

## **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 19<sup>th</sup>. 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 18<sup>th</sup>. 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.