

Staff Report to the Board *November 15, 2017*

Contracts and Administration

CRA 2016 Audit

The CRA audit for FY16 (1/1/16 -12/31/16) is still on hold as it is dependent upon the audit from the Cambridge Retirement System (CRS). Because this timeframe overlaps with the CRS fiscal year (8/1/16 – 7/31/17), the CRA audit cannot be completed. Given these dates, it is expected that CRA audits will be ready no earlier than December of the following year.

Forward Calendar Items

1. Foundry Lease Amendment / Operator RFP
2. Broad Institute – DNatrium
3. 2016 Audit Report
4. Kendall Transportation Report RFP
5. MXD Innovation Space
6. 2018 Budget

CRA Organizational Development

The CRA has been adding a staff person to the organization each year since 2014. As the organization grows, roles can change, requiring more sophisticated understanding of strategy, financial expertise, and management capability. Accordingly the staff structure and development needs have increased in complexity. Understanding staff strengths and acknowledging gaps, while incorporating the organization’s future needs and succession planning are important in achieving success. This exercise requires more than a rewrite of the Personnel Policy. Edith Buhs of Achieve Mission has been contracted to assist the Executive Director in this exercise.

Projects and Initiatives

Parcel Six

On November 2nd the Community Art Center (CAC) celebrated the unveiling of the “My Totem Project” with the student artist and instructors who created the artwork. The students discussed their art projects in detail with CRA Staff and Board. Included in the celebration were art activities and ice cream, which all attendees enjoyed.

North Pole X-mas Trees have decided to withdraw their selected proposal to be vendors of Christmas Trees and holiday accessories for the 2017 holiday season at 3rd & Binney. The opportunity to extend Food Truck vending services into December has been offered to existing vendors.



Grand Junction Path & Transit

CRA is working with the transportation staff at CDD on a range of items related to the Grand Junction Path, including reaching out to property owners in advance of the proposed zoning overlay being submitted to City Council in 2018, setting up a regional working group with Boston and Somerville, developing a transit demand estimate that covers Kendall, Allston/Brighton and North Station areas, and potentially contracting with a graphic designer to develop the identity, logo, wayfinding, graphics, and signage for the entire path.



The CRA has been working directly with Veolia's construction management team, contractor, and DPW to ensure that the Veolia construction site is operated according to the requirements of our license agreement. The original work zone was expanded and the path closed during working hours from 7am-3pm for safety reasons and to help facilitate a faster construction schedule. Veolia is nearly finished with installation, welding, and insulation of condensate return pipe, and will continue work to connect the Whitehead Institute to steam service through December. Some park landscaping restoration work may be required in spring 2018.

Just-A-Start Housing Loan

The CRA Staff is working to finalize terms for the CRA's \$540,000 loan to Just-A-Start. The loan, which is a part of a larger multi-building consolidation program, will help pay to upgrade and/or replace fire suppressant systems in the 112 consolidated residential units. Those units include those replacing the housing units lost at 50 York Street in the 2016 fire. The replacement project broke ground in October at an event attended by staff and Board members. The CRA is on target to finalize agreements with JAS this month.

105 Windsor Street

CRA Staff has met with the staff of the Historic Commission to discuss the execution of the grant funds for the envelope repair work for the building. It is generally agreed that some of the work for the external repairs should likely precede the interior renovations in order to preserve the buildings general health, while the community planning process that would determine the building program is underway. CRA Staff have been meeting with leadership of organizations in the Port to consider a collaborative path forward for a community discussion regarding the future of the building that is built upon a broad community planning process.



Kendall Square

Broad Institute DNatrium Museum

CRA Staff has met with the Broad Institute to advance the conversation regarding fulfilling the original 2004 CRA Conditional Approval of Seven Cambridge Center with the museum concept included in place of retail space. The Broad Institute has hired a museum consultant, and will be working through November to consider the comments of the CRA Design Review Committee at the October meeting. It is anticipated that The Broad will be able to come back with revisions to the full CRA Board in December.



Binney-Galileo-Broadway Streetscape Redesign

The first draft of 25% design drawings were provided by Alta Design consultants and have been shared with City staff for interdepartmental review. A second draft of the 25% drawings will be completed in December as well as a phasing plan and cost estimates. The project is still on track to be completed by the end of the year.

6th Street Walkway Design

In November, CRA convened all of the 6th Street Walkway adjacent land owners and building operators to develop a strategy for how building construction, loading and utility uses will function with all three buildings once the bike path is completed. CRA Staff worked with Brammer Bio and Richmond Construction to vacate their construction staging area on the 6th Street Walkway, build a new trench drain to eliminate some puddling issues, and provide the Oak Trees with a root invigoration program. In the winter, Boston Properties will be submitting to CRA Staff a 75% drawing for the 6th Street Walkway design that the CRA Board approved earlier in the year. Construction of the bike path is anticipated to begin in May 2018.

88 Ames Street

CRA Staff received a construction site tour of the 88 Ames building including several unit layouts, 2nd floor retail, and 4th floor amenity space. Boston Properties is working with CRA Staff on finalizing details of the signage package that was approved by the CRA Board earlier in the year. Boston Properties is working to finalize retail plans in the next several months. A temporary residential leasing office will open in the lobby of 90 Broadway in the first quarter of 2018.

