

Staff Report to the Board

July 14, 2016

Contracting, Personnel, and General Administration

Audit Field Work – Auditors from Roselli, Clark & Associates (RC&A) spent two full days at the CRA office on June 27 and June 28. A method for encumbering budgeted funds not spent in the current calendar year will need to be formulated by staff with the assistance of accountant Richard Viscay. Staff is waiting for a state decision regarding the investment guidelines for a CRA OPEB fund. Staff and RC&A discussed revising the CRA’s capitalization cap and future procedures related to electronic fund transfers, which are becoming a preferred method of payment by vendors.

Streetscape RFP – Working with the City, the CRA has issued an RFP for streetscape redesign of Binney Street and Galileo Galilei Way from the Binney/3rd Street intersection to the Main/Vassar/Galileo intersection. The new schematic street design will incorporate a continuous separated bike lane (cycle track) connection through the corridor. The project will also evaluate intersections and side street approaches, including potential protected intersection designs for the Broadway/Galileo and Main/Vassar/Galileo intersections. Proposals are due July 21st, and work is anticipated to begin in September. CRA staff will continue close collaboration with CDD, TPT, and DPW throughout the project.

Cost Estimator RFP – On June 29th, staff issued a Cost Estimator RFP. The purpose of this RFP is to seek a qualified firm or individuals to provide comprehensive cost estimating services for current and future redevelopment projects at all phases on planning and design. The proposals are due on July 15th, and three responses have been received to date.

Forward Calendar Items

1. Foundry Development Entity Selection
2. MXD Infill Development Concept Plan
3. Personnel Policy Revisions
4. Binney Street Park Design
5. KSURP Implementation Plan

Staff is working on a coordinated schedule with the Community Development Department (CDD) in order to schedule joint review session(s) with the Planning Board during the consideration of the Infill Development Concept Plan. Staff may also schedule an additional CRA Design Review Committee meeting to discuss the initial architecture and urban design of the Infill Development Concept Plan.

Projects and Initiatives

Parcel Sixth (Third and Binney) - The Park continues to be a work in progress. The DPW contributed numerous granite pieces in different shapes and sizes, which the CRA relocated to the site to be used as seating and tables. The CRA made a modest investment of fifteen

(15) colorful Adirondack chairs and paint. BP donated two surplus metal picnic benches from Kendall Center. Staff is currently in discussions with Brightview Landscaping to formulate a plan to add plantings to the property. Bike racks have been added around the property. The food truck operators have commented on the success they are having, as well as the excitement from visitors to the space.

Foundry - The RFP submission from CIC / Graffito / Hacin + Associates is currently being reviewed. A public presentation by the Proponent has been scheduled for Thursday, June 21, from 6:30 – 8:30 pm at Cambridge City Hall, Sullivan Chamber. After the presentation, the Evaluation Committee will put together a recommendation to the CRA Board utilizing the feedback from the Foundry Advisory Committee and the Technical Review Team (including City Departments, Foley Hoag, Charles Redmond, and HR&A Advisors).

Point Park - CRA staff continues to coordinate with Boston Properties (BP) and CBA Landscape Architecture on the design for Point Park renovations. CRA reviewed construction drawings in early July and provided comments to BP. BP is currently seeking construction bids from contractors to begin work in August and finish in late October. CRA staff will continue to work with BP staff to refine the design as the process moves forward and constructability issues are identified along the way. Staff is also working on submitting a proposal for a National Endowment for the Arts (NEA) Art Works Grant for improvements to the Galaxy Sculpture in Point Park. The NEA Art Works Grant deadline is July 28th.

Kendall Square Urban Renewal Plan Open Space - A draft of the Rooftop Garden code of conduct is currently being formulated with input from BP, the City's Park Department, and the CRA. A final draft shall be ready within a week, which will include a mock up of signage.

KSURP / Infill Development Concept Plan Outreach - The CRA is hosting BP and their design team's presentation for the Infill Development Concept Plan at a community Open House on July 19th, from 5-8 pm at the Kendall Marriott. Staff has conducted extensive outreach to local leaders, community groups, Kendall based businesses and institutes to attract a broader audience. Staff have expanded social media outreach and engaged in 'face-time' outreach at the Kendall Farmer's Market. The coUrbanize site at courb.co/ksq continues to be updated and an interactive map component was added.

Grand Junction Park - Grand Junction Park and Path project is nearly complete. Formal acceptance of the property is scheduled for Friday, July 22nd. The contractor has been completing punch list items since the ribbon cutting on June 9th. A resolution has been made on the issue with the height of the play spinners – which will be reset to the proper height this week. In June, an agreement was signed with Veolia to compensate CRA for repairs necessary to the park due to their steam line work, some of which happened after new concrete had already been poured at the Broadway end of the park.