

# City of Worcester, Massachusetts

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City Manager

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Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

March 20, 2019

11:00 A.M.

City Hall, Esther Howland Chamber  
Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Vincent Pedone, Chair  
Michael Angelini  
Jennifer Gaskin

#### *Staff*

Michael Traynor, Chief Development Officer  
Jennifer Beaton, Deputy City Solicitor  
Erin Cahill, WRA Financial Manager  
Greg Ormsby, Office of Economic Development  
Jeanette Tozer, Office of Economic Development  
Jane Bresnahan, Office of Economic Development

Pursuant to a notice given (attached), a continuation of the March 19, 2019 meeting of the Worcester Redevelopment Authority was held on Wednesday, March 20, 2019 at 11:05 A.M.

### 1. Call to Order

Chair Pedone called the meeting to order at 11:05 A.M.

### 1. Authorize the award of the Construction Manager at Risk Contract for the Canal District Ballpark Project to Gilbane-Hunt, a Joint Venture

Mr. Traynor informed the Board that five proposals were submitted for the Construction Manager at Risk contract. A review committee was established per M.G.L. c. 149A-a, and all five firms were interviewed and ranked. The number one ranked firm was Gilbane-Hunt, a joint venture. Mr. Traynor explained that the terms of the contract have been finalized, which is a pre-

condition for making the award. The initial amount of the contract is Ten Million, Eight Hundred Sixteen Thousand, Two Hundred Thirty-Five Dollars (\$10,816,235.00). This figure includes general conditions, preconstruction services, and the Construction Manager's (CM's) fee. The CM firm is embedded with the design firm and the Owner's Project Manager as the design of the ballpark is developed. The guaranteed maximum price will be negotiated at a later date and memorialized through an amendment at that time. In the interim, early release packages will be bid out for site work and potentially steel work as the plans are developed and the guaranteed maximum price is finalized. Commissioner Moosey stated that the contract includes both the ballpark project itself and the structured parking that will be built across the street from the ballpark.

Mr. Angelini offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice chair to execute an Owner Construction Manager Agreement, pursuant to M.G.L. c. 149A, with Gilbane/Hunt, a joint venture, in the amount of Ten Million Eight Hundred Sixteen Thousand Two Hundred Thirty Five Dollars (\$10,816,235) relative the Canal District Ballpark Project.**

Ms. Gaskin seconded the motion.

Chair Pedone reminded the Board about the Public Hearing regarding the Midtown Mall, scheduled for April 4, 2019 at 5:30 P.M.

## **2. Adjournment**

There being no further business, the meeting adjourned at 11:08 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.  
Chief Executive Officer