

## **Staff Report to the Board** *March 17, 2021*

### **Forward Calendar**

- 99 Bishop Allen Items:
  - Owner's Representation Contract Amendment
  - Tenant Lease Agreements
  - Solar Construction and Finance Agreements
- MXD Infill Development Concept Plan Amendment

### **Administration**

**Website accessibility** - The CRA purchased a subscription to ConveyThis as part of our strategy to heighten focus on equity and inclusivity in outreach and engagement. The software is a website translation tool on the CRA's site, allowing people to select their preferred languages. There are currently 4 options based on the Cities data on the most spoken languages in Cambridge. As we learn about more languages, they'll be added.

**Information Technology** - An RFP for an Information Technology (IT) Service provider is expected to be circulated in late spring. The scope is being defined for a three-year period which will include developing and maintaining the CRA network, software applications, workstation hardware and peripherals, file servers (site-based or cloud-based), email and other online systems, including Internet access and security.

**Insurance / Risk Advisor** - The CRA will conduct an RFP for a qualified Insurance Consultant/Advisor. The scope will advise the CRA risk management staff on determining proper limits and coverages for its operations, property, and special risk exposures.

### **Program Updates**

**MDRF Grant Update** - The City of Cambridge and the CRA jointly announced on April 14, 2021 a new grant program for small businesses. The program will be funded with \$400,000 from the Mayor's Disaster Relief Fund and \$200,000 from the CRA. Grants of up to \$6,000 will be available per eligible applicant and will not have to be repaid. The review process will be conducted by a team composed of City and CRA staff. Applications will be reviewed after the May 7th application closing period.

**Open Space - Spring Maintenance** - Brightview Landscape has begun the spring maintenance of the CRA open spaces for 2021. On Wednesday, April 14th the initial spring clean-up commenced at Grand Junction Park. Staff walked the Park with a representative from Brightview to discuss the maintenance plan, winter related damage, and ideas for additional plantings for the area. Staff will update the Board with final recommendations as the plans are finalized.



**Foundry** - Foundry construction remains on time to be substantially complete by May 31, 2022, with all punch list items completed by July 31, 2022.

Masonry work is 90% complete. Concrete slab on deck has started to be installed in the addition, starting with the third floor. Concrete slab on deck is completed for both the second and third floors in the historic building, and the third-floor ceiling has been refinished and completed.

The project is currently on budget, in accordance with the amended appropriate from 2020, having spent 36% of the budget to date. However, the budget is tight and has started to rely on contingencies. One of the larger change orders was for repair and structural support for the building's roof trusses, which were found to have significantly more rot than initially known.



The Foundry Consortium's executive director search is ongoing. Over 50 applicants responded by the deadline of March 31st. The pool is very strong, with candidates bringing a diverse range of relevant experience. The search committee expects to make an offer to a candidate in May or June.



**Forward Fund Grant** - The 2021 Forward Fund program is still accepting applications for the first evaluation set for June 11th. Interested applicants can visit the [program webpage](#) for additional information concerning grant types, award maximums, program criteria, and also to schedule a one on one meeting with the Program Manager, Carlos Peralta at [cperalta@cambridgeredevelopment.org](mailto:cperalta@cambridgeredevelopment.org).

**325 Main Construction** - The 325 Main Street construction site continues to be active and busy. The first level storefront and miscellaneous curtain wall infills are being installed, and construction continues in the 325-355 public lobby. Elevator work and installation of the prefabricated mechanical units in the building's penthouse is well underway, and structural steel canopy framing has begun on the Green Garage Roof Garden.

Demolition of the Marriott Trellis Structure, on either side of the older Marriott entrance vestibules will begin the week of April 19th. The construction will require perimeter fencing to be installed on part of Kendall Plaza, along with a pedestrian cover over the entrance to the Marriott Walkway. The demolition and facade clean-up work is expected to take roughly one month. The tower crane, which was previously planned to be taken down in early May, will be kept up until early June in part to accommodate the trellis work.

Boston Properties has preserved the commemorative plaques that had been installed on the column. Staff will consult with the CRA Board about future locations to consider for reinstalling these plaques, or consider making revisions to the commemoration based on feedback from former CRA staff.

**Annual Transportation Report**- CRA staff are working with VHB to finalize the 2020 Annual Transportation Report for Kendall Square, required by the KSURP's 2015 Environmental Impact Report (EIR). This year's report focuses on analyzing travel patterns during the pandemic, reporting on vehicle, transit, and bicycle traffic impacts. Like the 2019 report, the 2020 report will be interactive, and published through ESRI's Storymap Platform.



## BROADWAY~MAIN ST~THIRD ST STREETSCAPE REDESIGN

**JOIN US FOR A COMMUNITY MEETING!**

TO DISCUSS THE BROADWAY, MAIN, & THIRD  
STREETSCAPE PROJECT IN KENDALL SQUARE

**April 28, 2021 @ 5:30 PM**

### How to join the conversation

**REGISTER HERE!**

<https://bit.ly/3abk9hz>

**PROJECT PAGE**

<https://bit.ly/3mKIboI>



SASAKI



### **Broadway/Main/Third Streetscape Design**

The CRA continues to work closely with Sasaki Associates, HDR and City staff from the Community Development Department, Traffic Parking and Transportation, and the Department of Public Works on the streetscape designs for Broadway, Main Street and Third Street, as well as the KSTEP Transit Priority Study. Over the past few months, the project team has conducted numerous meetings with stakeholders, including meeting with the Cambridge Transit Advisory Committee on April 7th, and with the Cambridge Bicycle Advisory Committee on April 14th.

The CRA also has created a [new project webpage](#) on the CRA's site. The CRA is also excited to host a Community Meeting to discuss the streetscape redesign project in Kendall. All are welcome to attend. Meeting information below:

### **Broadway, Main & Third Street Community Meeting**

April 28, 2021 @ 5:30 PM

[Click here to register for the webinar](#)

Or to call in, please dial

1-646-558-8656 | Webinar ID: 856 2989 2512 | Passcode: 870824