

Staff Report to the Board *July 14, 2021*

Administration

Procurement

A Request for Proposals (RFP) for an Insurance Consultant/Advisor will be launched shortly. The primary tasks are to evaluate loss exposures and develop a risk assessment for the CRA. The firm/individual will assist Staff with determining coverage in the broad areas of commercial property, general liability, professional liability, and employment liability. We seek a Consultant/Advisor with the designation of Certified Insurance Counselor and or Accredited Advisor in Insurance.

An RFP for Real Estate Services and Brokerage Services is also under development. The CRA seeks an on-call Advisor to assist Staff in real estate analysis and strategy for new projects. In addition, the CRA would like to engage a Real Estate Broker to assist in identifying land/property for development, negotiating, and closing the transaction. Parallel to this procurement, the CRA may release an RFP seeking property.

Finally, as the 99 Bishop Allen Drive renovation project winds down, Staff will be issuing an RFP for Moving Services, in August. It is anticipated that the RFP will be available to interested moving firms throughout the month and a recommendation will be brought to the Board for approval at the September monthly meeting.

Finance

Roselli, Clark & Associates will be on site in August to complete their review of documents for the 2020 annual audit.

Forward Calendar

- Mikyoung Kim Contract Amendment / Danny Lewin Park MOU
- 2021 Budget Amendment
- Personnel Policy / Handbook
- Infill Development Concept Plan Amendment (with Planning Board)

Project Updates

3rd & Binney Civic Space

In preparation for the closing of the temporary dog park, Staff has initiated conversations with City staff to determine a punch list of maintenance items that will be completed prior to the property being turned over to the CRA. The discussions will assist in preparation of a potential return to the 3rd & Binney Food Truck program and other plans for activation of the civic space. Staff anticipates the temporary dog park to close in early to mid-September in coordination with the opening of the new Rogers Street Park.

Broad Update Signage & Museum

Representatives of the Broad Institute recently submitted a donor signage proposal for Administrative Review and Approval. The sign consists of 5 1/2"-high stainless-steel letters flushed mounted on a clear glass panel set back from the exterior facade and would be aligned with the existing curtainwall glass. The total size of the glass and stainless-steel sign would be 6sf and when mounted would be approximately 17' above the ground.

The Broad is working to update their 7,100-square-foot atrium lobby, currently known as the DNatrium, into a publicly accessible museum. The museum will be known as The Broad Discovery Center. It will showcase deep narratives around how researchers at the Broad and its partner institutions are systematically deciphering the root causes of disease. This will be done through engaging exhibits and thoughtful storytelling. The space will also be flexible for meetings and events.

The lobby will be closed from July 6 to October 5, 2021 for infrastructure construction that will include installing lighting, power, and data capabilities. The lobby will be closed again from April-May 2022 for exhibit installation leading up to the museum launch in mid-2022.

325 Main Street Project Update

Demolition of the Marriott trellis structure has been completed. This week, the landscape team will be adding new plantings to the top of the brink columns. Turner continues cleaning the construction area in preparation of the fence being reduced in the coming week.

The Green Garage Roof Garden hardscape is well underway. Turner has confirmed that there have been many concrete pours occurring which will continue during the next several weeks. This work has had a few impacts on the cyclists and pedestrians along Broadway, as City-approved morning detours, to accommodate the pump trucks and cranes, will continue as the concrete pours and materials deliveries take place throughout July.

Level Two Plaza work has also ramped up. Crews continue working on the rails of the recently installed Social Stairs leading up to the Green Garage Roof Garden. This work will continue throughout the summer and fall as well.

In addition to the Broadway detours, pedestrians and cyclists traveling along the front of 325 Main Street have been impacted due to recent modifications to the temporary pedestrian walkway. Visitors traveling by bicycles are encouraged to safely use the drive lanes and the pedestrian's walkway has been shifted out where the bike lane had been throughout the construction project. The recent modification is to allow utility work to happen along the sidewalk and work site. The change will continue throughout the fall as landscape and hardscape improvements are completed.

Forward Fund

Staff continues to schedule virtual office hours with interested applicants and all local organizations are encouraged to apply through the September 24th deadline. The majority of grant agreements for the phase one approvals have been executed and the first payments will be issued shortly. Interested applicants can contact Program Manager, Carlos Peralta at CPeralta@CambridgeRedevelopment.org with any questions or to discuss the program in more detail.

Workforce Development

On June 22nd, the CRA and the City of Cambridge hosted a Zoom event featuring a presentation of findings by Dr. Mark Melnik of the UMass Donahue Institute. The presentation was based on the Workforce Development Study that Dr. Melnik's team completed for the CRA and the City, but also included data and insight regarding the impact of the COVID-19 pandemic on employers, job seekers, and the general economy. Mayor Sumbul Siddiqui and City Manager Louis DePasquale shared insight on the importance of addressing this work, particularly in light of the pandemic, and the necessity of engaging the range of affected stakeholders to do so. CRA staff are now working with colleagues from the City's Office of Workforce Development and Community Development Department to plan a series of conversations with workforce development providers and employers in order to develop action plans around the

recommendations from the report. The report, slides, and recording from the June 22nd event are on the CRA's [Workforce Development webpage](#).

Galaxy Park

CRA Staff and Boston Properties have come to an agreement to temporarily shift the afterwork music series which was originally held in Kendall Plaza to Galaxy Park. Local musicians from Berklee School of Music will perform on Tuesdays and music will be provided by Club Passim, an American folk music club from Cambridge on Thursdays. The music series is anticipated to begin Thursday, July 15th, and continue throughout the month of August, with rain dates added in September if needed.