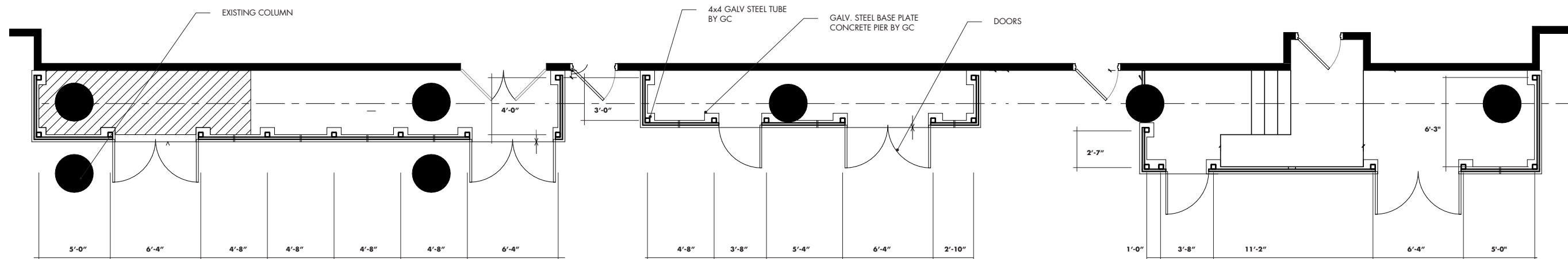
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title:

S4
Screen Wall

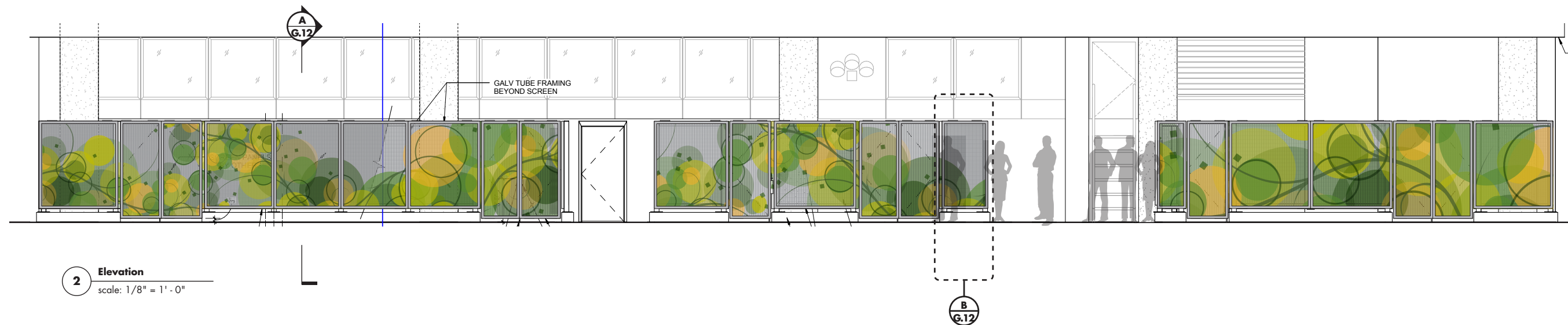
sheet:

G.11

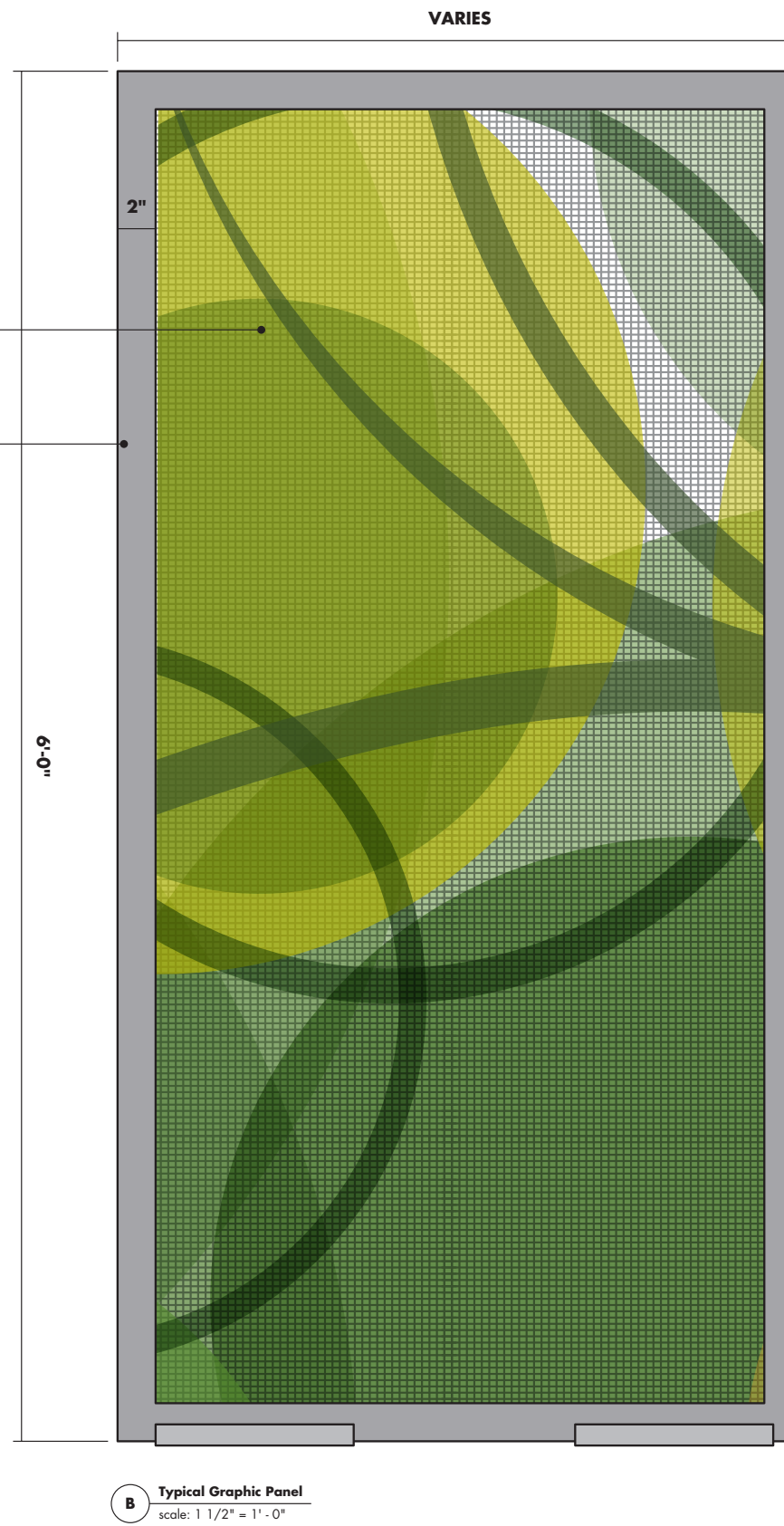
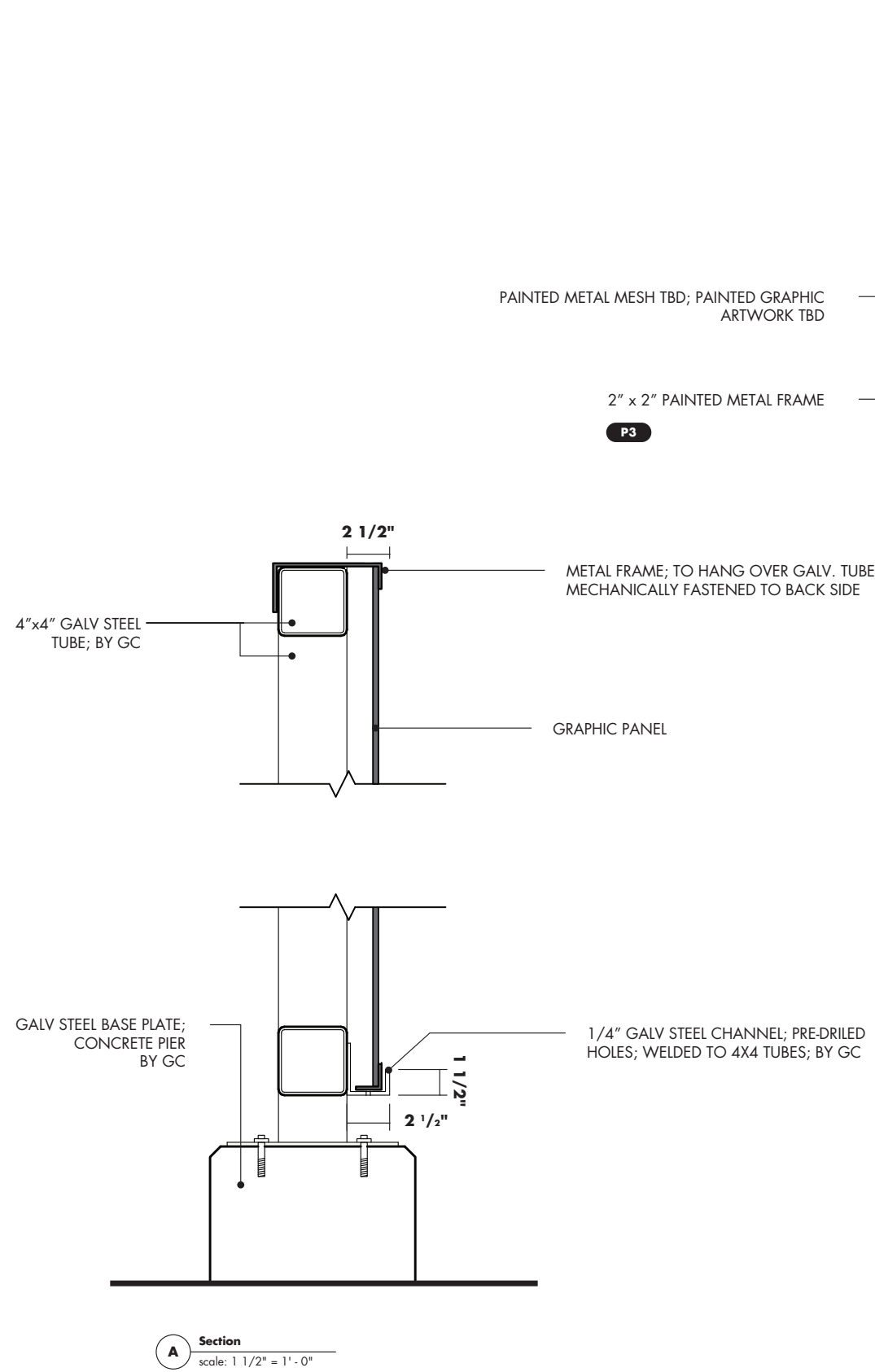


PIONEER WAY

1 Plan
scale: 1/8" = 1' - 0"



2 Elevation
scale: 1/8" = 1' - 0"



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client:



project:

88 Ames

date:

6.7.17

revisions:

△			
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△			
rev	descrip	by	date

title:

S4
 Screen Wall
 Detail

sheet:

G.12

client:



project:

88 Ames

date:

6.7.17

revisions:

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△	_____	_____	_____
rev	descrip	by	date

title:

S5
Bike Shed
Exterior ID

sheet:

G.13



1 Detail 55a
scale: 1 1/2" = 1' - 0"

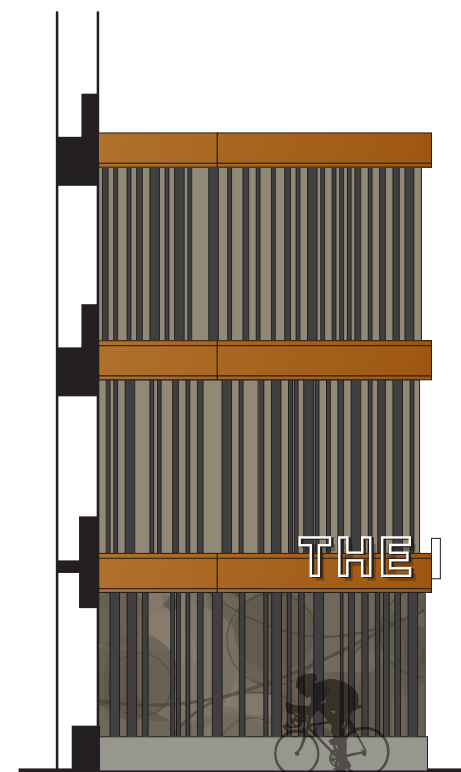
V1
OPAQUE VINYL APPLIED SECOND
SURFACE TO GLASS PANELS



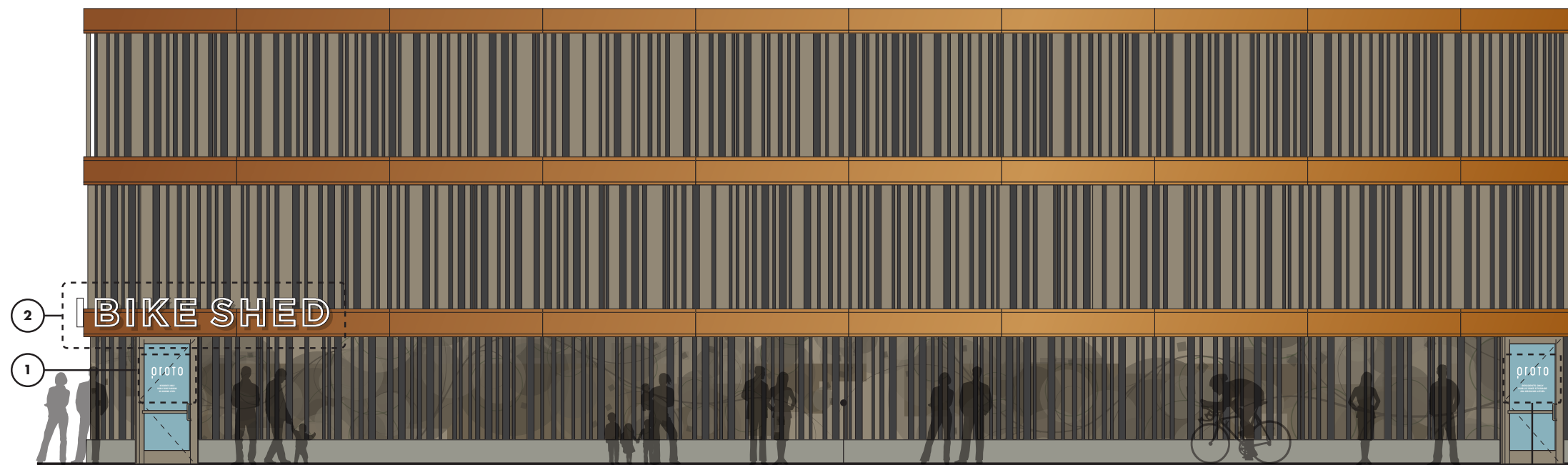
2 Detail 55b
scale: 1/2" = 1' - 0"

PAINTED ALUMINUM LETTERS; NON-ILLUMINATED
PIN MOUNTED FLUSH TO METAL PANELS

P5

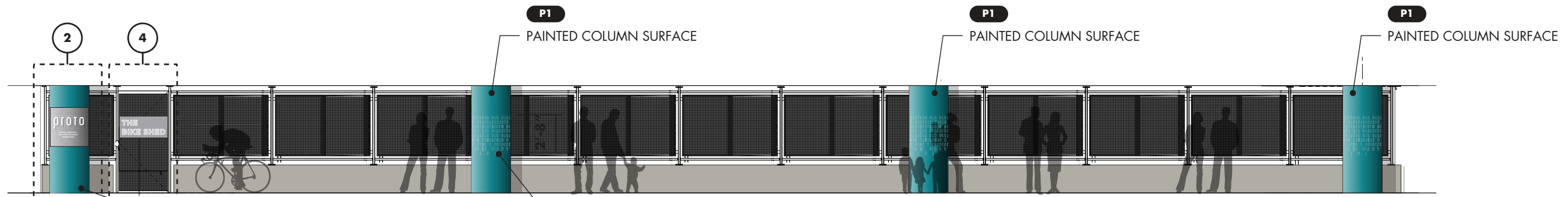


3 Elevation
scale: 1/8" = 1' - 0"



4 Elevation
scale: 1/8" = 1' - 0"

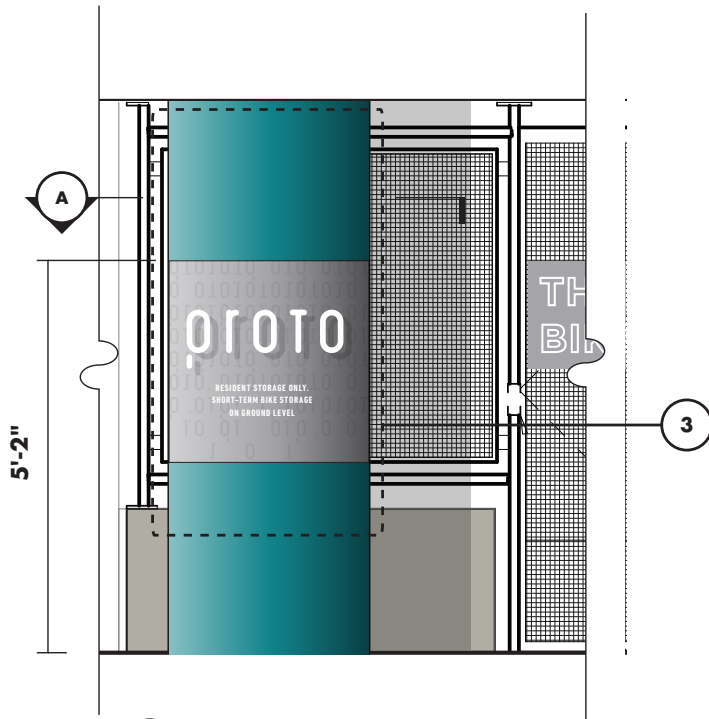
1



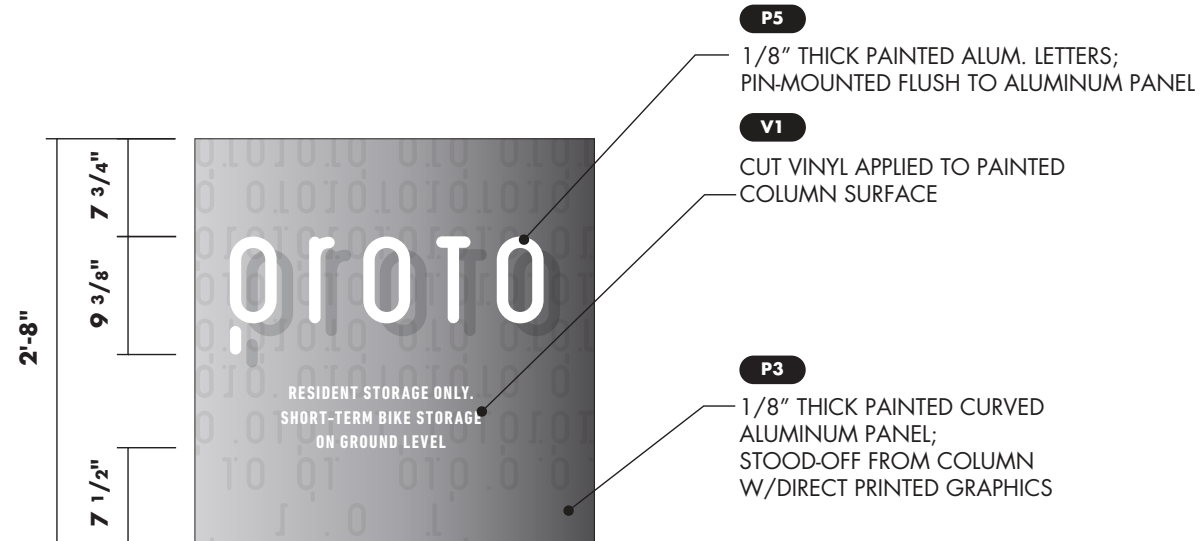
1 Elevation
scale: 1/8" = 1' - 0"

P1
PAINTED COLUMN SURFACE

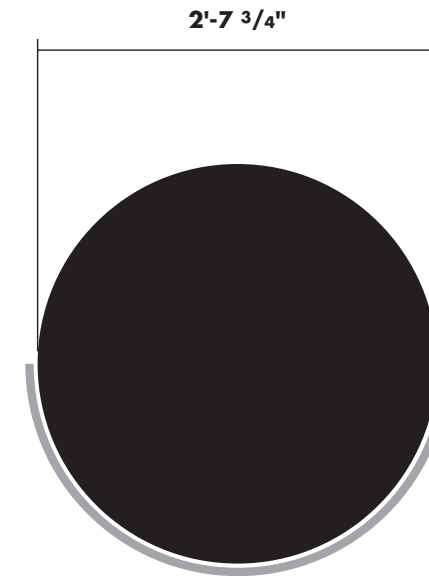
SURFACE APPLIED VINYL PATTERN



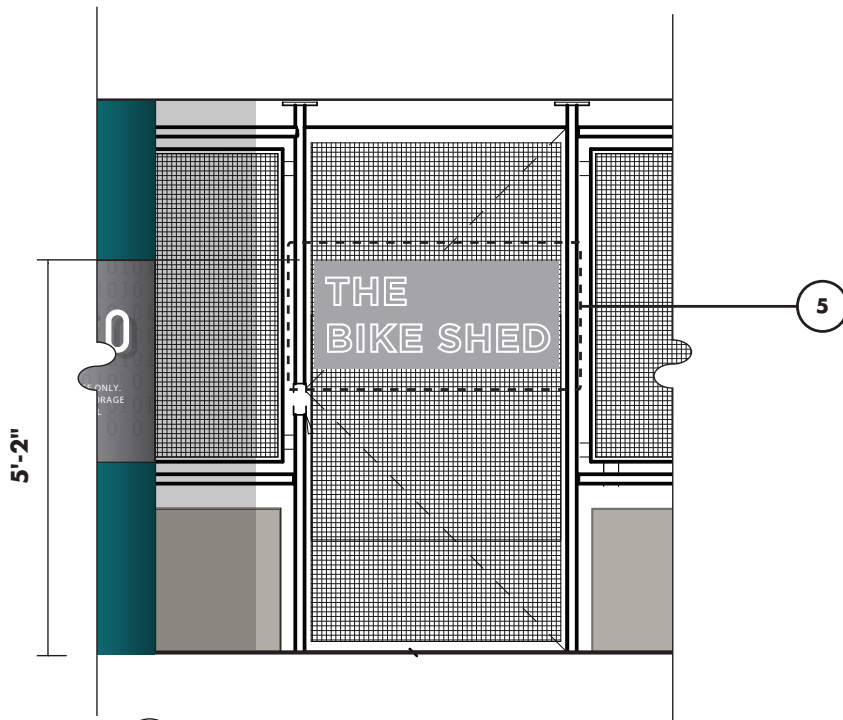
2 Detail
scale: 3/8" = 1' - 0"



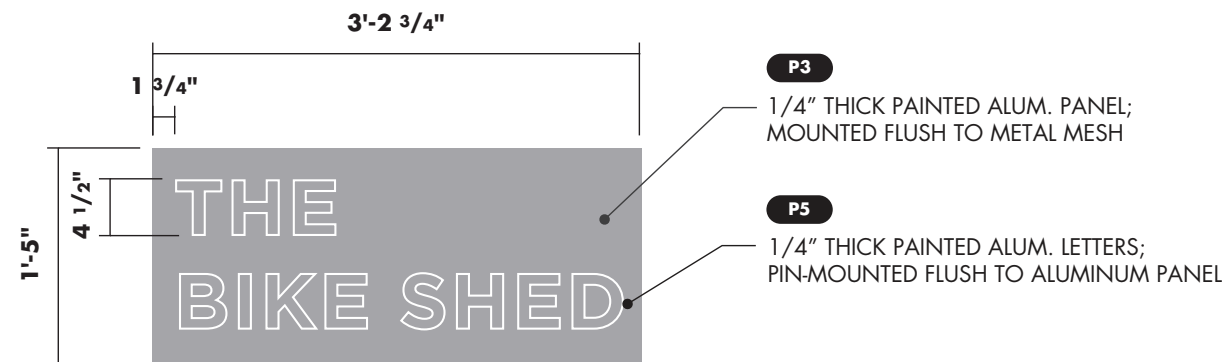
3 Detail S6a
scale: 3/4" = 1' - 0"



A Column Section
scale: 3/4" = 1' - 0"
Panel Thickness Not To Scale



4 Detail
scale: 3/8" = 1' - 0"



5 Detail S6b
scale: 3/4" = 1' - 0"



selbert perkins design
collaborative inc.

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T 781.574.6605 | F 781.574.6606

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client:



project:

88 Ames

date:

6.7.17

revisions:

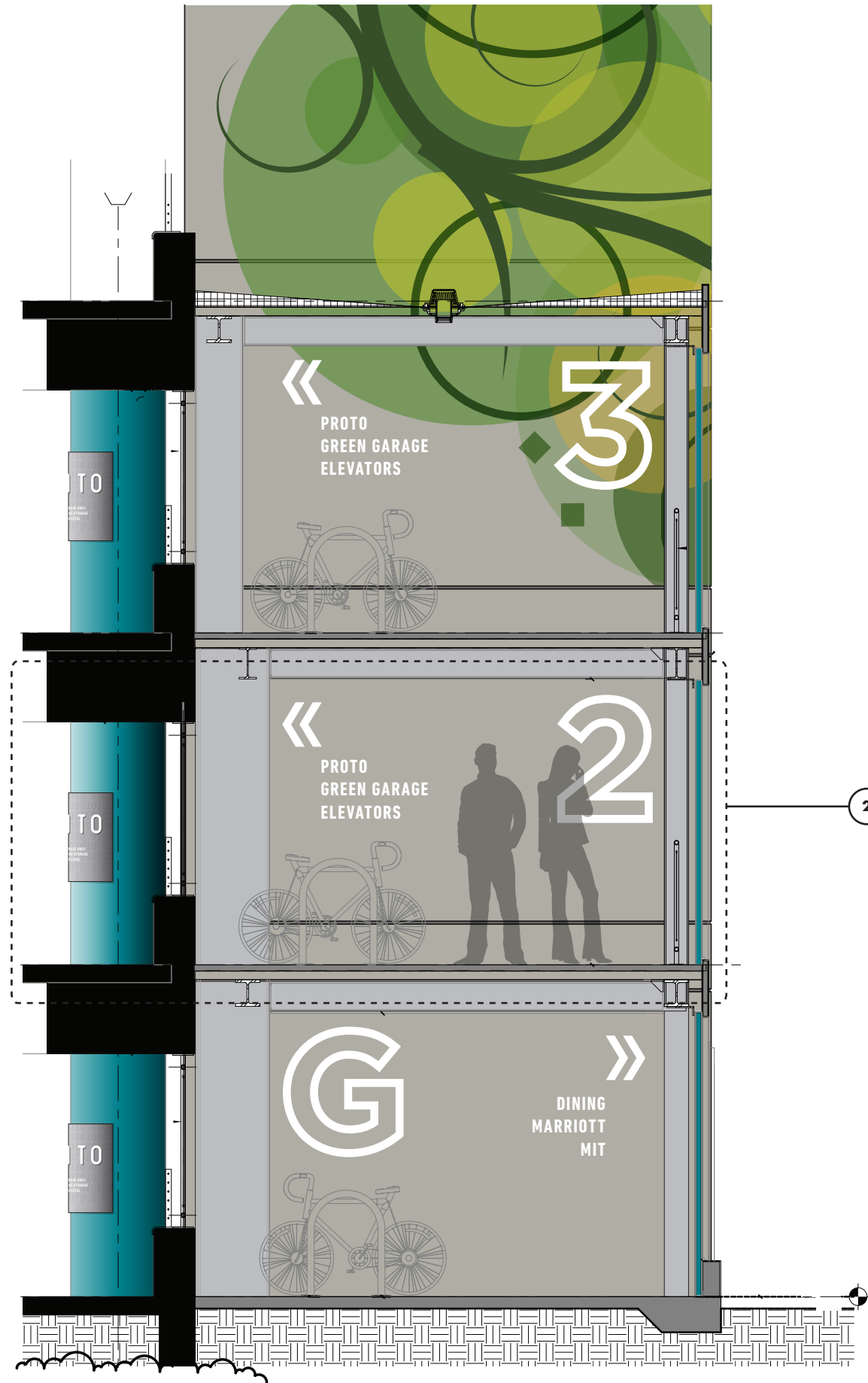
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rev	descrip	by	date

title:

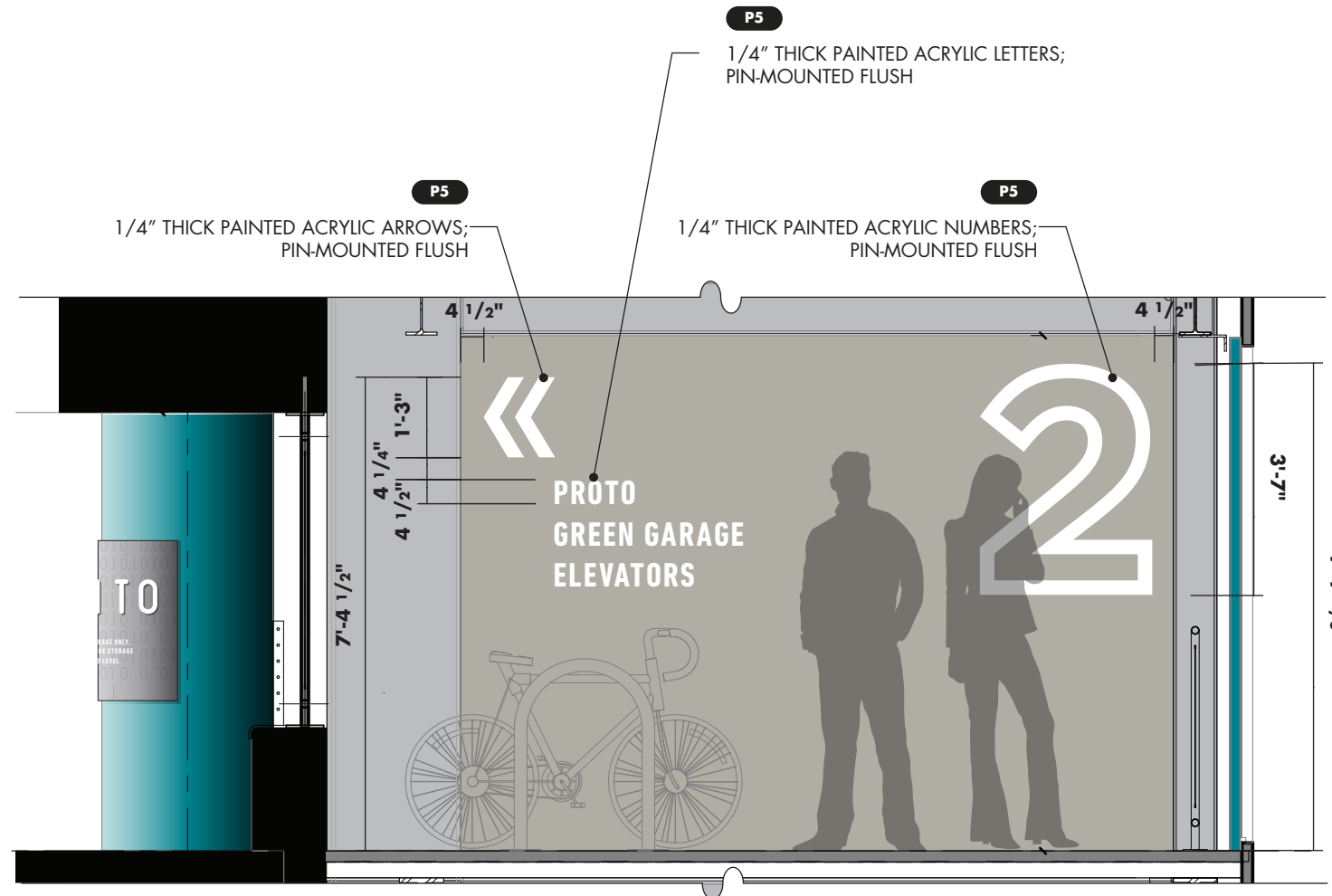
S6
Bike Shed
Garage-side ID

sheet:

G.14



1 Elevation
scale: 1/4" = 1' - 0"



2 Detail S7a
scale: 3/8" = 1' - 0"

client:



project:

88 Ames

date:

6.7.17

revisions:

△			
△			
△			
△			
△			
△			
rev	descrip	by	date

title:

S7
Bike Shed Info
Wall

sheet:

G.15

client:



project:

88 Ames

date:

6.7.17

revisions:

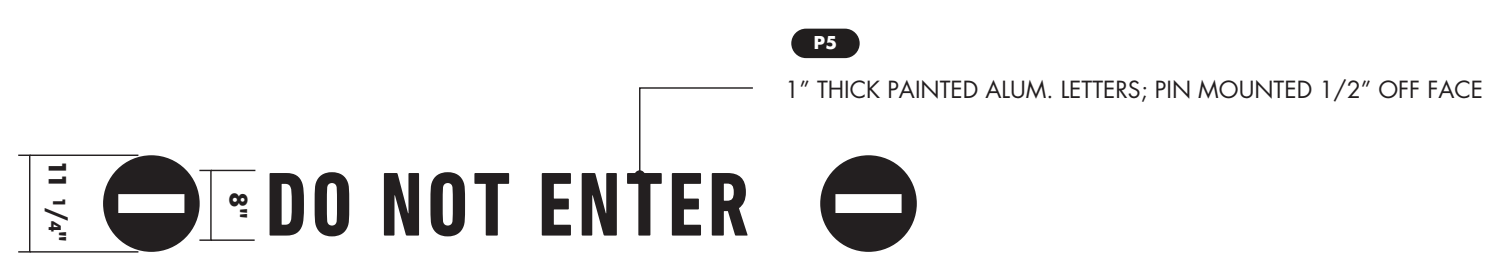
rev	descrip	by	date
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title:

S8
Loading Dock/
Garage Egress
Sign

sheet:

G.16



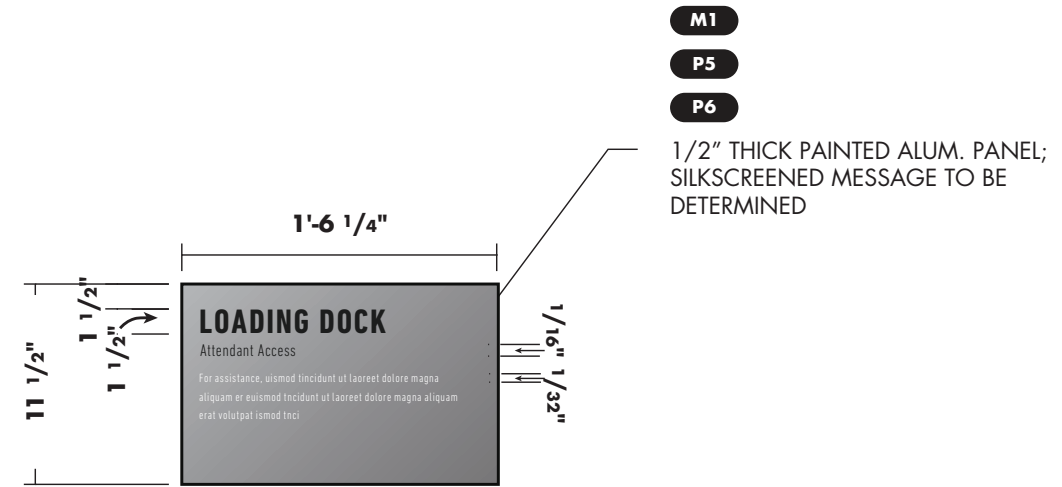
1 Detail S8a
scale: 1/2" = 1' - 0"



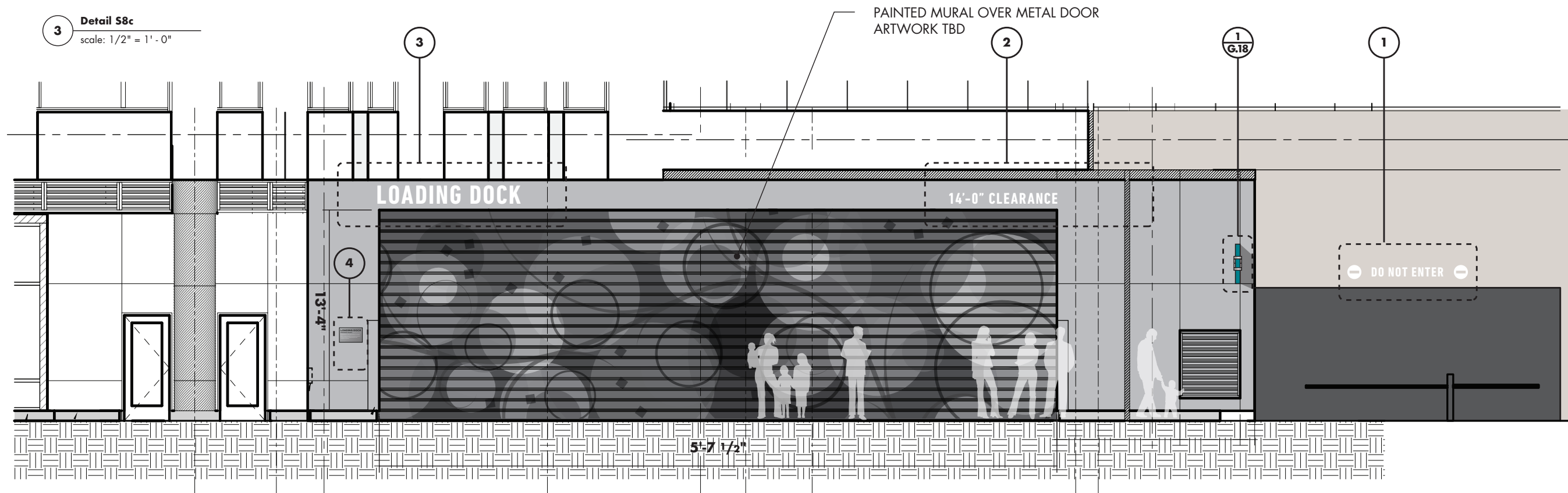
2 Detail S8b
scale: 1/2" = 1' - 0"



3 Detail S8c
scale: 1/2" = 1' - 0"



4 Detail S8d
scale: 1" = 1' - 0"



5 Detail S8e
scale: 1/8" = 1' - 0"

client:



project:

88 Ames

date:

6.7.17

revisions:

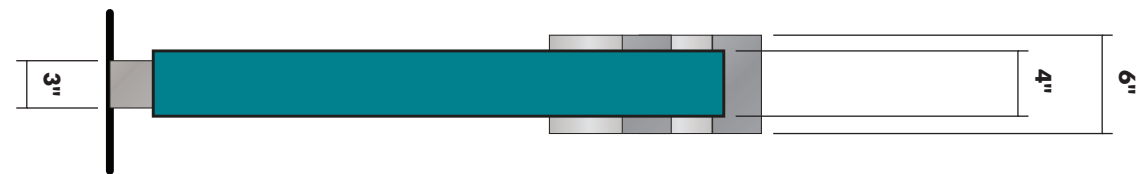
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title:

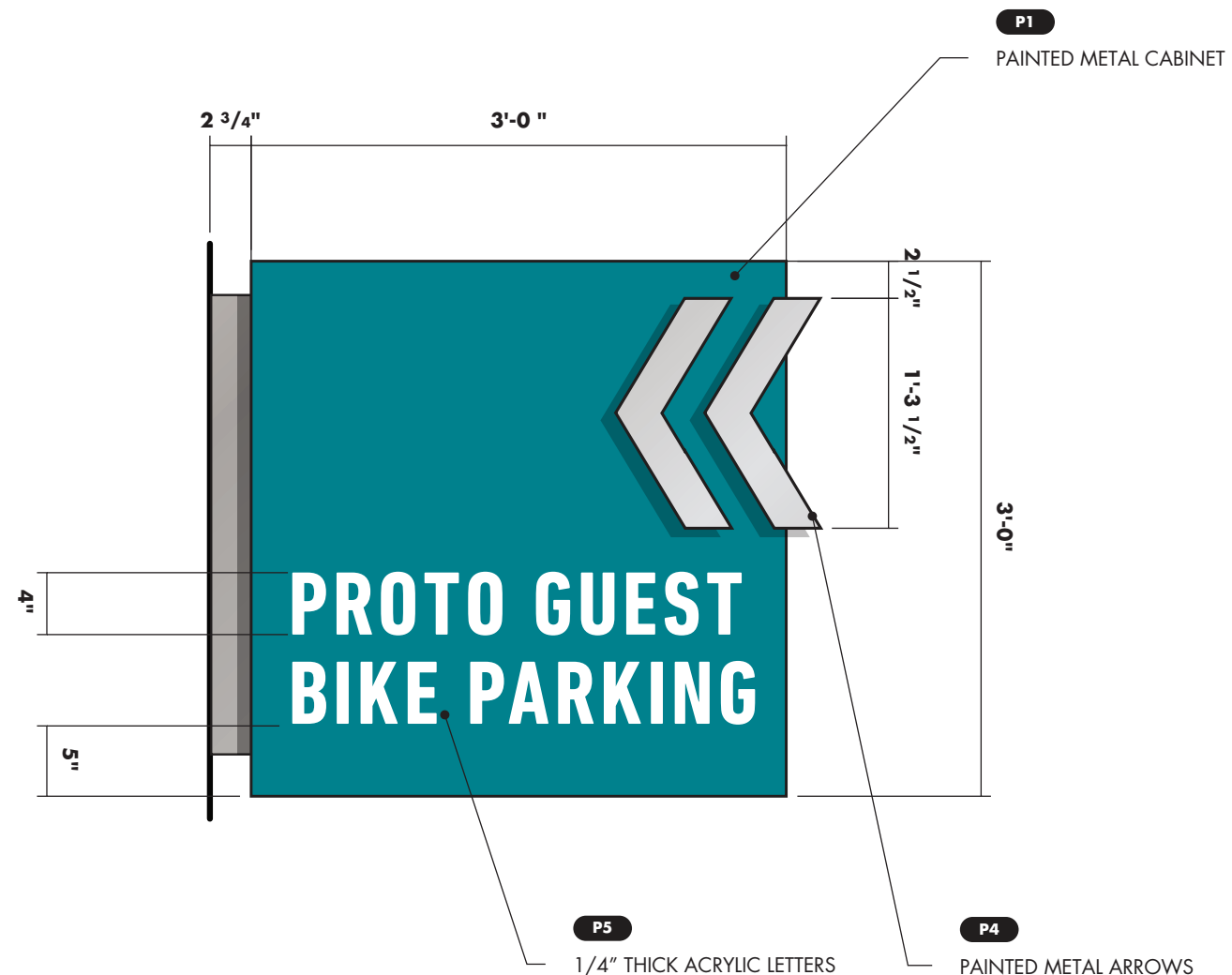
S9
Public Bike
Parking Blade

sheet:

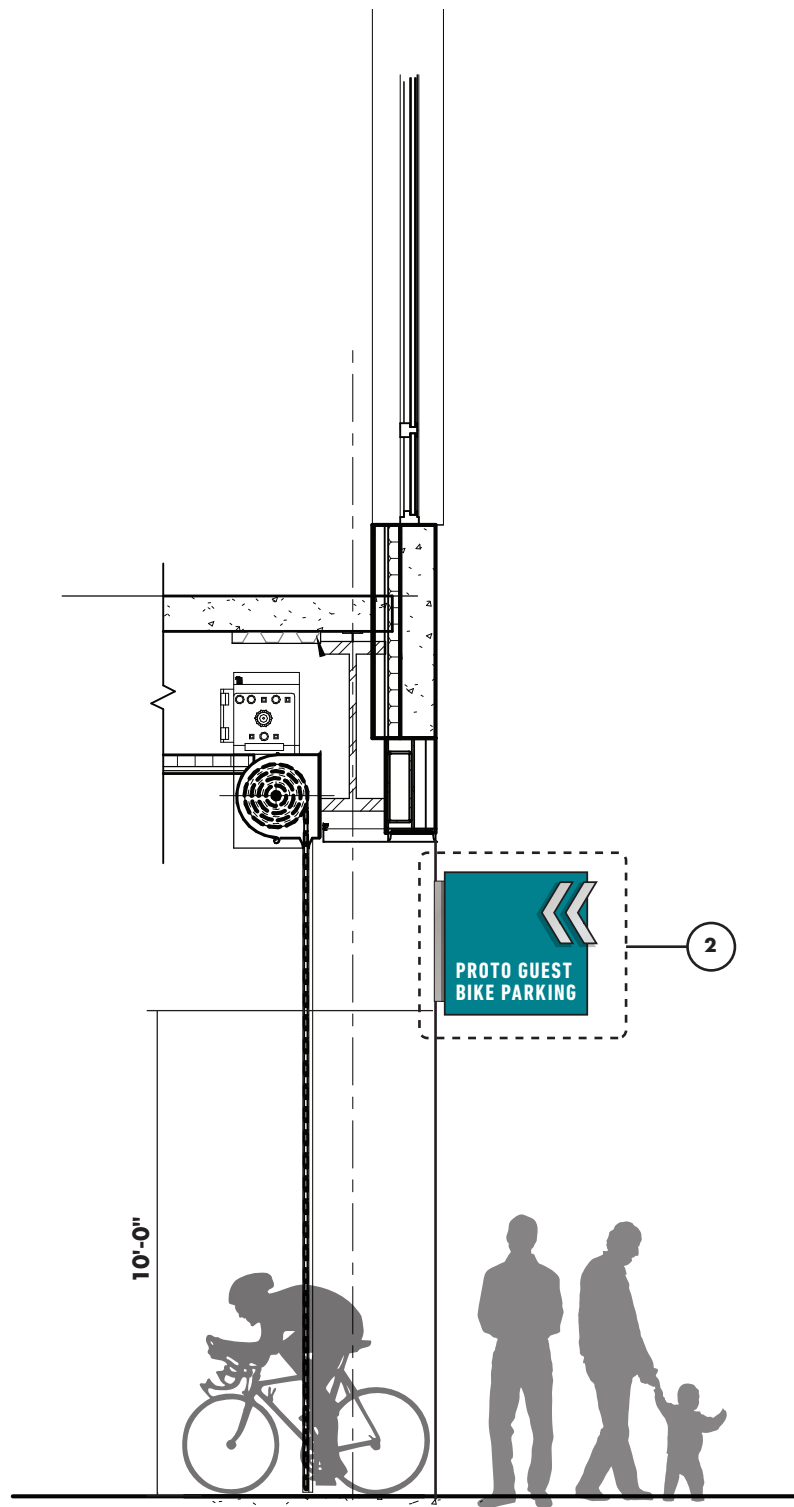
G.17



1 Top View
scale: 1" = 1' - 0"



2 Detail Elevation
scale: 1" = 1' - 0"



3 Elevation
scale: 1/4" = 1' - 0"

client:

bxp Boston
Properties

project:

88 Ames

date:

6.7.17

revisions:

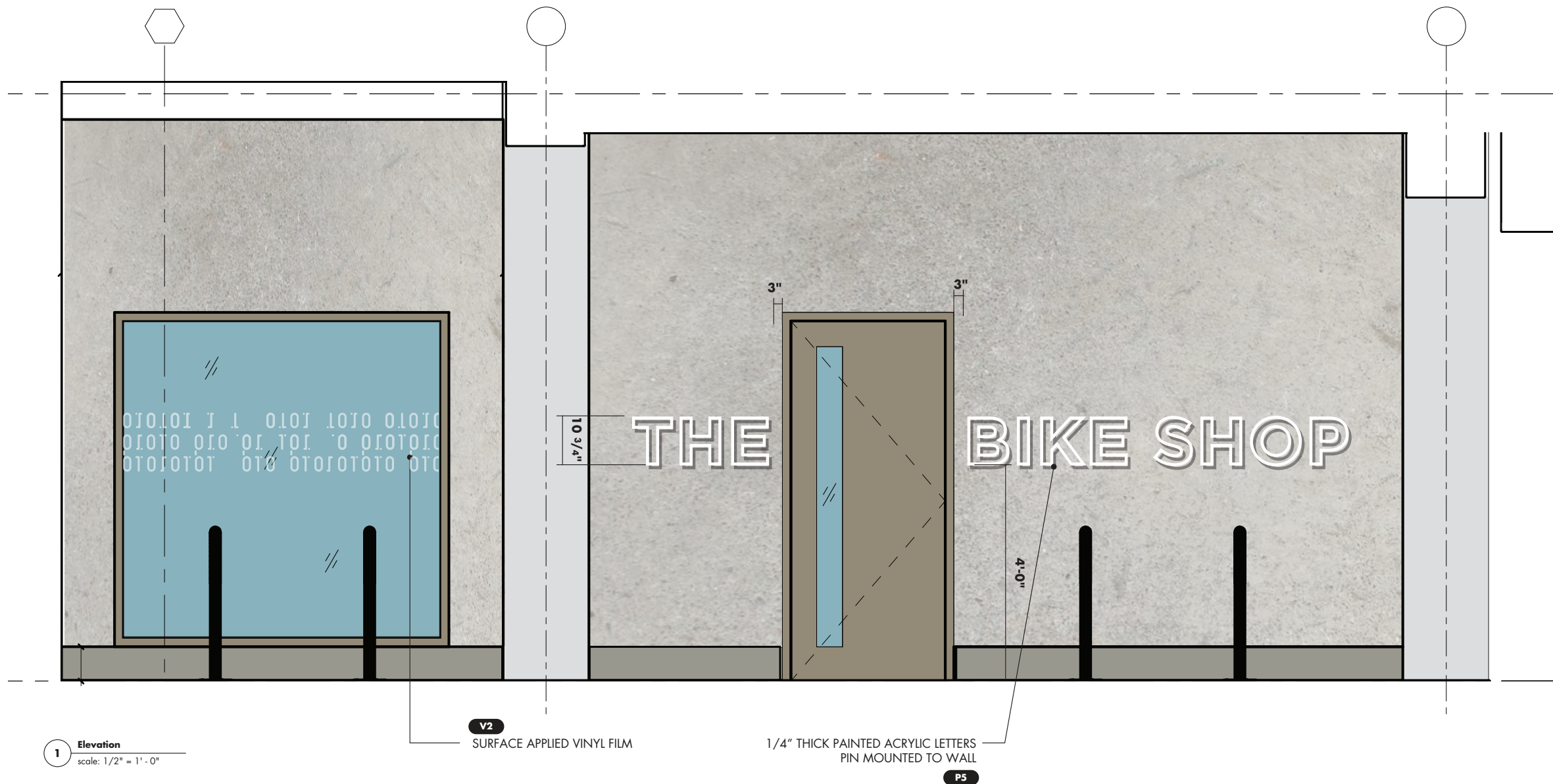
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rev	descrip	by	date

title:

S10
Bike Shop

sheet:

G.18



1 Elevation
scale: 1/2" = 1'-0"

V2
SURFACE APPLIED VINYL FILM

P5
1/4" THICK PAINTED ACRYLIC LETTERS
PIN MOUNTED TO WALL

client:



project:

88 Ames

date:

6.7.17

revisions:

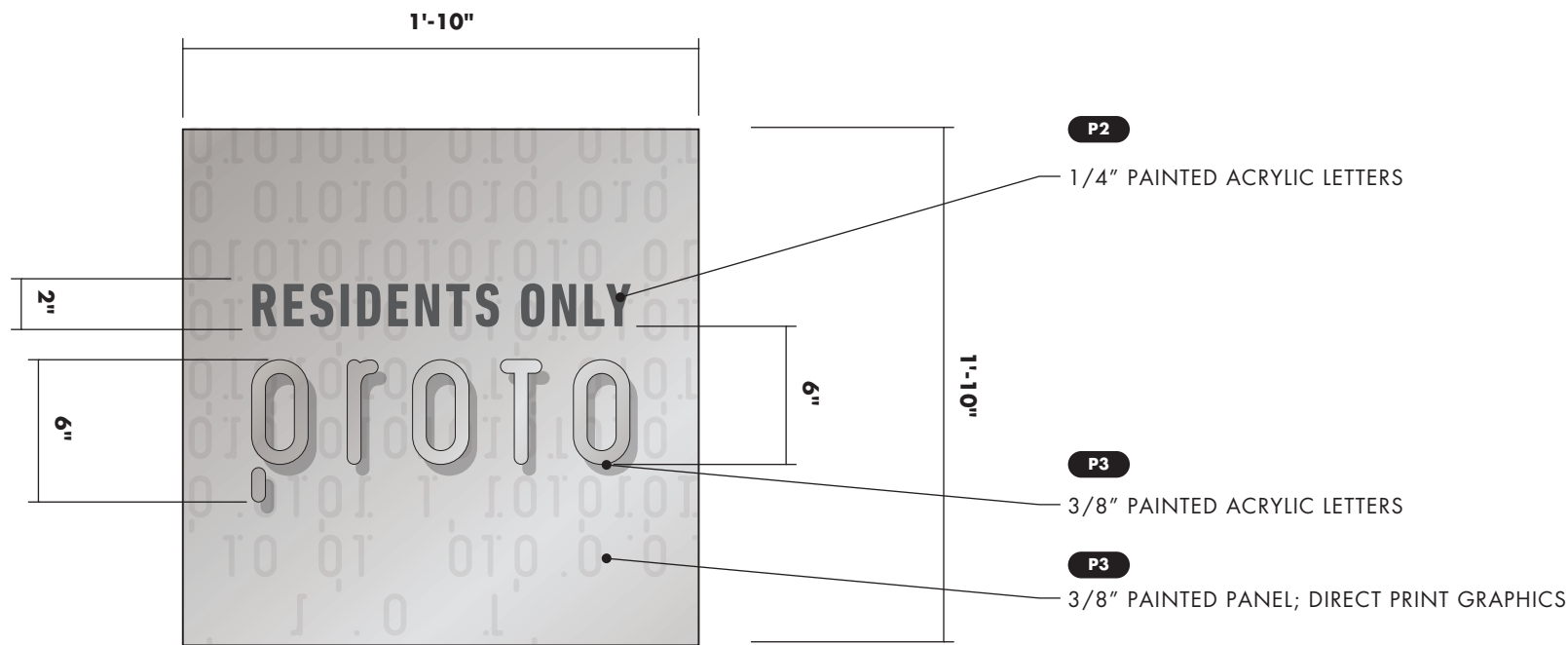
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rev	descrip	by	date

title:

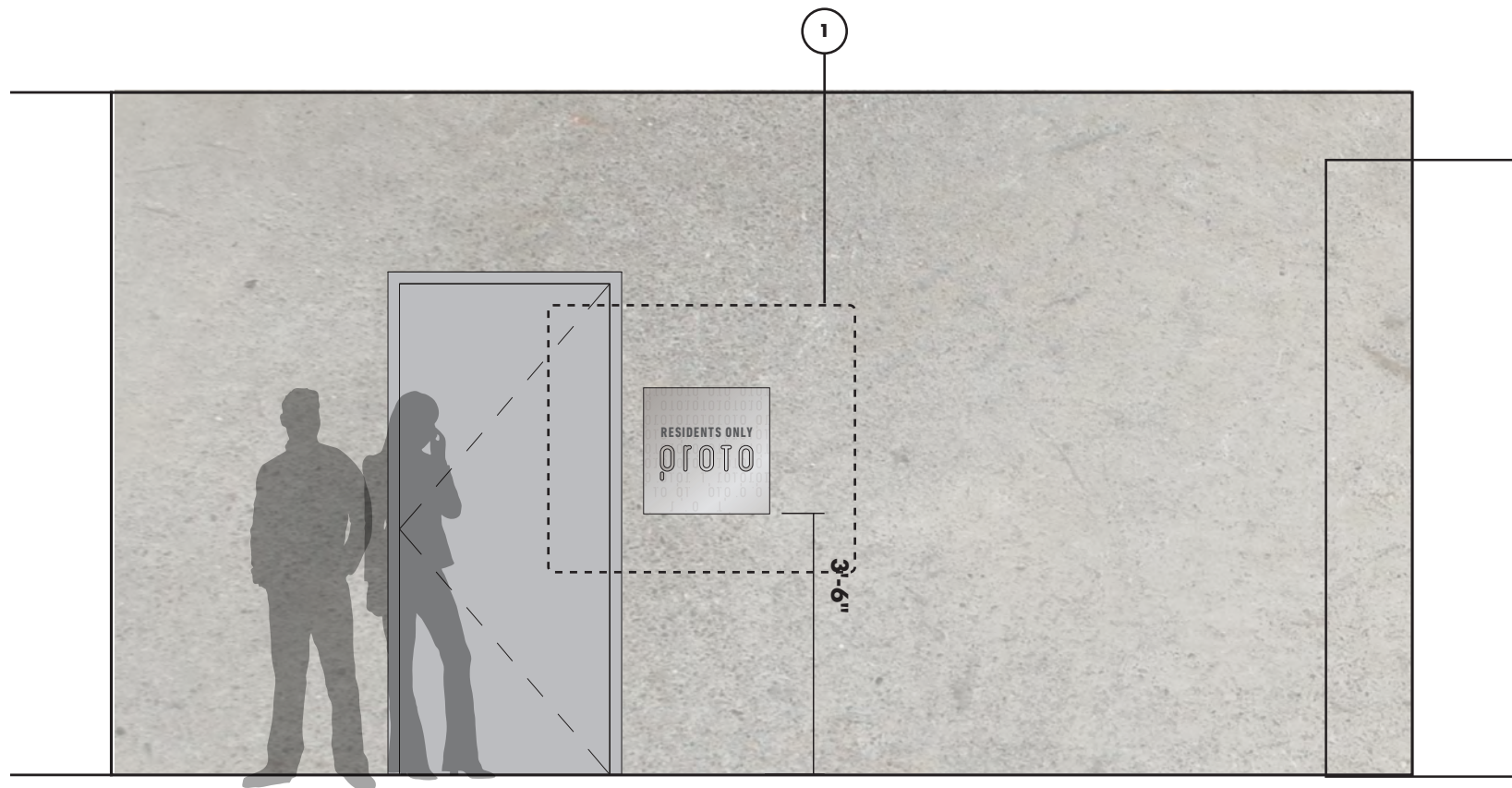
S11
Residence Only
Entrance

sheet:

G.19



1 Detail Elevation
scale: 1 1/2" = 1' - 0"



2 Elevation
scale: 3/8" = 1' - 0"

client:



project:

88 Ames

date:

6.7.17

revisions:

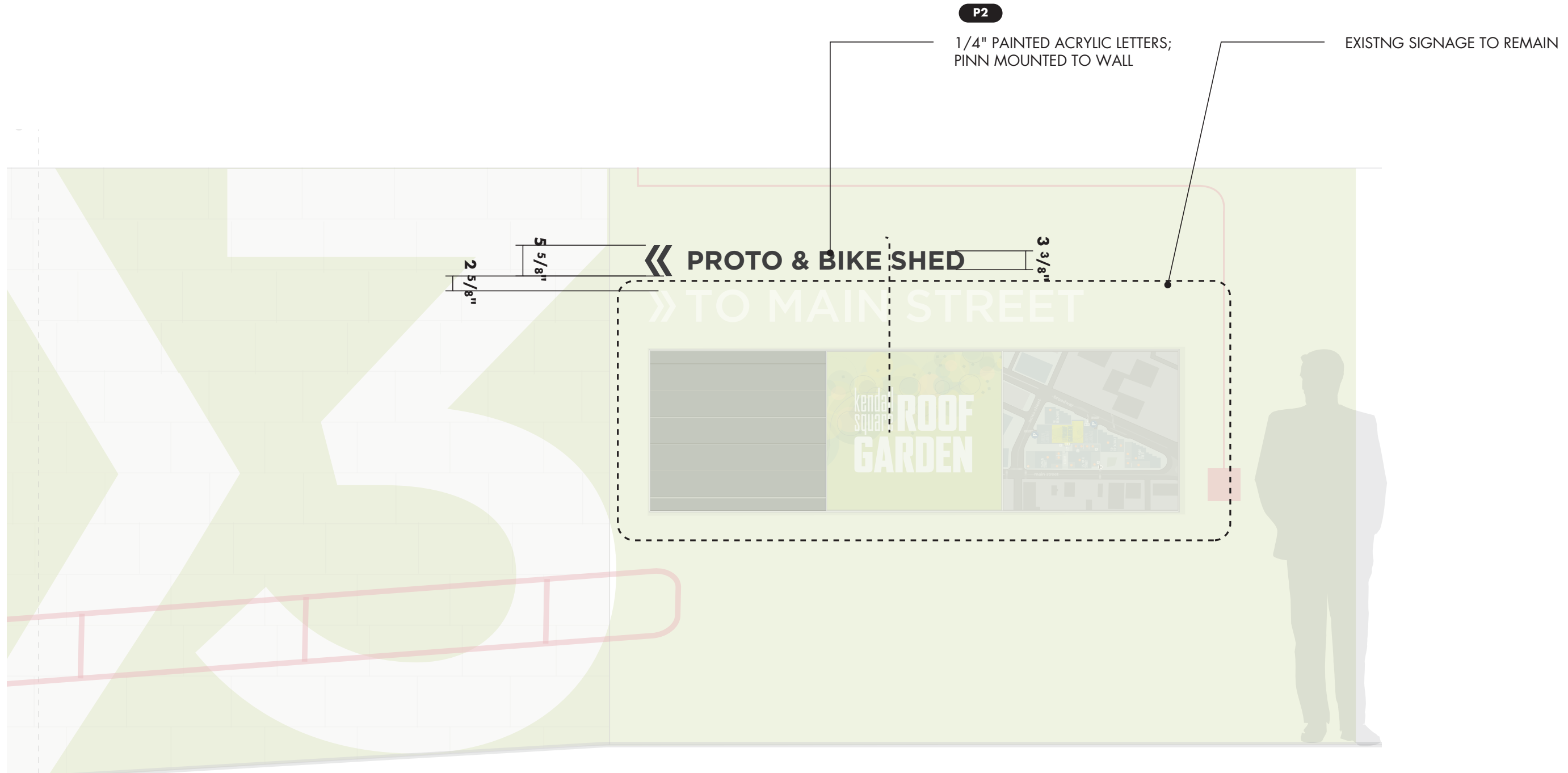
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rev	descrip	by	date

title:

S12
KSQ Elevator
Signage

sheet:

G.20



Staff Report to the Board

July 19, 2017

Contracts and Administration

The auditor team of Roselli & Clark Associates was in the office for three days on June 26 through June 28 and completed their fieldwork. The result of this 2016 audit brought no major issues to light. Mr. Chad Clark highly recommended that a legal OPEB Trust document be created which staff is currently generating and which legal counsel would need to review.

The CRA has contracted with Bookkeeping Express Cambridge for comptroller oversight as well as expertise on an as needed basis. Regular meetings will occur on a quarterly basis; the first one occurred on July 6th.

The Treasurer team will be meeting with various financial institutions, including Morgan Stanley, with respect to investing the money received from the development agreement with Boston Properties.

Two interns from the Mayor's Youth Summer Program will be working with CRA staff for six weeks collecting data within the Kendall Square area to be used as metrics for Infill Development Concept Plan analysis.

Forward Calendar Items

1. Building Identity Signage for 145 Broadway
2. Foundry Demonstration Plan
3. Broad Institute – DNatrium

Projects and Initiatives

Parcel 7 – future Binney Street Park

Veolia has begun its sub-surface work on CRA Parcel 7 to replace the condensate return pipe under the future park and adjust the vault and manhole elevations to facilitate the construction of the Grand Junction shared use path. Additionally, CRA staff have been working with Veolia and Amgen to relocate a steam service spur line to accommodate a large stormwater drain line to be installed under the property.

Grand Junction and Parcel Six

CRA staff have continued to work with Veolia to coordinate the replacement of the condensate return line under the northern half of the CRA's Grand Junction Park. While the Grand Junction path will generally not be impacted by this work, the new trees in this section, grass, fence, and vines will be removed and replaced by Veolia.

CRA staff have explored the opportunity of transplanting four trees to Parcel 6 from the Grand Junction Park that will be removed and replaced by Veolia in order to repair the steam infrastructure beneath the northern end of the park. The CRA's contracted landscaper, Brightview, would transplant the trees, three Honey Locust and one River Birch, as well as provide regular watering to help them establish at the new Parcel 6 location. Brightview will also conduct all the replacement planting for Veolia to restore the Grand Junction park to its original condition, with some modifications to assist plant survival near the steam vaults.

105 Windsor Street

CRA staff toured the building with Charles Sullivan, Executive Director of the Historic Commission. The tour is part of the due diligence that is being done by the Historic Commission in preparation for next month's Community Preservation Act (CPA) Committee meeting. Mr. Sullivan will present his findings at the next CPA meeting prior to the final decision for the appropriation of CPA funding for the 105 Windsor Street exterior renovations.

Streetscape Update

The Alta Design team has prepared a landscaping plan as an element of the 25% design phase for the Binney, Galileo and Broadway streetscape project. This landscape plan will be presented to the CRA Design Review Committee on Wednesday July 19th. CRA Staff continue to coordinate with Boston Properties on the ground plane of the 145 Broadway site, especially as it relates to trees and bus stop locations.

145 Broadway

The formal groundbreaking for the Akamai building at 145 Broadway was held on July 18th. CRA staff have provided Boston Properties (BP) with a conditional approval of the full 145 Broadway Construction Documents per the Design Review and Document Approval Procedure (DRDAP). The primary remaining design issues include various landscaping areas, soffit lighting and signage review, and streetscape coordination mentioned above. CRA and CDD staffs have conducted multiple reviews of the building materials for 145 Broadway at a Visual Mock Up (VMU) located behind the yellow garage on Parcel Four. The review has focused on the multiple glass treatments, the assembly of metal channels and fins for the curtain wall, and colors of terra cotta at the base level of the building. Overall, staff have found that BP and the design team have done a thorough job in maintaining the design as it was approved by the CRA Board in January.



Budget vs. Actuals
January - June 2017

	Total	
	Actual	Budget
Income		
4000 Income		
4200 Operating Revenue		
4210 Grants		\$0
4220 Proceeds from sale of development rights	\$23,043,079	\$23,043,079
4230 Reimbursed Expenses	\$1,079	\$2,000
4240 Rental Income		
4241 Lot License Agreements	5,000	5,000
4242 Foundry Ground Lease		\$0
4243 Parcel Six Rental Space	\$13,667	\$10,000
Total 4240 Rental Income	\$18,667	\$15,000
4250 Other	\$2,997,000	\$3,000,000
Total 4200 Operating Revenue	\$26,059,824	\$26,060,079
4300 Other Income		
4310 Dividend Income	\$15,769	\$12,000
4320 Interest Income	\$66,311	\$134,000
Total 4300 Other Income	\$82,080	\$146,000
Total 4000 Income	\$26,141,904	\$26,206,079
Total Income	\$26,141,904	\$26,206,079
Gross Profit	\$26,141,904	\$26,206,079
Expenses		
6000 Operating Expenses		
6100 Personnel		
6110 Salaries	\$170,295	\$440,000
6120 Payroll Taxes		
6121 Medicare & OASDI (SS)	\$3,465	\$12,000
6123 Unemployment & MA Health Ins	\$391	\$506
Total 6120 Payroll Taxes	\$3,857	\$12,506
6130 Personnel and Fringe Benefits		
6131 Insurance - Dental	\$2,984	\$6,400
6132 Insurance - Medical (for Employees)	\$21,365	\$70,000
6133 Pension Contribution (Employees & Retirees)	\$64,851	\$72,000
6134 T Subsidy	\$1,534	\$5,000
6135 Workers Comp & Disability Insurance	\$839	\$1,000
Total 6130 Personnel and Fringe Benefits	\$91,573	\$154,400
6140 Insurance - Medical (for Retirees, Survivors)	\$29,133	\$70,000
6150 OPEB Account Contribution	\$7,000	\$7,000
Total 6100 Personnel	\$301,858	\$683,906

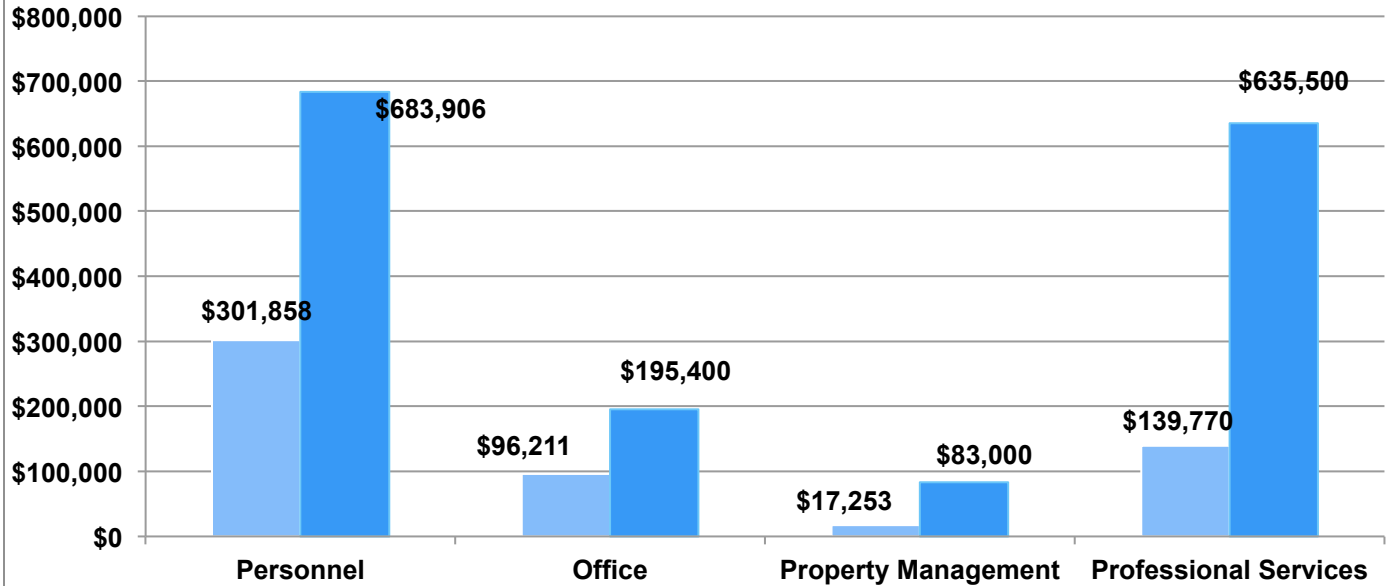
	Total	
	Actual	Budget
6200 Office		
6210 Community Outreach		
6211 Materials	\$2,018	\$4,000
6212 Public Workshops	\$545	\$4,000
6213 Other	\$53	\$12,000
Total 6210 Community Outreach	\$2,616	\$20,000
6220 Marketing & Professional Development		
6221 Advertising		\$3,400
6222 Conferences and Training	\$575	\$10,000
6223 Dues and Membership	\$3,525	\$4,000
6224 Meals	\$177	\$600
6225 Recruiting	\$285	\$400
6226 Staff Development		\$2,000
6227 Subscriptions		\$300
6228 Travel	\$147	\$500
Total 6220 Marketing & Professional Development	\$4,709	\$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	\$2,148	\$4,300
6242 Equipment Purchase (computers, etc.)	\$874	\$2,500
6423 Furniture		\$800
Total 6240 Office Equipment	\$3,022	\$7,600
6250 Office Space		
6251 Archives (Iron Mountain)	2,329	6,200
6252 Office Rent	58,180	102,000
6253 Office Utilities	1,564	4,200
6254 Other Rental Space	4,788	4,800
6255 Parking		400
6256 Repairs and Maintenance		300
Total 6250 Office Space	\$66,862	\$117,900
6260 Office Management		
6261 Board Meeting Expenses	\$264	\$600
6263 Office Supplies	\$620	\$2,000
6264 Postage and Delivery	\$115	\$300
6265 Printing and Reproduction	\$340	\$1,000
6266 Software	\$401	\$700
6267 Payroll Services	\$454	\$1,000
6268 Financial Service Charges	\$97	\$100
Total 6260 Office Management	\$2,291	\$5,700
6270 Telecommunications		
6271 Internet	\$1,572	\$3,200
6272 Mobile	\$783	\$2,600
6273 Telephone	\$1,406	\$2,200
6274 Website & Email Hosting	\$339	\$800
6275 Information Technology	\$99	\$1,200
Total 6270 Telecommunications	\$4,200	\$10,000
Total 6200 Office	\$96,211	\$195,400

	Total	
	Actual	Budget
6300 Property Management		
6310 Contract Work		\$4,000
6320 Landscaping Maintenance	\$7,249	\$42,000
6330 Repairs		\$3,000
6340 Snow Removal	8,320.00	\$30,000
6350 Utilities		
6351 Gas & Electric	\$1,684	\$4,000
Total 6350 Utilities	\$1,684	\$4,000
6360 Other		
Total 6300 Property Management	\$17,253	\$83,000
Total 6000 Operating Expenses	\$415,323	\$962,306
7000 Professional Services		
7001 Construction Management		
7002 Design - Architects	\$10,538	\$30,000
7003 Design - Landscape Architects		\$20,000
7004 Engineers	\$1,293	\$35,000
7005 Legal	\$25,327	\$150,000
7006 Real Estate & Finance	\$5,488	\$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	\$744	\$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	\$80,200	\$253,000
Total 7000 Professional Services	\$139,770	\$635,500
8000 Redevelopment Investments		
8100 Capital Costs	\$10,786	\$120,000
8200 Forward Fund	\$59,357	\$125,000
8400 Foundry Fund		TBD
8500 KSTEP Fund		\$6,000,000
8600 Affordable Housing		\$540,000
Total 8000 Redevelopment Investments	\$70,143	\$6,785,000
Total Expenses	\$625,235	\$8,382,806
Net Operating Income	\$25,516,669	\$17,823,273
Net Income	\$25,516,669	\$17,823,273

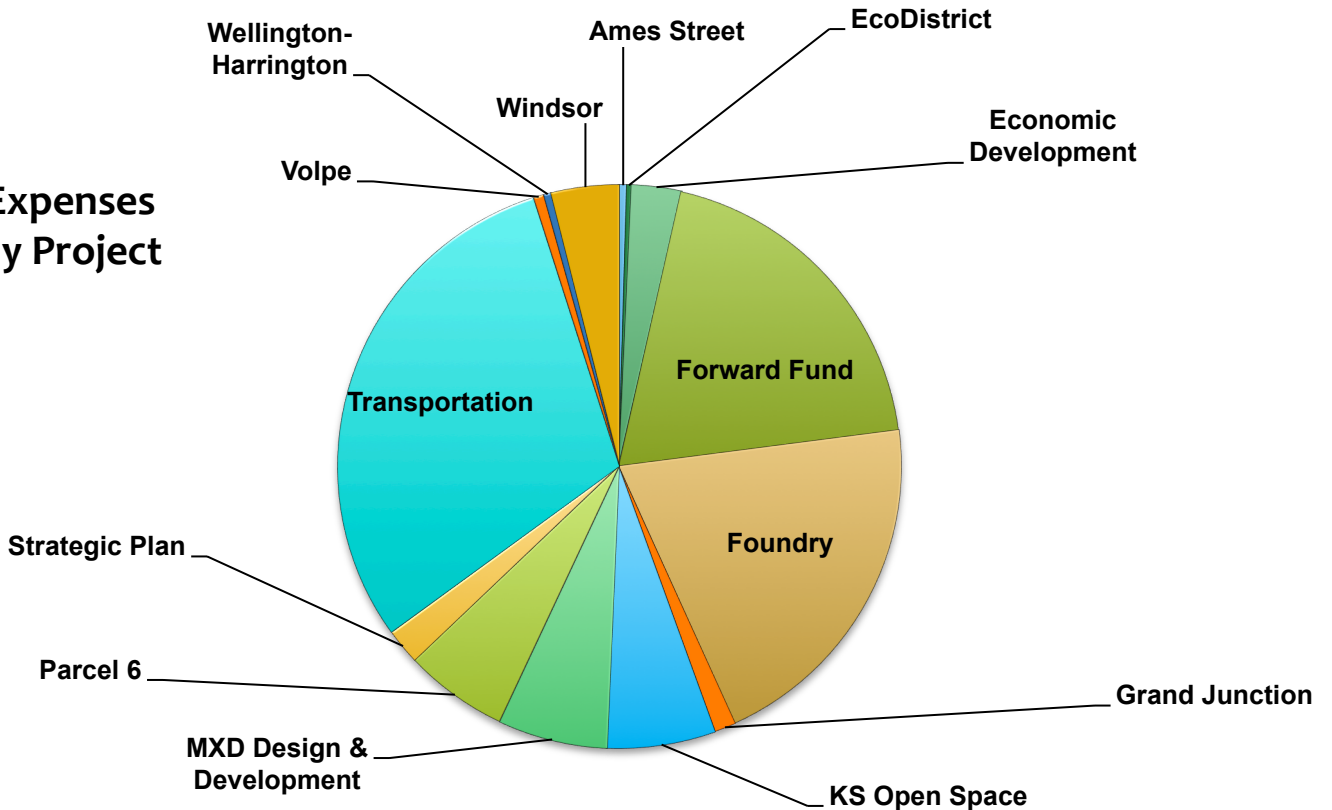
Cambridge Redevelopment Authority
Bank and Investment Accounts
As of June 30, 2017

	Total
Boston Private Bank & Trust - Checking	\$64,215
Cambridge Trust - Checking	\$11,385
Cambridge Trust Money Market	\$270,493
East Cambridge Savings - CD	\$1,975,589
Investment Fund (Morgan Stanley)	\$9,237,571
OPEB Trust account (Morgan Stanley)	<u>\$14,490</u>
	\$11,573,744

Cambridge Redevelopment Authority Operating Budget vs. Actuals January - June 2017



Expenses by Project



Redevelopment Project Budget 2017

