



## OUT OF TOWN NEWS - Historic Restoration

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Brattle Street Facade - 2014



MBTA-Side Facade - 2014

## COMMUNITY MAINTENANCE AND DEVELOPMENT

### PUBLIC WORKS: BUILDINGS - HARVARD SQUARE KIOSK INFRASTRUCTURE IMPROVEMENTS

FY16 PROJECT DESCRIPTION						CITY COUNCIL GOALS
<p>FY16 funding of \$600,000 will fund the renovations design for the Out of Town News Kiosk Building and the adjacent plaza area in Harvard Square. The overall goals of the project are to open up the historic kiosk building for more public use, enhance the historic character of the building, and build on its iconic presence in Harvard Square. The surrounding plaza area will be reconstructed to make it more inviting, to enhance pedestrian usage, and to improve accessibility.</p>						  
IMPACT ON OPERATING BUDGET						
There is no impact on the operating budget.						
5-YEAR APPROPRIATION PLAN						
FUNDING SOURCE	FY16	FY17	FY18	FY19	FY20	TOTAL
Bond Proceeds	\$600,000	\$2,000,000	\$2,000,000	\$0	\$0	\$4,600,000
GRAND TOTAL	\$600,000	\$2,000,000	\$2,000,000	\$0	\$0	\$4,600,000
FY17-FY20 FUNDING						
The FY17 and FY18 funding will fund the construction of the improvements.						
PROJECT VISUAL			STATUS OF PRIOR YEAR PROJECTS			
			This project was not funded in the prior fiscal year.			

# Budget Appropriations & Contracts

## Harvard Square Funding Summary

9/26/2016

Appropriation	Kiosk and Plaza	Eliot Loop
FY16	\$600,000	\$4,000,000
FY17	\$4,000,000	
Total Appropriation to Date	\$4,600,000	\$4,000,000
FY18 -- Anticipate Additional		TBD

Contracts	Galante	KLF/ HDR/ Halvorson, Plaza and Eliot Loop
Total Value of Contract	\$270,951	\$688,683
Spent to Date, 9/15/16	\$40,000	\$187,000
Spent to Date, 9/15/16	15%	27%

Eliot Loop funding is not directly related to the Kiosk, but is included in the KLF / HDR / Halvorson Contract.

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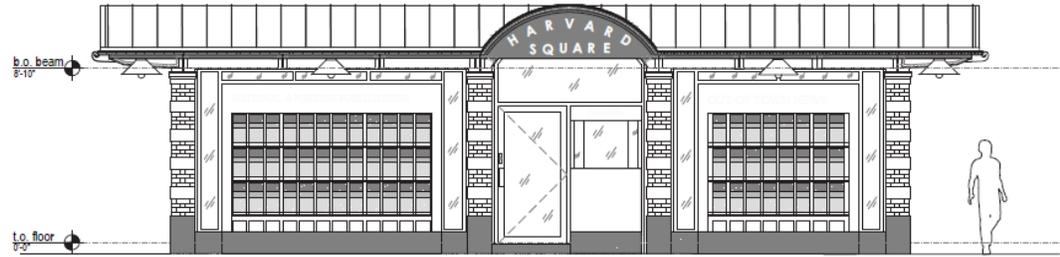
# Existing

OUT OF TOWN NEWS - Historic Restoration



② Elevation - Massachusetts Avenue

1/2"=1'-0"



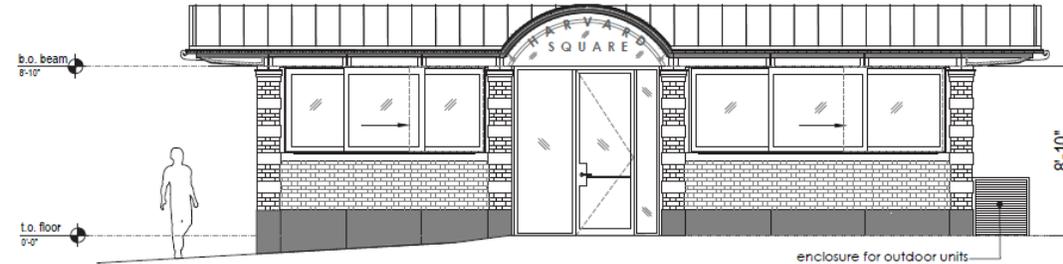
① Elevation - Brattle Street

1/2"=1'-0"

Existing Conditions Exterior Elevations

# Concept

OUT OF TOWN NEWS - Historic Restoration



② Elevation - Massachusetts Avenue

Scale: 1/2"=1'-0"



① Elevation - Brattle Street

1/2"=1'-0"

Proposed Exterior Elevations



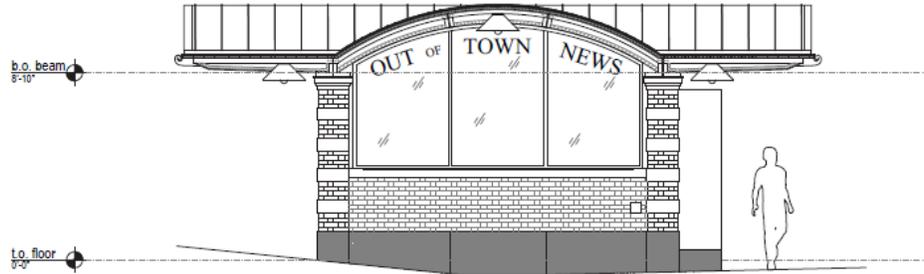
# Existing

OUT OF TOWN NEWS - Historic Restoration



② Elevation - Facing Harvard Square MBTA Station

1/2"=1'-0"



① Elevation - Facing Harvard University

1/2"=1'-0"

Existing Conditions Exterior Elevations

# Concept

OUT OF TOWN NEWS - Historic Restoration



② Elevation - Facing Harvard Square MBTA Station

1/2"=1'-0"



① Elevation - Facing Harvard University

1/2"=1'-0"

TGAS  
THE GALAXY ARCHITECTURE STUDIO INC.

Proposed Exterior Elevations



Rendering Brattle Street



Rendering Brattle Street



Integrated Building Signage



Photo 21  
North elevation: Detail of decorative lead coated copper cornice and steel framing.



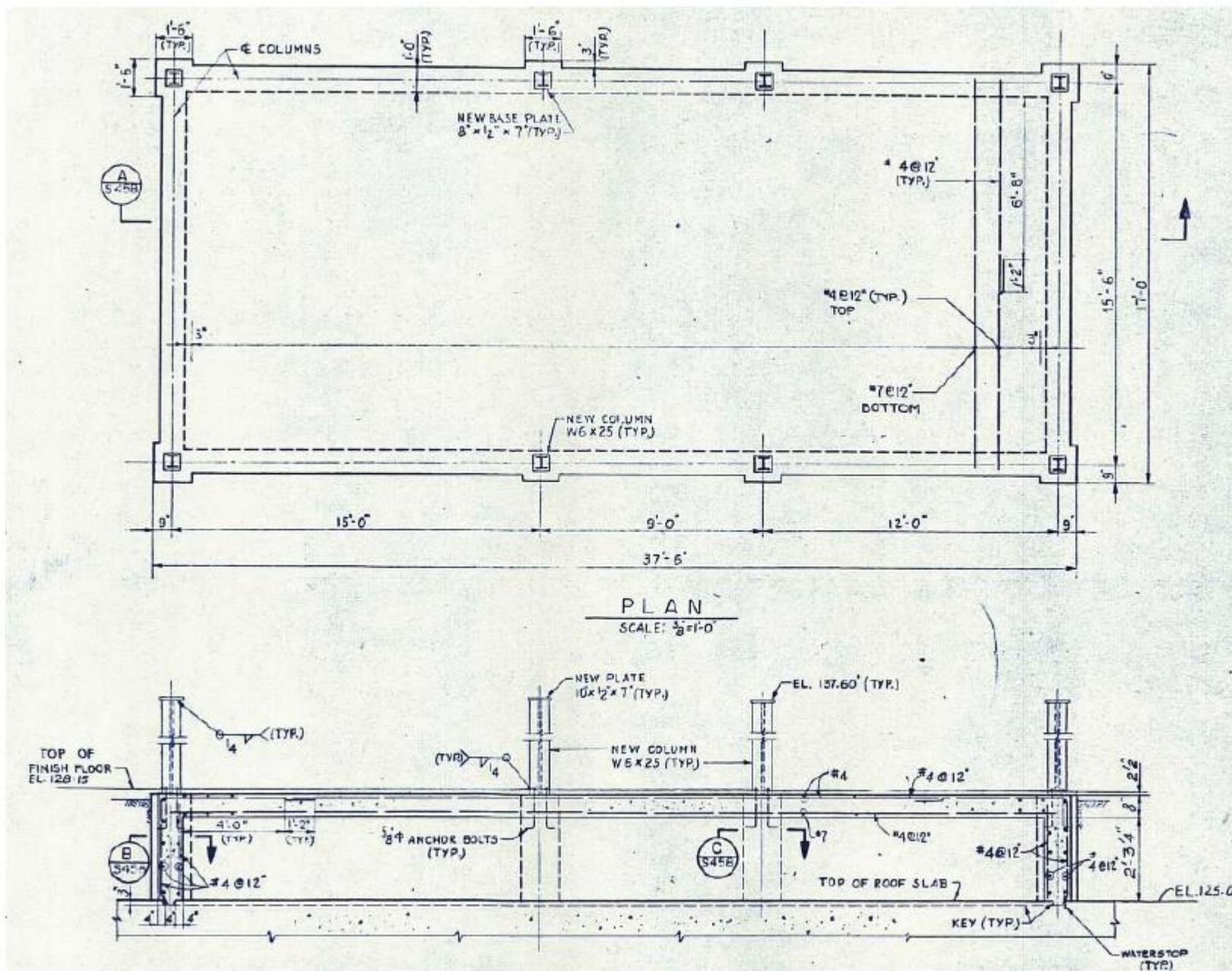
Photo 22  
North elevation: Detail of transition between the standing seam copper roof and decorative cornice. Note failed solder joint.

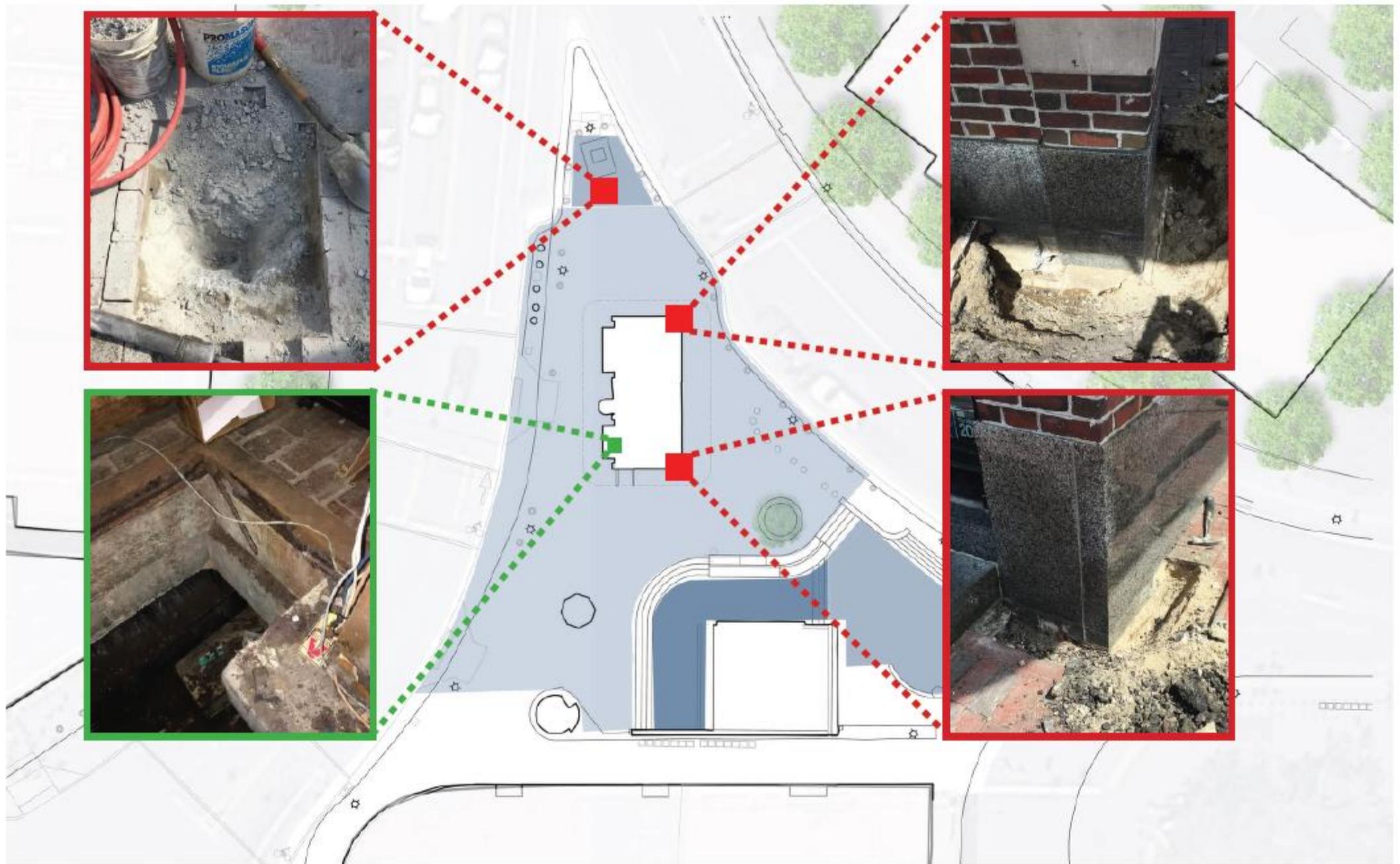


Photo 25  
Southwest decorative cornice damage and wood blocking.



Photo 26  
West elevation: Decorative cornice detail. Note accelerated oxidization of the lead coating.









crawl space  
under structural  
slab

LEGEND



OOTN BUILDING GPR INVESTIGATION LIMITS



EXTERNAL GPR INVESTIGATION LIMITS AROUND OOTN BUILDING



GPR INVESTIGATION AT POINT KNOWN SLAB



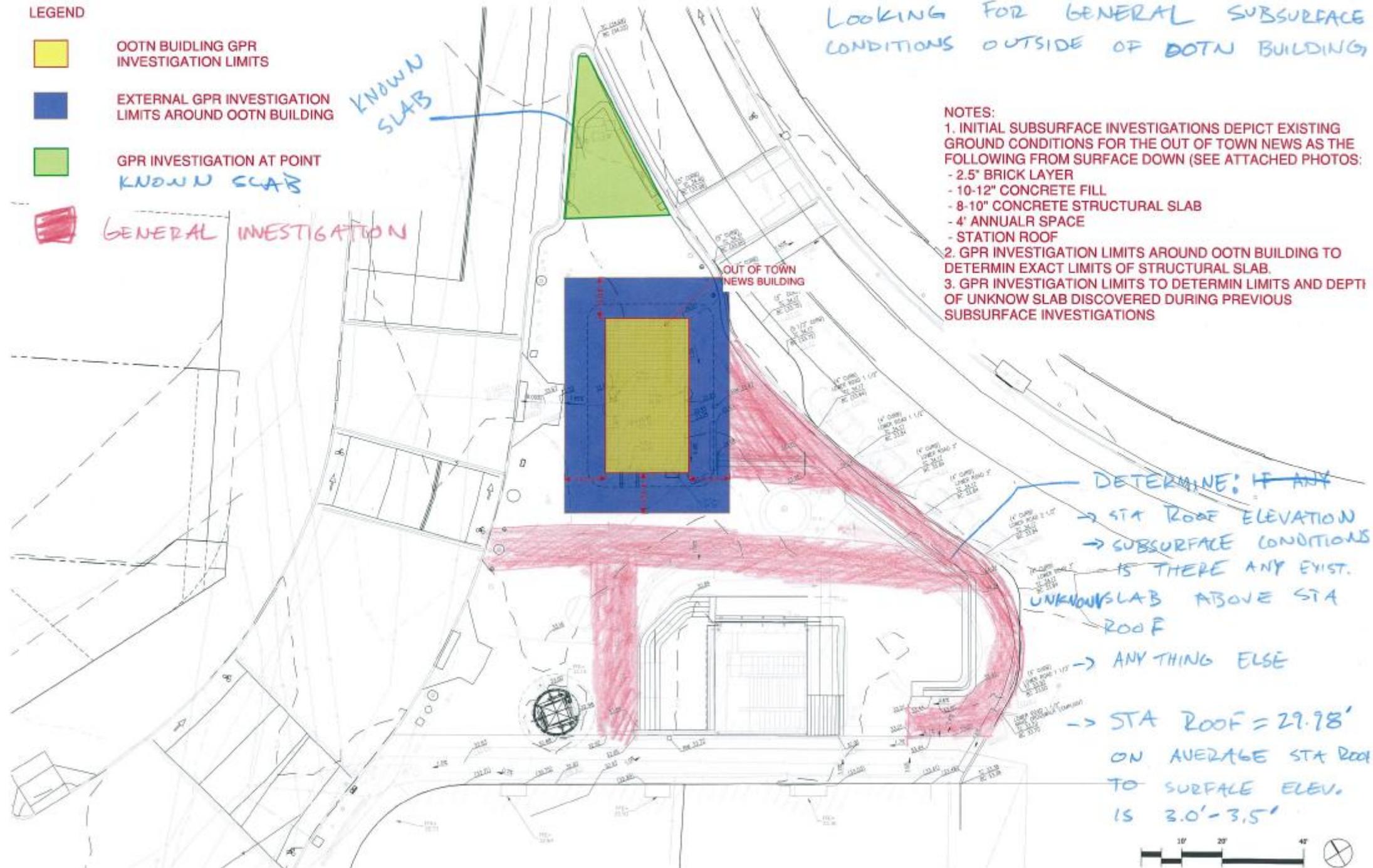
GENERAL INVESTIGATION

LOOKING FOR GENERAL SUBSURFACE CONDITIONS OUTSIDE OF DOTN BUILDING

KNOWN SLAB

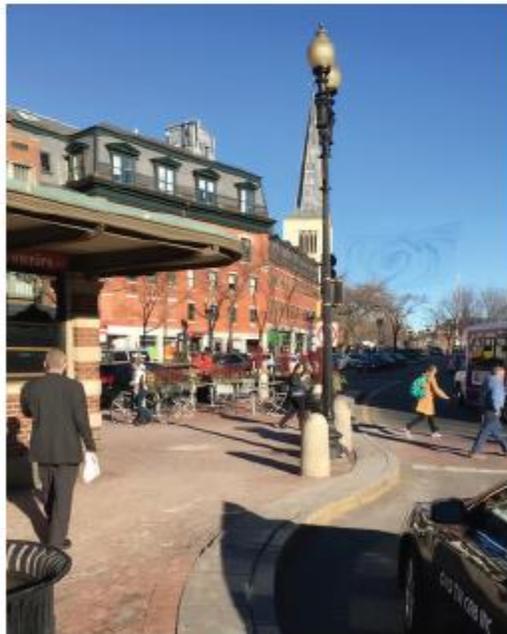
NOTES:

1. INITIAL SUBSURFACE INVESTIGATIONS DEPICT EXISTING GROUND CONDITIONS FOR THE OUT OF TOWN NEWS AS THE FOLLOWING FROM SURFACE DOWN (SEE ATTACHED PHOTOS):
  - 2.5" BRICK LAYER
  - 10-12" CONCRETE FILL
  - 8-10" CONCRETE STRUCTURAL SLAB
  - 4" ANNUALR SPACE
  - STATION ROOF
2. GPR INVESTIGATION LIMITS AROUND OOTN BUILDING TO DETERMIN EXACT LIMITS OF STRUCTURAL SLAB.
3. GPR INVESTIGATION LIMITS TO DETERMIN LIMITS AND DEPTI OF UNKNOW SLAB DISCOVERED DURING PREVIOUS SUBSURFACE INVESTIGATIONS



DETERMINE: IF ANY  
 → STA ROOF ELEVATION  
 → SUBSURFACE CONDITIONS  
 IS THERE ANY EXIST.  
 UNKNOW SLAB ABOVE STA  
 ROOF  
 → ANYTHING ELSE  
 → STA ROOF = 29.98'  
 ON AVERAGE STA ROOF  
 TO SURFACE ELEV.  
 IS 3.0'-3.5'

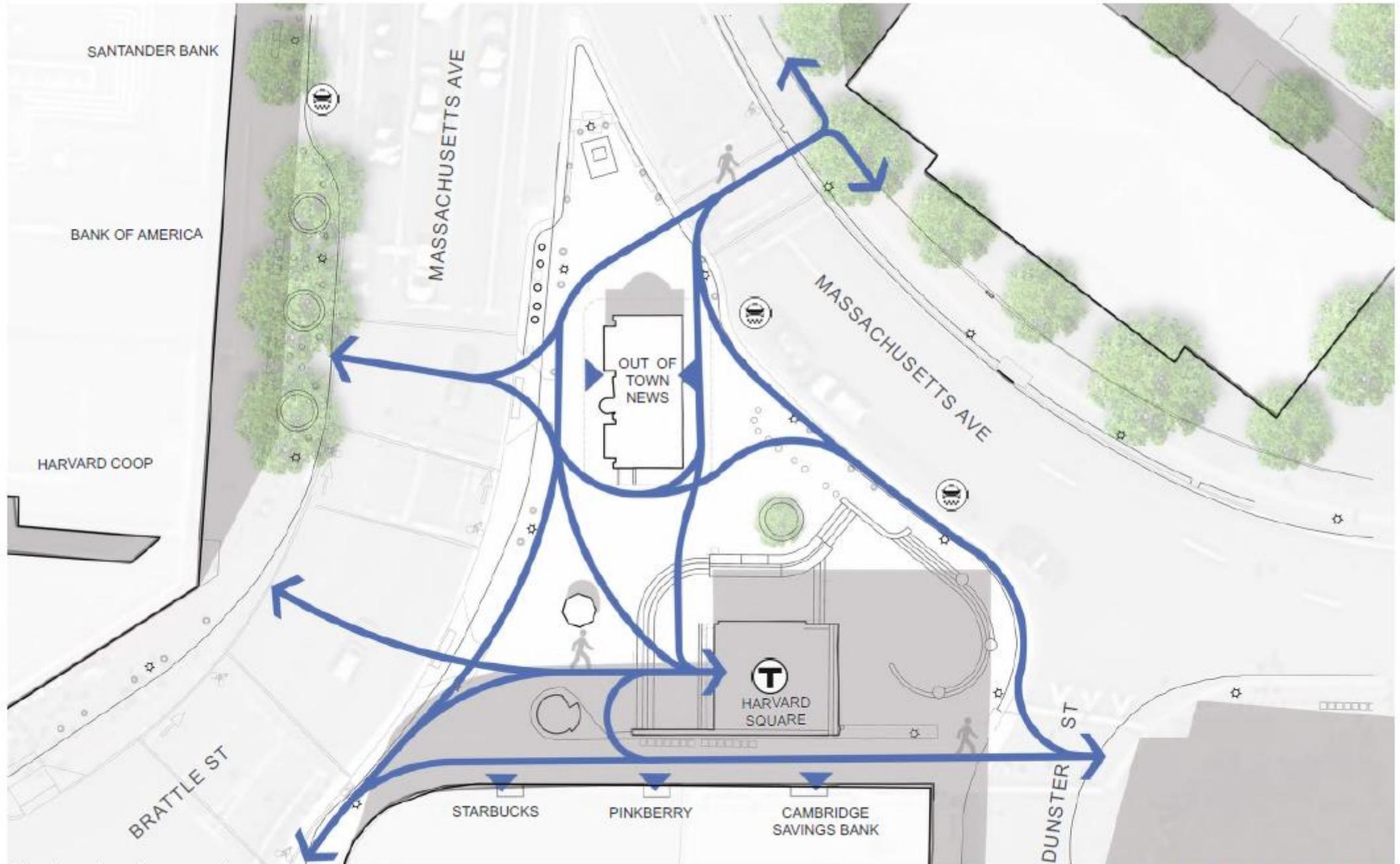




HARVARD SQUARE - CAMBRIDGE, MASSACHUSETTS  
April 11, 2016

EXISTING CONDITIONS

HALVORSON DESIGN  
PARTNERSHIP

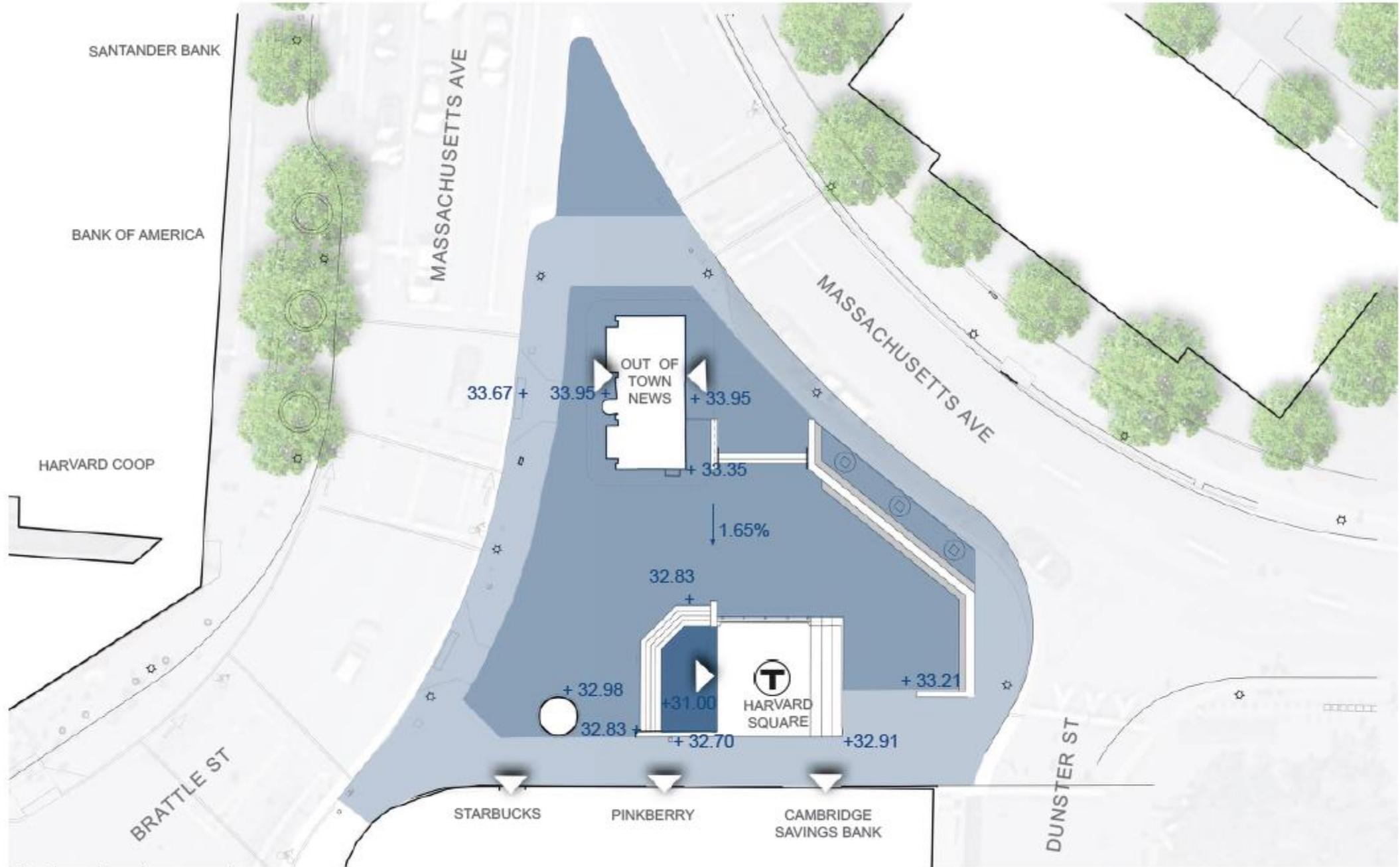


0 10 20 40 SCALE: 1" = 10' - 0"

HARVARD SQUARE - CAMBRIDGE, MASSACHUSETTS  
March 31, 2015

**CIRCULATION DIAGRAM**

HALVORSON DESIGN  
PARTNERSHIP



PROPOSED ELEVATION DIAGRAM - OOTN 6" LOWER

0 10 20 40 SCALE: 1" = 10'-0"  
 HARVARD SQUARE - CAMBRIDGE, MASSACHUSETTS  
 AUGUST 01, 2016



HARVARD SQUARE - Vertical Transportation Improvements



Harvard Square Station  
Existing Plaza Level  
January 2013





SANTANDER BANK

BANK OF AMERICA

HARVARD COOP

MASSACHUSETTS AVE

MASSACHUSETTS AVE

BRATTLE ST

DUNSTER ST

OUT OF TOWN NEWS

T  
HARVARD SQUARE

STARBUCKS

PINKBERRY

CAMBRIDGE SAVINGS BANK

0 10 20 40 SCALE: 1" = 10' - 0"

HARVARD SQUARE - CAMBRIDGE, MASSACHUSETTS  
AUGUST 01, 2016

PREFERRED DIRECTION

HR HALVORSON DESIGN PARTNERSHIP





