

Staff Report to the Board

June 21, 2017

Projects and Initiatives

Streetscape Update

CRA staff and Alta Design have finalized the 10% design phase, which includes the major traffic (vehicle, transit, and bicycle) and intersection alignment issues. Working on the 25% designs will require more specific civic and landscape design as well as signalization designs for the major intersections. CRA staff is coordinating closely with Boston Properties on the final conditions of the ground plane of 145 Broadway and the streetscapes of both Galileo Way and Broadway. A CRA Design Review Committee meeting may be arranged in July on the day of the Board meeting to review the landscape and public realm vision of the streetscape project.

KSTEP

The Memorandum of Understanding (MOU) for the Kendall Square Transit Enhancement Program has been fully executed. The Kendall Square Mobility Task Force held its final regular meeting during which the Task Force finalized its planning priorities for future transit improvements. These recommendations will inform the project selection for KSTEP funding. Representatives from the parties to the MOU met last week to discuss the governance structure of the KSTEP Working Group and collaboration of the multiple transit service planning efforts underway at the City and State level.

Forward Fund

For 2017 Forward Fund awardees, we have entered into seven of nine agreements and dispersed \$50,607. There are two 2017 awardees that have deferred payment until the projects are ready to fully launch; the Cambridge Community Center computer lab and the Suitsculpture project for Parcel Six.

105 Windsor Street

The CRA has placed an application into the Cambridge Historic Commission for Community Preservation Act funds to make improvements to the external facades of the building, including brick re-pointing, entry improvements, and the replacement of damaged portions of the slate roof.

Parcel Six – Third and Binney

CRA staff has reviewed a proposal from the Community Art Center (CAC) regarding a proposed partnership with their summer arts program. The concept is for young people to create artistic totem pole murals to be displayed along the fence located in back of the Parcel Six. The program would begin in July and the installation celebration would take place at the end of August.

Overall, the spring food truck season has been successful. The vendors continue to be thrilled with the daily lunch crowd. A mutual agreement between the Chicken & Rice Guys (CNRG) and the CRA has been made to discontinue their vending services on the site. CNRG food trucks will not be returning to the streets until the completion of their new commissary that is being built in Everett. Staff has made a food-vending Request for Proposal available to interested vendors to hopefully fill the empty slot left by CNRG.

Parcel 7 – future Binney Street Park

CRA staff has been working closely with DPW and CDD to permit Veolia to perform work on CRA Parcel 7 - the site of the future Binney Street Park. At the request of CRA and DPW, Veolia began the preventative replacement of the condensate return pipe under the future park in early June. They will also be adjusting all of the vault elevations and replacing manhole covers to match the future Binney Street Park design and Grand Junction Greenway shared-use path. Additionally, a portion of the Amgen steam service spur line, which connects to the Veolia main steam line inside CRA property, will be relocated to accommodate a large DPW drain line. This will be installed from north to south under the property along the western edge starting in late July. DPW's large drain line project will last several months.

Grand Junction Park

CRA staff has been negotiating an agreement with Veolia to coordinate the replacement of the condensate return line under the northern half of the CRA's Grand Junction Park. The broken line is located directly under the black fence, and runs north/south between Broadway and the halfway point on the bike path. While the asphalt path will generally not be impacted by this work, the new trees in this section, in addition to the grass, fence, and vines, will be removed and replaced by Veolia. The sequencing of that work and corresponding replacement work is complex and is still being negotiated by staff. Veolia hopes to begin this work in mid-July.

145 Broadway

The Demolition of the 11 Cambridge Center building is nearly completed. The CRA has reviewed the Construction Documents per the Design and Document Approval Procedures under the Development Agreement. The visual mock-up is under construction and will be reviewed by CRA and CDD staff over the next few weeks. A signage / building identity plan will likely be brought before the Board for consideration over the summer. At the suggestion of CRA staff, a temporary construction sign will be placed on site illustrating the future Akamai building. A formal groundbreaking event is to be scheduled.

Forward Calendar Items

1. Building Identity Signage for 145 Broadway
2. Binney Street Landscape Design
3. 88 Ames Street Signage
4. Foundry Demonstration Plan and Cooperative Agreement



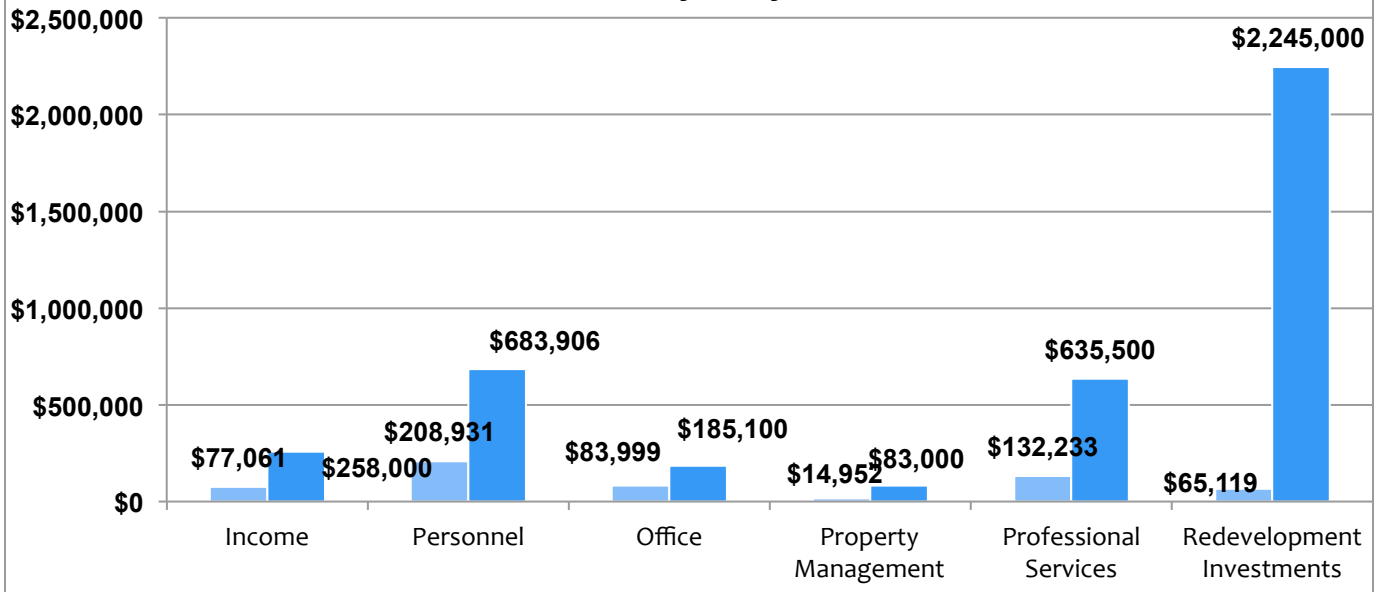
Budget vs. Actuals
January - May 2017

| | Total | |
|--|------------------|------------------|
| | Actual | Budget |
| Income | | |
| 4000 Income | | |
| 4200 Operating Revenue | | |
| 4210 Grants | | \$100,000 |
| 4220 Proceeds from sale of development rights | | \$0 |
| 4230 Reimbursed Expenses | \$475 | \$2,000 |
| 4240 Rental Income | | |
| 4241 Lot License Agreements | | \$0 |
| 4242 Foundry Ground Lease | | \$0 |
| 4243 Parcel Six Rental Space | \$8,607 | \$10,000 |
| Total 4240 Rental Income | \$8,607 | \$10,000 |
| 4250 Other | | |
| Total 4200 Operating Revenue | \$9,082 | \$112,000 |
| | | |
| 4300 Other Income | | |
| 4310 Dividend Income | \$11,568 | \$12,000 |
| 4320 Interest Income | \$56,411 | \$134,000 |
| Total 4300 Other Income | \$67,979 | \$146,000 |
| Total 4000 Income | \$77,061 | \$258,000 |
| Total Income | \$77,061 | \$258,000 |
| Gross Profit | \$77,061 | \$258,000 |
| | | |
| Expenses | | |
| 6000 Operating Expenses | | |
| 6100 Personnel | | |
| 6110 Salaries | \$143,203 | \$440,000 |
| 6120 Payroll Taxes | | |
| 6121 Medicare & OASDI (SS) | \$2,943 | \$12,000 |
| 6123 Unemployment & MA Health Ins | \$356 | \$506 |
| Total 6120 Payroll Taxes | \$3,299 | \$12,506 |
| 6130 Personnel and Fringe Benefits | | |
| 6131 Insurance - Dental | \$2,558 | \$6,400 |
| 6132 Insurance - Medical (for Employees) | \$21,365 | \$70,000 |
| 6133 Pension Contribution (Employees & Retirees) | | \$72,000 |
| 6134 T Subsidy | \$1,534 | \$5,000 |
| 6135 Workers Comp & Disability Insurance | \$839 | \$1,000 |
| Total 6130 Personnel and Fringe Benefits | \$26,296 | \$154,400 |
| 6140 Insurance - Medical (for Retirees, Survivors) | \$29,133 | \$70,000 |
| 6150 OPEB Account Contribution | \$7,000 | \$7,000 |
| Total 6100 Personnel | \$208,931 | \$683,906 |

| | Total | |
|--|-----------------|------------------|
| | Actual | Budget |
| 6200 Office | | |
| 6210 Community Outreach | | |
| 6211 Materials | \$1,018 | \$4,000 |
| 6212 Public Workshops | \$545 | \$4,000 |
| 6213 Other | \$14 | \$2,000 |
| Total 6210 Community Outreach | \$1,577 | \$10,000 |
| 6220 Marketing & Professional Development | | |
| 6221 Advertising | | \$3,400 |
| 6222 Conferences and Training | \$490 | \$10,000 |
| 6223 Dues and Membership | \$3,225 | \$4,000 |
| 6224 Meals | \$177 | \$600 |
| 6225 Recruiting | \$285 | \$400 |
| 6226 Staff Development | | \$2,000 |
| 6227 Subscriptions | | \$300 |
| 6228 Travel | \$147 | \$500 |
| Total 6220 Marketing & Professional Development | \$4,324 | \$21,200 |
| 6230 Insurance | | |
| 6231 Art and Equipment | \$5,675 | \$5,800 |
| 6232 Commercial Liability | \$3,132 | \$3,400 |
| 6233 Special Risk | \$3,705 | \$3,800 |
| Total 6230 Insurance | \$12,512 | \$13,000 |
| 6240 Office Equipment | | |
| 6241 Equipment Lease | \$1,790 | \$4,300 |
| 6242 Equipment Purchase (computers, etc.) | \$55 | \$2,500 |
| 6243 Furniture | | \$800 |
| Total 6240 Office Equipment | \$1,845 | \$7,600 |
| 6250 Office Space | | |
| 6251 Archives (Iron Mountain) | \$1,885 | \$6,200 |
| 6252 Office Rent | \$50,414 | \$102,000 |
| 6253 Office Utilities | \$1,249 | \$4,200 |
| 6254 Other Rental Space | \$4,788 | \$4,500 |
| 6255 Parking | | \$400 |
| 6256 Repairs and Maintenance | | \$300 |
| Total 6250 Office Space | \$58,336 | \$117,600 |
| 6260 Office Management | | |
| 6261 Board Meeting Expenses | \$231 | \$600 |
| 6263 Office Supplies | \$427 | \$2,000 |
| 6264 Postage and Delivery | \$96 | \$300 |
| 6265 Printing and Reproduction | \$340 | \$1,000 |
| 6266 Software | \$369 | \$700 |
| 6267 Payroll Services | \$384 | \$1,000 |
| 6268 Financial Service Charges | \$67 | \$100 |
| Total 6260 Office Management | \$1,914 | \$5,700 |
| 6270 Telecommunications | | |
| 6271 Internet | \$1,310 | \$3,200 |
| 6272 Mobile | \$698 | \$2,600 |
| 6273 Telephone | \$1,173 | \$2,200 |
| 6274 Website & Email Hosting | \$212 | \$800 |
| 6275 Information Technology | \$99 | \$1,200 |
| Total 6270 Telecommunications | \$3,491 | \$10,000 |
| Total 6200 Office | \$83,999 | \$185,100 |

| | Total | |
|---------------------------------------|-------------------|---------------------|
| | Actual | Budget |
| 6300 Property Management | | |
| 6310 Contract Work | | \$4,000 |
| 6320 Landscaping Maintenance | \$5,387 | \$42,000 |
| 6330 Repairs | | \$3,000 |
| 6340 Snow Removal | 8,320.00 | \$30,000 |
| 6350 Utilities | | |
| 6351 Gas & Electric | \$1,244 | \$4,000 |
| Total 6350 Utilities | \$1,244 | \$4,000 |
| 6360 Other | | |
| Total 6300 Property Management | \$14,952 | \$83,000 |
| Total 6000 Operating Expenses | \$307,882 | \$952,006 |
| | | |
| 7000 Professional Services | | |
| 7001 Construction Management | | \$0 |
| 7002 Design - Architects | \$10,538 | \$30,000 |
| 7003 Design - Landscape Architects | | \$20,000 |
| 7004 Engineers | \$1,293 | \$35,000 |
| 7005 Legal | \$22,798 | \$150,000 |
| 7006 Real Estate & Finance | \$3,354 | \$30,000 |
| 7007 Planning and Policy | | \$20,000 |
| 7008 Retail Management / Wayfinding | | \$1,000 |
| 7009 Accounting | | \$19,500 |
| 7010 Marketing / Graphic Design | | \$4,000 |
| 7011 Temp and Contract Labor | | \$30,000 |
| 7012 Web Design / GIS | \$8,030 | \$11,000 |
| 7013 Land and Building Surveys | \$6,500 | \$10,000 |
| 7014 Records Management / Archivist | | \$20,000 |
| 7015 Energy & Environmental Planning | \$1,650 | \$2,000 |
| 7017 Transportation | \$78,070 | \$253,000 |
| Total 7000 Professional Services | \$132,233 | \$635,500 |
| | | |
| 8000 Redevelopment Investments | | |
| 8100 Capital Costs | \$5,762 | \$120,000 |
| 8200 Forward Fund | \$59,357 | \$125,000 |
| 8400 Foundry Fund | | \$2,000,000 |
| 8500 KSTEP Fund | | \$0 |
| Total 8000 Redevelopment Investments | \$65,119 | \$2,245,000 |
| Total Expenses | \$505,233 | \$3,832,506 |
| Net Operating Income | -\$428,172 | -\$3,574,506 |
| Net Income | -\$428,172 | -\$3,574,506 |

Cambridge Redevelopment Authority Budget vs. Actuals January - May 2017



Expenses by Project

