

Worcester Redevelopment Authority

Vincent A. Pedone
Chairman

Michael E. Traynor
Chief Executive Officer



WORCESTER REDEVELOPMENT AUTHORITY

Friday, November 15, 2019

8:00 A.M.

City Hall, Levi Lincoln Chamber

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

David Minasian, Vice Chair
Michael Angelini
Jennifer Gaskin

Staff

Michael Traynor, Chief Development Officer
Jennifer Beaton, Deputy City Solicitor
Thomas Zidelis, Chief Financial Officer
Erin Cahill, WRA Financial Manager
John Odell, Energy & Asset Management
Greg Ormsby, Office of Economic Development
Jane Bresnahan, Office of Economic Development
Amanda Gregoire, Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 8:00 A.M. on Friday, November 15, 2019.

1. **Call to Order**

Vice Chair Minasian called the meeting to order at 8:04 A.M.

2. **Roll Call**

Mr. Traynor called the roll.

3. **Approval of Minutes: October 11, 2019**

Vice Chair Minasian asked for a motion to approve the minutes. Mr. Angelini moved the motion, Mr. Minasian seconded the motion.

New Business

- 1. Authorize execution of Amendment No. 7 to the Design Services Agreement with D'Agostino Izzo & Quirk Architects, Inc. relative to the Canal District Ballpark Project in the not to exceed amount of \$548,085.00.**

Mr. Angelini asked what the circumstances were by which these additional services were not anticipated and needed to be added by way of an amendment. Mr. Traynor explained that the services were anticipated, and the additional consultants are brought on board as needed.

Mr. Angelini offered the following motion:

Voted that the Authority hereby authorizes its chair or vice-chair to execute Amendment No. 7 to the Design Services Agreement with D'Agostino Izzo Quirk Architects, Inc. in the not to exceed amount of Five Hundred Forty Eight Thousand, Eighty Five Dollars and No Cents (\$548,085.00) relative to the Canal District Ballpark Project.

Ms. Gaskin seconded the motion.

The motion carried 3-0.

- 2. Authorize execution of Amendment No. 2 to the Owner Construction Management Agreement with Gilbane/Hunt JV relative to the Polar Park and Garage Projects in the not to exceed amount of \$56,500,000.00.**

Vice Chair Minasian asked for an explanation of this amendment. Mr. Traynor reminded the Board of the tight timeframe to complete the project and said that as the project moves forward certain bid packages are being issued. Once awarded these bid packages are used in arriving. He said this particular amendment will allow additional "early release" of an additional round of bid packages.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice chair to execute Amendment No. 2 to the Owner Construction Manager Agreement with Gilbane/Hunt, a joint venture, in the not to exceed amount of Fifty Six Million, Five Hundred Thousand Dollars and No Cents (\$56,500,000.00) relative the Canal District Ballpark Project, including the South Garage Project.

Ms. Gaskin seconded the motion.

The motion carried 3-0.

- 3. Authorize execution of Amendment No. 1 to the Professional Services Agreement with Tighe & Bond relative to demolition support services for the Polar Park Project in the amount of \$28,500.00.**

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 1 to the contract with Tighe & Bond, Inc., in the not-to-exceed amount of Twenty Eight Thousand, Five Hundred Dollars and No Cents (\$28,500.00) for demolition support services related to the Canal District Ballpark Project.

Ms. Gaskin seconded the motion.

The motion carried 3-0.

- 4. Authorize execution of Amendment No. 1 to Preliminary Engineering/Construction Agreement with CSX relative to the Polar Park Project in the amount of \$128,878.00.**

Mr. Traynor explained that this agreement is required by CSX and it relates to work done within a certain distance of the rail tracks. This amount is deposited into an account from which CSX will draw down as needed. The amount may not be completely expended or may exceed the stated amount. The amount was set by CSX for the work they determined CSX and its consultants need to do. Mr. Ormsby explained that this includes the cost of flaggers, preliminary review of the drawings as well as CSX getting an understanding of the project timeline.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 1 to the professional services agreement with CSX relative to the Canal District Ballpark Project in the amount of One Hundred Twenty Eight Thousand, Eight Hundred Seventy Eight Dollars and No Cents (\$128,878.00).

Ms. Gaskin seconded the motion.

The motion carried 3-0.

- 5. Authorize execution of Change Order No. 1 to the Owner-Contractor Agreement between the Worcester Redevelopment Authority and APC Development Group, Inc. relative to the Cannabis Control Commission Headquarters project in the amount of \$29,163.71.**

Mr. Traynor pointed out a typo in the agenda and informed the Board that Changer Order 7 should read Change Order 1. Mr. Odell this change order is required due to added scope and for issues found behind some walls. Mr. Minasian inquired as to the status of the project. Mr. Odell replied the project is on time and the Commission is expected to move in the week of Thanksgiving.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No. 1 to the Owner Contractor Agreement between the Worcester Redevelopment Authority and APC Development Group Inc., relative to the Cannabis Control Commission headquarters project at Union

Station in the not to exceed amount of Twenty Nine Thousand, One Hundred Sixty Three Dollars and Seventy One Cents (\$29,163.71).

Ms. Gaskin seconded the motion.

The motion carried 3-0.

- 6. Authorize execution of Amendment No. 4 to the Downtown Urban Revitalization Cooperation Agreement in the amount of \$13,500,000.00 for the design and construction of the ballpark, the structured parking garage, and public infrastructure improvements.**

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment 4 to the Downtown Urban Revitalization Cooperation Agreement between city of Worcester and Worcester Redevelopment Authority in the amount of Thirteen Million, Five Hundred Thousand Dollars and No Cents (\$13,500,000.00) for the design and construction of the ballpark, the structured parking garage, and public infrastructure improvements.

Ms. Gaskin seconded the motion.

The motion carried 3-0.

- 7. Canal District Ballpark Project workforce diversity and inclusion report for October, 2019.**

Ms. Danielle Skilling, from Gilbane Hunt Joint Venture presented the report. Ms. Skilling reported at the last meeting the project had 7% Worcester residents working on it and that number is now over 19%. She said she expects to see the numbers trending upward. She also said that the percentage of people of color working on the project continue to trend upward. Ms. Gaskin tasked who is included in the people of color category? Ms. Skilling said there's a standard list that includes African American, Hispanic, Asian, Native American, Pacific Islands, and Alaskan Lute.

Ms. Skilling also offered that one of the numbers that is really impressive is the percentage of female workers which still up around 13%. She said that this is a significant accomplishment in the industry particularly when you are further away from Boston and these numbers are better than Boston.

Mr. Minasian asked Ms. Skilling to explain the process used to work with the contractors to meet the diversity hiring goals. Ms. Skilling explained that once a contract has been awarded there is a diversity specific kickoff meeting. Included in these meetings are representatives of the subcontractors, representatives from Gilbane Hunt JV team, Greg Ormsby, Special Project Manager, and union representation if union contractors are involved. She said she also will reach out to programs such as Building Pathways or the Pre-Apprentice Programs and working with the schools to bring in an appropriately diverse workforce in moving forward. On the job she has daily reports submitted to her from the foreman on the site from each subcontractor that tells her who the contractor has on site which allow her to know how many workers are people of color, Worcester residents, and females. While the official reporting comes from certified payroll reports

those reports are received two weeks in arrears so the daily reports allow her to address issues in a timely manner. If she see any issues on the daily reports she can make phone calls and have meetings right away. This been helped in achieving the numbers to date.

8. Financial Update Report
Report on Prior Month's Executed Contracts and Payments
Report on Downtown Urban Revitalization Plan Expenditure

Ms. Cahill presented the financial report. She informed the Board that the expenses for the period of October 9, 2019 through November 5, 2019 the WRA incurred a total of \$3,121,857.84. Of this amount approximately \$1.9 million in Ballpark related expenses; approximately \$950,000.00 Cannabis Commission tenant fit-out expenses; approximately \$50,000.00 was for FTA expenses at Union Station; and approximately \$140,000.00 was for operating costs.

9. Status Reports:

Union Station Exterior Stucco
Union Station – Vendor & Maintenance Performance
Union Station – Miscellaneous Renovation Projects
Urban Revitalization Plan
Midtown Mall

Mr. Odell informed the Board that the stucco project is now complete and paid for and can be dropped from the agenda. The miscellaneous projects that are being undertaken by the same contractor who is building out the Cannabis Control Commission are progressing and on time. Mr. Odell said that some of the existing maintenance contracts including cleaners are being reviewed, particularly the cleaning contract to be expanded to include the new CCC space and he expects to present amendments to the relevant contracts at an upcoming meeting. Mr. Odell also spoke about the corridor being constructed adjacent to women's room on the first floor closest to the main entrance. The wall has been erected and is in the process of being finished. The corridor is scheduled to be completed by the end of the month.

Mr. Traynor advised the Board that Mr. Lana was prepared to attend the meeting last week before had to be cancelled. With Chairman Pedone unable to attend this meeting, after talking to the chairman it was decided to hold off on having Mr. Lana appear today and we will ask him to attend perhaps the December meeting. Mr. Traynor pointed out that in the board packet is an email that he received from the representative of the owner of 521 Main Street. It indicates that they are still fulfilling their final inspections. Mr. Minasian asked if there is any way to get feedback from the Code Department. Mr. Traynor said he would contact the Code Department for an update. Mr. Angelini requested a list of the leases at Union Station with the expiration dates. Mr. Minasian asked for the status of the empty garage space. Mr. Traynor explained that the WRA's on-call architect is working on a build out of the corner space for a potential tenant. Mr. Traynor said it is hoped that more information can be brought to the board in the near future. Mr. Minasian asked if the build out costs will be borne by the WRA. Mr. Traynor advised the board that those costs will be part of the tenant's lease payment.

10. Adjournment

There being no further business, the meeting adjourned at 8:25 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer