

Staff Report to the Board

April 11, 2016

Contracting, Personnel, and General Administration

The City Manager has recommended Conrad Crawford for reappointment to the CRA Board. This appointment must be confirmed by the City Council. The City Manager's letter went to the Council on Monday April 11th.

To provide oversight and maintain segregation of duties to the greatest extent possible given the organization's current size, staff has hired Richard Viscay to assist with financial controls including bank account reconciliations. After each quarter's end, a cash reconciliation form will be generated to validate the general ledger against statements from each bank and investment account held by the CRA, to be reviewed by the Executive Director and Treasurer.

Staff will be releasing an RFP for a landscape maintenance contractor to undertake enhanced maintenance of the Grand Junction Park and future improvements to Parcel Six. It is expected that this landscape contract will be initiated in June. Staff will begin drafting an RFP for records management assistance to help organize paper, digital and archived files and documents, on- and off-site.

Draft Forward Calendar

| May 2016 | June 2016 |
|-------------------------------------|--------------------------------------|
| Infill Development Concept Plan | Personnel Policy Revisions |
| Point Park Designs | Point Park Designs |
| Transit Enhancement Program (KSTEP) | Kendall Square Implementation Plan |
| Foundry Update | Foundry Development Entity Selection |
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Staff is working to schedule a CRA Design Review Committee meeting for the end of the month to discuss the first draft of urban design massing for the Infill Development Concept Plan.

Projects and Initiatives

88 Ames Street Residences

Preliminary construction of the Ames Street housing project is in full swing, focused primarily on sewer and stormwater facility relocation for site preparation. The official groundbreaking ceremony is to be held on Thursday April 14th. Ames Street is operating under a constrained street profile as construction has occupied the right-of-way vacated by the City for the project as well as portions of the future street. Access to the Green garage and the alley from Ames Street is closed.

Kendall Square Urban Renewal Plan

Staff is coordinating with the Department of Housing and Community Development to gain final approval of the KSURP Amendment. The scope of the Infill Development Concept Plan is under development. The details of a City Transportation Impact Study (TIS) are being prepared – it is worth noting that a local TIS utilizes different methodologies than the EIR Transportation Chapter. Three areas of recent planning include the housing program, with multiple layers of overlapping below market requirements, planning for the innovation space, and ideas for open space improvements, which are to be presented to the East Cambridge Planning Team on the same evening as the CRA Board meeting in April.

Grand Junction Park

Since the last CRA Board meeting, the Contractor has re-started work on site. All trees have been delivered and planted. Soil has been delivered and spread across the site. Smaller plants and shrubs will be delivered and planted in the next few weeks. The play surface will be poured and engraving will be completed as well. We are still aiming for substantial completion by early May and handover to the CRA around May 31. We have begun discussions with MIT to coordinate a grand opening celebration, which we plan to have more details about by the next Board meeting.

Foundry

The CRA issued a second addendum providing the prospective development entities with responses to questions from the Information Session as well as written questions received by staff. The Foundry Advisory Committee conducted a tour of the Artists for Humanity space with Vice-Mayor McGovern in South Boston. The responses to the RFP are due on April 27th.

Kendall Square EcoDistrict

The EcoDistrict Energy Study has completed the initial phase of work collecting and analyzing thermal and electrical energy demands in the District, and the consultant, ARUP, delivering its initial findings to the stakeholders on April 13th.

Point Park

The CRA has facilitated multiple meeting between the City, Boston Properties (BP), their respective design teams, and the artist of the Galaxy Fountain. Stoss Design, the landscape architect selected by the City, will suggest conceptual designs for immediate implementation and potential later phases of the park's development. BP and staff will take those ideas under consideration and bring a park improvement plan to the Board. If a design is approve, BP would put the project out to bid in late spring.