

Staff Report to the Board

October 17, 2016

Contracting, Personnel, and General Administration

2016 Audit – The 2016 Audit by Roselli, Clark & Associates (RC&A) is nearly complete. The adjustment to accommodate the relationship to the Cambridge Retirement System, which operates on a different fiscal year, has required some additional calibration work. The state’s legislation regarding the investment parameters for OPEB funds have been modified by the Municipal Modernization Bill and will go into affect shortly, allowing the CRA to set up an OPEB account.

Streetscape Contract – Working with the City, the CRA and Alta have launched the survey and initial design work for the redesign of Binney Street and Galileo Galilei Way from the Binney/3rd Street intersection to the Main/Vassar/Galileo intersection.

Cost Estimator Contract – In August, the CRA entered into a Cost Estimator Contract with Daedalus Projects Incorporated. They have begun to provide preliminary construction cost estimation services on a number of small projects for the CRA.

Grand Junction Park – The landscape maintenance agreement with Brightview for Grand Junction Park was finalized in July and work to date has gone smoothly thus far. The one issue in the park has been trash accumulation in the seating areas on the hill, despite receptacles located 50 feet away. CRA staff and Brightview have been focusing extra time on litter removal and will monitor the situation.

Forward Calendar Items

1. Binney / Galileo Way / Broadway Streetscape Designs
2. Personnel Policy Revisions
3. Binney Street Park Design
4. 2017 Budget
5. Forward Fund Round 3
6. 2015 Financial Audit

CRA and Community Development Department (CDD) Staff are working to establish a schedule for ongoing review with the Planning Board to consider the Infill Development Concept Plan and the schematic design of the first phase of development at 145 Broadway.

Projects and Initiatives

Parcel Sixth (Third and Binney) – During the month of August, the CRA partnered with the Public Youth Art Council (PAYC) to activate the site with an Artistic Shade structure that was created by youth artist from the City of Cambridge. The structure was on exhibit for three weeks and received many praises from visitors to the site. Staff continues to work along with Lillian Hsu from the Cambridge Arts Commission to bring other forms of art exhibits to the

area. Staff is currently involved in discussions to add a Hubway Station to the site. The Hubway will replace the current bike corral that is located on Third Street.

The pilot season of the Food Trucks went fairly well and provided some insight for next year. Most of the Food Trucks have ceased vending for the year however a few trucks have offered to operate through the fall. Pilot program changes will be proposed for the 2017 season so the site activity continues to grow.

88 Ames Street Residential - The CRA Staff and Boston Properties have met and resolved nearly all the remaining design review items in the Construction Design packet. CDD and the CRA have approved the façade mock-up after some modification to the selected materials. Demolition work is completed and structural site work is underway. BP and the CRA staff are working to fully execute the open space covenant and development agreement amendment this month.

Soofa Sign - The Soofa Sign is constructed and scheduled for installation in front of the MBTA stop in Kendall Square this month. The Department of Public Works (DPW) and the City Manager's office have requested that the agreement set parameters for the sign to be moved or approved by City Council before the sidewalk space is transferred to the City. Staff is currently working on the contract with Soofa to clarify these requirements.

Galaxy Park - Boston Properties' contractor Mattuchio Construction has initiated work on the improvements to Galaxy Park, which is current closed. BP is coordinating with DPW to assure pedestrian access from the MBTA station during the construction project which aims to complete hardscape work this fall. Staff has worked with DPW and the Electrical Department to lay out the additional section of sidewalk along Main Street.

KSA Wayfinding Kiosks – Three of the wayfinding kiosks were installed in September including one on the Sixth Street Walkway. The granite foundations for the signs are on backorder and the timeline for their installation is unknown at this time. At least two other locations are anticipated to be completed this fall.