

Staff Report to the Board

September 13, 2017

Contracts and Administration

Alexandra Levering joined the CRA staff at the end of August. She recently completed her masters at the Tufts Urban and Environmental Policy and Planning program, after gaining experience in planning, commercial development and construction in New York.

Staff has been conducting a review of the CRA's insurance requirements and has made some adjustments to the insurance coverage of our existing policies, to respond to evolving uses on its properties, and existing and proposed agreements with landowners and contractors. Most significantly is the investment in an expanded umbrella policy that combined with other policies provides \$5 million of coverage.

Staff has drafted a document management scope for a contract to assist with the organization of historic and active files, with the goal of reducing paper storage and moving toward digital records. CDD is undertaking a similar effort and we hope to utilize their RFP responses to inform our procurement process. Two interns from the Mayor's Youth Summer Program worked with staff to organize a collection of large format plans in the office.

Forward Calendar Items

1. Foundry Lease Amendment and Operator RFQ/RFP
2. Building Identity Signage for 145 Broadway
3. Broad Institute – DNatrium
4. 2016 Audit Report
5. Kendall Transportation Report RFP

Projects and Initiatives

145 Broadway

In August, Boston Properties (BP) was issued its full building permit for 145 Broadway. BP promptly provided the CRA with its development rights payment per the Cambridge Center Development Agreement. The CRA Staff took part in a site tour of the slurry wall construction and were briefed on the project phasing. BP has worked with DPW and TPT toward implementing a traffic and pedestrian management plan during the two years of construction.

Grand Junction

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. Veolia will replace the fence in a location closer to the railroad and the actual property line. A revised plan has been proposed that should minimize the impact on the existing trees and provide some additional areas for planting along the revised fence line.

Parcel Six

CRA staff has worked to recruit two new operators to fill the vacant food truck slots. CRA has continued two partnerships with education programs to enhance the activity at the civic space; the Community Charter School garden program is tooling up again for the school year, and the Community Art Center has advanced the Totem mural project with the hope to install the graphics in September. Staff is putting together an RFP for potential Christmas tree vendors to utilize the site in December.

Foundry

CRA and DPW Staff have been working with Equity Partners on their construction staging for the 84 units of housing to go up at 249 Third St, next to the Foundry. Staff had reviewed existing condition documentation and the vibration and settlement monitoring plan developed by Equity's engineering team. Staff have also discussed with Equity ideas for creating coordinated streetscape enhancements to Rogers Street to improve connectivity between Rogers Street Park and the Foundry.

Binney Streetscape Redesign

CRA staff, City staff, and the Alta Design team has met with MITIMCO to coordinate the 25% design phase for the Binney, Galileo and Broadway streetscape project with the Volpe GSA building design. Staff has met with Alexandria Properties to inform them of the streetscape plans so they may be incorporated into their future planning for Binney Street as it relates to the Metropolitan Pipe site redevelopment.

105 Windsor Street

On Tuesday, September 12th, the Community Preservation Act Committee discussed the allocation of CPA money between historic preservation, open space, and affordable housing. Under state law, each category must be allocated at least 10% of the whole CPA budget. The building at 105 Windsor Street will be considered for funds for exterior historical preservation improvements.