

Staff Report to the Board

March 16, 2016

Contracting, Personnel, and General Administration

The CRA has received over 70 applicants for the Project Manager job posting. Staff is currently screening candidates and will be setting up interviews over the next few weeks.

Staff is drafting an RFP for landscape maintenance contractors based on enhanced specifications for the Grand Junction Park and future improvements to Parcel Six with the expectation that landscape work will initiate in June. In the meantime, we have extended the existing contract with Greenscape for three months in order to care for the lawn and other landscaping needs at the Porkchop parcel, the future site of the Binney Street Park.

We continue to work with Richard Viscay to perform bank account reconciliations and refine our financial control procedures. He is working on some policy suggestions that will be brought before the Board later in the year. Likewise, we have arranged for some assistance from Stephen Lee, a senior compensation analyst volunteering through Telos Analysis, to review and suggest amendments to our personnel policy, which we expect to bring before the Board in June.

Draft Forward Calendar

April 2016	May 2016
Infill Development Plan Concepts	Personnel Policy Revisions
Kendall Plaza Branding Signage	Point Park Designs
Parcel Six Design and Vendor Update	Kendall Square Implementation Plan
Ames Street Designs	Foundry Update

Projects and Initiatives

88 Ames Street Residences

The housing project received its building permit in February and construction activity is in full swing. Access along Ames Street, through Pioneer Alley, and the Green garage is limited at this time. CRA staff and Boston Properties continue to work with City departments on the final design of Ames Street, anticipating changes to the street designs to improve bicycle accommodations further south on Ames Street, Broadway and the Sixth Street connector.

Grand Junction Park

The Cambridge DPW will lift the moratorium on construction on March 21st, enabling spring planting at the Grand Junction Park to begin earlier than expected. Plantings will be chosen at the nursery next week and marked out on site in the next two weeks. The contractor, Mattuchio Construction, will start with the largest plantings in the back of the site and move

forward toward the curb. Aside from plantings and topsoil, other finishing items include granite engraving, the final course of asphalt, bike rack and drinking fountain installations, as well as the play surface surrounding the play spinners. Landscaping oversight will be provided by Halvorson Designs, who will tag plants at the nursery and approve all planting locations. Mattuchio has estimated that they will complete most tasks by early May. We will allow several weeks for the grass to grow during May before taking delivery of the park at the end of May or the beginning of June, depending on plant and lawn establishment. The contractor as well as Halvorson will be providing record drawings and as-built plans at the end of their contracts.

Foundry

The CRA and the City hosted a bidder information session on March 2nd. Last week we received a series of additional written questions. The CRA will issue a second addendum summarizing the information session discussion and respond to the written questions received.

Kendall Square EcoDistrict

The EcoDistrict has made significant progress on two of its pilot initiatives. The EcoDistrict project team, working with the MIT Climate Lab, has received 16 competition submittals for the high density parking design competition. The EcoDistrict Energy Study has completed the first phase of its work collecting and analyzing thermal and electrical energy demands in the District. The CRA stakeholders continue to work toward a long-term governance structure for the collective sustainability effort.

Main Street and Point Park

The City contractor, Newport Construction, has begun mobilizing early for the completion of the Main Street improvements along the southern sidewalk. Traffic will once again be limited to one-way traffic toward Central Square. DPW expects the work to be substantially complete by June. Staff has coordinated with Newport to vacate and install basic landscape improvements to the site in May.

The CRA is facilitating the creation of a modified construction design for refurbishment of Point Park with Boston Properties. Boston Properties expects to begin this work as soon as the Main Street construction is complete. Stoss Design, the landscape architect selected by the City, will suggest conceptual designs for potential later phases of park development. This could involve additional landscape changes, especially on the current lawn area owned by the CRA.