

Staff Report to the Board: *March 15, 2023*

Personnel and Hiring Updates

Staff Transitions and Hiring

Director of Finance and Operations Hema Kailasam left the CRA on February 28 after three years with the organization. CRA staff are grateful for Hema's significant contributions and steady leadership within the organization, and will greatly miss her warm collegiality and sharp financial acumen. CRA staff will begin advertising the Director of Finance and Administration position (renamed from Director of Finance and Operations) this week after finalizing the job announcement.

The CRA is currently advertising for two permanent positions with the Planning and Development team, a Senior Project Manager or Project Manager and a Project Planner. CRA staff have advertised the positions widely, including posting the positions with several colleges and universities we have not previously worked with. Applications for the positions are due on March 27.

The CRA has also advertised for part-time Engagement Coordinators who will facilitate community engagement related to the Rindge Connectivity project. Community outreach efforts will focus on engaging residents of the Rindge Tower and Fresh Pond Apartment complexes. Applications for these positions are also due on March 27.

Diversity, Equity, and Inclusion Training

CRA staff who have joined the organization in the past year will be participating in the Kendall Square Association's **Inclusion Drives Innovation** training beginning later this month. This 10-week professional development program focuses on building anti-racist organizations, and the participation of all CRA staff is a priority of the organization's Diversity, Equity, and Inclusion Action Plan. All longer-tenured CRA staff and two Board members have previously participated in the program.

Additionally, the Executive Director will be participating in the Kendall Square Association's **2023 Executive Leadership Equity Group**. This group convenes senior leaders who are committed to equity and anti-racism in a structured space where they can share equity-related dilemmas in order to be pushed in their thinking and gain additional perspective.

Forward Calendar

- Bishop Allen Close-Out
- Foundry Close-Out
- Morgan Stanley Annual Investment Report
- Strategic Plan Adoption (May)
- Annual Transportation Report (May)

Project Updates

99 Bishop Allen Update

Construction close-out continues to proceed concurrently with the completion of the solar array installation on the roof. Interior masonry work will be taking place on the lower level and third floor where some of the non-load bearing masonry is deteriorating. This was outside of the original project scope. Solar installation is complete and awaiting an inspection from the building inspector along with a finalized Permission to Operate from Eversource. On February 16, TSNE management staff and CRA staff held the quarterly meeting with tenants of the building to discuss building issues such as cleaning, construction updates, parking and setting up an outdoor event for the spring meeting.

Foundry Update

Construction close-out continues with punch list items and warranty items being managed by the GC, WT Rich, and our partners at TSNE. The CRA has been working with Cambridge Seven and Newmark on concepts for subdividing office suite 3B in hopes that smaller spaces would be quicker to lease. The Foundry Consortium hosted their first annual festival during the week of February 23 which saw the building full of community members engaging in a variety of activities such as painting, dance, and circus.

325 Main Street Project Close-Out

The CRA Board approved the Certificate of Completion for the 325 Main Street project in June, 2022, pending an Escrow Agreement identifying a punch list of outstanding items. Since June, BXP has completed most of the remaining items, with a few still pending completion. Outstanding items include: paving around the North Kendall Headhouse, Main Street bus shelter relocation, installation of the Roof Garden truss sign, inclusion of an art bike rack on Main Street, and the Proto Bike Cage ground level reconstruction for public access. The most significant public benefit that remains incomplete is the reconstruction of the North Kendall Headhouse. While BXP is prepared to initiate construction, the MBTA's legal agreement is still outstanding. To capture a portion of this outstanding work, the CRA has included the installation of the pavers on the upper, publicly accessible portion of the headhouse as a line item in the Escrow Agreement.

MXD Eversource Update

The Blue Garage parking structure on Parcel 2 has fully come down. Machinery is still onsite working to remove the rubble. Utility relocation work is ongoing, and slurry wall construction is expected to start the first week of April. The BXP and Eversource construction teams have also started occupying their 90 Broadway Construction Office, previously the Meadhall space, which will soon include a model of Kendall Square and a screen providing construction and project updates that will be visible to the public.





Bus Shelter Roof Replacement

After being damaged in the fall of 2022, the bus shelter located in front of 500 Main Street had its canopy and one glass panel replaced on January 19, 2023. The bus shelter is now back in full working order and ready for riders of the EZride and MIT Tech Shuttle.

Black History Poster Exhibit Event

On February 4, the Cambridge community came together to celebrate the opening of the 2023 Black History Poster Exhibit, which honored black entrepreneurs and philanthropists in the city. The opening celebration was well attended, and speakers included City Councilor Denise Simmons, City Manager Yi-An Huang, and Rev. Dr. Cheryl Townsend Gilkes. The exhibit showcased fifteen individuals with posters telling how each left a mark on Cambridge by shaping, supporting, and uplifting their communities. The exhibit was located in the Kendall Public Lobby (355-325 Main Street) through March 14.

