

Worcester Redevelopment Authority

Vincent A. Pedone
Chairman

Michael E. Traynor
Chief Executive Officer



WORCESTER REDEVELOPMENT AUTHORITY

Monday, April 27, 2020

9:00 A.M.

City Hall, Levi Lincoln Chamber

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
David Minasian, Vice Chair
Michael Angelini
Jennifer Gaskin
Sumner Tilton (9:16 am)

Staff

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

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 9:00 A.M. on Friday, April 27, 2020.

1. **Call to Order**

Mr. Traynor called the meeting to order at 9:08 A.M.

2. **Roll Call**

Mr. Traynor called the roll.

3. **Approval of Minutes: February 14, 2020**

Mr. Traynor asked for a motion to approve the minutes.

Mr. Minasian made a motion to approve the minutes, Ms. Gaskin seconded the motion.

The minutes were approved 4-0 on a roll call.

New Business – Mr. Tilton did not participate in Items 1, 2, 3, 4, 5, and that portion of 10 that was taken out of order.

- 1. Authorize execution of Amendment No. 8 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 \$108,150.00.**

Mr. Traynor informed the Board that this amendment is for additional licensed construction services for various unanticipated services.

Mr. Pedone offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 8 to the Design Services Agreement with D’Agostino Izzo Quirk Architects, Inc. in the not to exceed amount of One Hundred Eight Thousand, One Hundred Fifty Dollars and No Cents (\$108,150.00) relative to the Canal District Ballpark Project.

Mr. Minasian seconded the motion.

The item was approved 4-0 on a roll call vote.

- 2. Authorize execution of Amendment No. 3 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 \$23,269,259.00.**

Mr. Traynor informed the Board this amendment funds contracts for sub-trades that have been bid out, additional work bid out and for some additional work; this covers all the work that has been bid and approved to date.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice chair to execute Amendment No. 3 to the Owner Construction Manager Agreement with Gilbane/Hunt, a joint venture, in the not to exceed amount of Twenty Three Million, Two Hundred Sixty Nine Thousand, Two Hundred Fifty Nine Dollars and No Cents (\$23,269,259.00) relative the Canal District Ballpark Project, including the South Garage Project.

Ms. Gaskin seconded the motion.

The item was approved 4-0 on a roll call vote.

- 3. Authorize the executive of Amendment No. 7 to the Downtown Urban Revitalization Cooperation Agreement between the City of Worcester and Worcester Redevelopment Authority in the amount of \$32,172,742.60 for the design and construction of the ballpark, the structured parking garage, public infrastructure improvements, and relocation costs of a tenant formally located in 85 Green Street, Worcester, MA.**

Mr. Traynor informed the Board that this is taking the funds borrowed by the City and transferring them to the Worcester Redevelopment Authority.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment 7 to the Downtown Urban Revitalization Cooperation Agreement between city of Worcester and Worcester Redevelopment Authority in the amount of Thirty Two Million, One Hundred Seventy Two Thousand, Seven Hundred Forty Two Dollars and Sixty Cents (\$32,172,742.60) for the design and construction of the Canal District Ballpark Project, including the South Garage Project, public infrastructure improvements, and relocation costs for the tenant formerly located at 85 Green Street, Worcester, Massachusetts.

Ms. Gaskin seconded the motion.

The item was approved 4-0 on a roll call vote.

- 4. Authorize execution of Amendment No. 2 to the Design Services Agreement with Walker Parking Consultants/Engineers, Inc. relative to the Parking Garage on Madison Street south of the Canal District Ballpark Project in the amount of \$118,500.00**

This item was not voted on, will be held for the next meeting.

- 5. Canal District Ballpark Project workforce diversity and inclusion report for April 2020.**

Danielle Skilling, from Gilbane-Hunt, Joint Venture, provided the Board with a cumulative update since the last meeting. Numbers presented are up and until the work stoppage in the first week of April the workforce diversity reflected 8.9% female; 14.29% people of color and 22.44% Worcester residents. Ms. Skilling told the Board that she was concerned that when the pandemic progressed and the jobsite workforce was being cut down in size, that the contractors were going to eliminate women and people of color but that did not happen, which was positive.

With respect to the hiring of minority/women owned business enterprises, 22% of the contracts awarded to date by the Joint Venture have been to minority and women owned businesses. Ms. Skilling added that since issuing the report, a couple of additional awards that have increased the amount of MWBE contracts to 25% of the overall contracts for the project.

Mr. Minasian thanked Ms. Skilling for the report and asked if the Board could receive a list of the contracts awarded and what is outstanding. Ms. Skilling said the report being provided to the Board contains the current contracts working on the project and she will work with the Team for any outstanding contracts.

Moving to the next item, Mr. Traynor noted that Mr. Tilton will be joining the meeting when the baseball items are completed and recommended that Ms. Taylor provide the Ballpark-related expenses in the Financial Update Report at this time.

10. WRA Financial Update Report/Ballpark (taken out of order)

Ms. Taylor reported for the period February 12, 2020 through March 23, 2020 \$12,896,205.08 for Ballpark related expenses and \$38,000.00 for urban renewal expenses.

Mr. Tilton joined the meeting. Mr. Odell presented items 6, 7, and 8.

6. Authorize chief executive officer to issue a Letter of Support to the Federal Transit Authority relative to the MBTA Accessibility Improvements at Worcester Union Station and Associated Track Work Project.

Mr. Odell explained that this item a request to file a letter of support from the Board to the FTA for the MBTA's Center Platform Project. The Project includes the installation of a platform between the first and second tracks that will extend all the way down under the overpass for the highway, and will have an entrance into Union Station and another entrance near the MBTA parking area with an overpass that will allow people to access over Track 1 and onto the center platform. Mr. Odell recognized Maribel Kelly, Senior Project Manager for the Massachusetts Bay Transportation Authority. Ms. Kelly explained that the MBTA would like to have the project out for bid in August 2020. Mr. Traynor stated that he will draft a Memorandum of Support that will be submitted to the Mass Historic Commission stating that the WRA is in support of the center platform project.

Mr. Traynor asked for a roll call vote.

Voted that the Authority hereby authorizes its chief executive officer to issue a letter of support to the Federal Transit Authority relative to the MBTA Accessibility Improvements at Worcester Union Station and Associated Track Work Project.

The item was approved 5-0 on a roll call vote.

7. Authorize the execution of Change Order #3 to the contract between the Worcester Redevelopment Authority and APC Development Group, Inc., relative to the Misc. Renovations project in the amount of \$66,422.60.

Mr. Odell explained that this change order covers a number of changes to the several projects being undertaken, but the bulk of the costs relate to the Worcester Police Department Substation and unexpected repairs relative to making the Harding Street corridor water tight.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No. 3 to the Owner Contractor Agreement between the Worcester Redevelopment Authority and APC Development Group Inc., relative to the Miscellaneous Renovations project at Union Station in the not to exceed amount of Sixty Six Thousand, Four Hundred Twenty Two Dollars and Sixty Cents (\$66,422.60).

Mr. Tilton seconded the motion.

The item was approved 5-0 on a roll call vote.

8. **Authorize execution of Amendment No. 2 to the Design Services Agreement between the Worcester Redevelopment Authority and Nault Architects, Inc., in the not to exceed amount of \$64,705.00, for design services relative to the build out of the Cannabis Control Commission offices, for interior and acoustical testing at Union Station, and for design services relative to the Union Station Exterior Stucco project.**

Mr. Odell explained that this amendment is for additional services performed by the architect relative to two projects – for the Stucco Project and the Cannabis Control Commission’s space which included acoustical testing and addition design for the fit out. Mr. Angelini asked for the total build out expenses for the CCC space. Mr. Odell said it is roughly \$2.3 million total and the change order amounts to 1.8% of the total for today’s change order and cumulatively the change order amount is about eight percent. Mr. Angelini asked over what period of time the WRA would be able to the recover the build out costs. Mr. Odell answered that we are trying to recover the cost over the ten-year lease. Through the discussion it was determined that the lease payments do not account for the approximately \$300,000 increase in costs. Mr. Angelini when we made the original estimates did we include in the original costs. Mr. Odell, no I think the bid process significantly added two million but that bid came in higher than anticipated, we started behind from the very beginning, if you have the amount of margin since the build out that is what we anticipated and built in, but we started from a higher predicament. Mr. Angelini I don’t understand. Mr. Odell the higher starting point estimate we had was 1.7 million as anticipated additional new costs due to the age of the building. Once unanticipated additional costs were determined to be \$300,000.00, this was a difference between 2 million and we are now at 3 million. Mr. Angelini inquired if there is a mechanism in our lease arrangement to take care of the difference, not in the present ten-year lease option. Mr. Tilton how much is the square foot of the lease; Mr. Odell \$154.00 sq. has this been approved by the Commonwealth and are we capturing that amount? Mr. Odell this would have to be included in the next ten-year lease.

Mr. Angelini officered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 2, in the not to exceed amount of Sixty Four Thousand, Seven Hundred Five Dollars and No Cents (\$64,705.00), to the Design Services Agreement between the Authority and Nault Architects, Inc. for designer services relative to the build out of the Cannabis Control Commission offices, for interior acoustical testing at Union Station and for the Union Station Exterior Stucco Project.

Mr. Tilton seconded the motion.

The item was approved 5-0 on a roll call vote.

Mr. Traynor offered a comment regarding the previous discussion. He said it was his recollection that when the City undertook the Juvenile Courthouse Project, years prior, there was a lease in place but at the end when the project was completed, there was a true

up after all the costs were totaled and DCAM made the City whole after all the costs were recognized. He said he would explore what happened with the Juvenile Court and look into whether the same would be applicable in this case.

9. Authorize Issuance of a Certificate of Completion for 1 Salem Street (New Salem Street Land Assembly and Redevelopment Project Area – 1968).

Mr. Traynor stated that this previously appeared on the February agenda, but the wrong property address was listed. This Certificate relates to the YWCA at 1 Salem Street.

Mr. Angelini recused himself from this vote.

Mr. Pedone offered the following motion:

Voted that the Authority hereby authorizes its chair or vice-chair to issue and a Certificate of Completion for 1 Salem Street (New Salem Street Land Assembly and Redevelopment Project Area-1968).

Mr. Minasian seconded the motion.

The item was approved 4-0 on a roll call.

**10. 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 for the period of February 12, 2020 through April 23, 2020, the WRA incurred a total of \$13,449,723.00. Of this amount approximately \$226,000.00 was for capital costs and \$288,000.00 was for operating costs.

11. Status Reports:

**Union Station – Vendor & Maintenance Performance
Union Station – Miscellaneous Renovation Projects
Urban Revitalization Plan
Midtown Mall
Great Wall**

Mr. Odell informed the Board that the Police Substation is completed.

Mr. Traynor stated the next scheduled board meetings are May 8, 2020, June 12, 2020 and July 10, 2020.

Mr. Angelini inquired as to the scheduled of the ballpark project and various assumptions. Mr. Traynor informed the board the Owner's Project Manager, the City, the Team, and Gilbane-Hunt are working together on the impacts to the schedule, but the parties are still planning on the original time schedule or as close to that as possible.

12. Adjournment

There being no further business, the meeting adjourned at 9:39 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer