

Staff Report to the Board *June 15, 2020*

Administration

The Link office space at 255 Main Street is formally opening Wednesday, July 1, with restricted occupancy of 25% per the Commonwealth's phased re-opening plan. They are encouraging most organizations to work remotely as much as possible. The CRA staff is following those recommendations and conducting limited visits to the office and project sites.

Staff have been conducting interviews with candidates for the open community planning position over the past month. The new employee would be expected to begin in the summer, and will likely begin the position working remotely.

Auditors Roselli & Clark have been sent all paperwork to start their 2019 CRA financial audit. A schedule for deliverables has been set with the City and the Cambridge Retirement System to meet the timelines of all parties. At this point, the date for the auditors to do their fieldwork in the CRA office has not been set.

Forward Calendar

1. Revised Internal Controls Policy
2. Amendment to the Kendall Square Urban Renewal Plan
3. Sweetgreen Signage Proposal

325 Main Street

Construction activity has resumed at the 325 Main Street site. Last weekend, two construction cranes were installed, requiring a temporary closure of Main Street and a portion of Kendall Plaza. Staff are working with Boston Properties to understand the revised project timeline, especially as it relates to the public realm improvements on the Roof Garden, Main Street, and the MBTA Headhouse.

6th Street Walkway

Boston Properties has provided new ground cover landscaping along the Loughrey Path and Ditty Bikeway. Staff are working to schedule two construction projects that will temporarily affect the linear park. The first is façade restoration work at 105 Broadway that will require scaffolding over the bikeway. The second is a stormwater connection from the federal Volpe site to the city storm drain underneath the concrete walkway. Access through the paths will be maintained during both projects.

93-99 Bishop Allen Drive

The CRA design team, including the OPM and Operator, have begun the next level of architectural design. This requires refining the scope and selecting appropriate materials and finishes. All the tenants have been asked to approve the space plan for their future space. The CRA will begin a 30B procurement process to find swing space options for tenant relocation space, focused on locations in Central Square or secondarily along the Red Line in Cambridge.

Foundry

Architects Cambridge Seven have issued 100% Construction Documents. CRA and City staff are holding a series of meetings in early June to review and finalize plans before bid documents are developed. The City started demolition and other site work in January 2020, but had to adjust its construction schedule due to COVID-19. The Foundry is now expected to complete construction in December 2021. Updated cost estimates continued to be over budget. CRA and City cut expenses where possible and are actively exploring options for covering additional costs.

The Foundry Consortium has finalized an executive director job opening and a marketing plan, which will be initiated over the summer. Once public, the job opening will be distributed widely, including on the CRA website. It is expected that marketing of the office spaces will start in early 2021. The Foundry Advisory Committee will hold its regularly scheduled meeting on July 17th from 8 – 10 pm, subject to final approval from the City. Full details will be posted to the CRA website.