

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

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Chief Executive Officer  
Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

Friday, November 10, 2016

8:00 A.M.

Levi Lincoln Chambers  
City Hall, 3<sup>rd</sup> Floor  
Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Vincent Pedone, Chair  
Sumner Tilton  
David Minasian

#### *Staff*

Michael Traynor, Chief Development Officer  
Heather Gould, Assistant Chief Development Officer  
Jennifer Beaton, Deputy City Solicitor  
Erin Cahill, WRA Financial Manager  
John Odell, Energy & Asset Management  
Jane Bresnahan, 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 November 10, 2016.

### 1. Call to Order

Chief Executive Officer Michael Traynor called the meeting to order at 8:00 A.M.

### 2. Roll Call

Mr. Traynor called the roll. Chair Pedone asked that Board Member Steven Rothschild be invited to attend the January meeting to properly thank him for his dedication and service to the Board.

### **3. Minutes of the October 14, 2016 Meeting**

Mr. Pedone asked the Board to review the minutes of the October 14, 2016 meeting. Mr. Minasian offered approval of the October 14, 2016 minutes and Mr. Pedone seconded approval.

#### **New Business**

### **1. Worcester Historical Fire Society, LLC – Presentation of Proposed Fire Museum**

Fire Captain Gary Fleischer, Fire Fighter Fred Belanger and Michelle Esposito, Supervisor of Administration were in attendance representing the Worcester Fire Department (WFD) and the Worcester Historical Fire Society. Captain Fleischer presented to the Board the proposed layout of the museum space, including displays, classroom space, and WFD staff offices for the Public Education Division. Captain Fleischer informed the Board that, once approved, it is WFD's intention to have a presence each weekday in the proposed leased space, by moving the two staff of the Public Education Division from their current location at Inspectional Services on Meade Street to Union Station. Mr. Pedone noted that the next item on the agenda reflects the report on leak repairs that need to be addressed to the entire Union Station facility which would necessitate addressing leak issues in the space proposed to become the Fire Museum. Chair Pedone stated that the City Administration, the City Council along with the board supports the proposed museum. Mr. Traynor advised that a Memorandum of Agreement will be drafted for the Board meeting in January that provides for the WRA to work with the Worcester Historical Fire Society and the space for the Fire Museum at Union Station.

### **2. Fusion Entertainment, LLC – Review of Recent License Commission Issues/Lease Compliance**

Agenda Item continued to January 2017 meeting.

### **3. Authorize Amendment No. 6 to the Design Services Agreement between the WRA and Lamoureux Pagano Associates for the necessary design services to repair the water leakage along the platform and plazas of Union Station. The drafting and execution of the amendment is pending a formal proposal from Lamoureux Pagano Associates**

Michael A. Pagano, President, Lamoureux Pagano & Associates presented the following options to the Board:

**Option A** – Remove and replace ramp and stair only at east, middle, and west section of platform, repair concrete spandrel at handrail sleeves; remove and replace northeast, southwest and west plaza drains, install surface pedestrian sealant over paving, repair cracks and seal vertical joints; repair existing roofing system at triangular low sloped roof; limited repairs at east elevation façade; install inside wall waterproofing at east side retaining wall; and storage underdeck drain system repairs. Option A would be completed in one construction season; and the construction would be bid as a Chapter 149 project.

**Option B** – Remove and replace ramp and stair only at east middle and west sections of platform. Repair concrete spandrel at handrail sleeves. Install inside wall waterproofing at east side retaining wall; remove and replace northeast and southwest sections of platform. Repair concrete spandrel at handrail sleeves. Install inside wall waterproofing at east side retaining

wall; remove and replace northeast southwest and west plaza waterproofing system including drains; remove and replace existing roofing system at triangular low sloped roof; storage underdeck drain system repairs; limited repairs at east elevation façade; install new canopy over middle section of platform. Option B would be completed in a phased approach over two construction seasons; and the construction would be bid as a Chapter 149 project.

**Option C** – Remove and replace east, middle and east section of platform with new structure; install new canopy over middle section; remove and replace northeast, southwest and west plaza waterproofing system including drains; remove and replace roofing system at triangular low sloped roof; install inside wall waterproofing at west side retaining wall; install new canopy over middle section of platform; storage underdeck drain system repairs; limited repairs at east elevation façade. Option C would be completed in a phased approach over two construction seasons; and the construction would be bid as a Chapter 149A project.

Mr. Pagano explained Option A is a short-term fix with a cost factor of \$950,000 to \$1.3 million with possible re-leaking/failure within five years. Option B is a medium-fix option, and would cost \$2.85 million to \$3.3 million - possibly lasting 10 years. Mr. Pagano said the long-term option is the recommended option at this time and would permanently fix the problem, at a cost exceeding \$5 million dollars over a two year phased construction. Mr. Pagano added that the WRA could have the work done under a construction manager at risk contract (M.G.L. Chapter 149A) allowing the WRA to negotiate for the hiring of a construction general contractor with a price control put in place. Mr. Pagano stated that the long-term or short-term option would be the best options.

Mr. Odell reminded the Board that the leak mitigation project is eligible for an 80% cost reimbursement from the Federal Transit Administration (FTA), and that the WRA would only be responsible for the 20% of the total project cost. Mr. Odell also offered the Board renderings of solar panels over the canopy as an energy efficiency add-alternate to the project. The Board requested that the Architect provide a recommendation letter and summary of its recommended option (C). The Board also requested that the City Manager and City Council be briefed of the leak mitigation efforts to date; and postponed the vote on which option to pursue until the December Board meeting.

**4. Consulting Services Agreement with ATC Group Services LLC, in the not to exceed amount of \$6,500.00 for Environmental Site Assessment – 12 Winthrop and 1 Spurr Street**

Ms. Beaton presented to the Board the consultant services agreement with ATC Group Services LLC for environmental site assessment for the St. Vincent properties at 12 Winthrop and 1 Spurr Street. Chair Pedone requested that Vice-Chair be removed from the vote.

Mr. Tilton offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair to execute a contract with ATC Group Services, LLC in the not-to-exceed amount of Six Thousand, Five Hundred Dollars and no cents (\$6,500.00) for environmental site assessment services relative to the land swap between Saint Vincent Hospital and the Worcester Redevelopment Authority.**

Mr. Minasian seconded the motion and it was voted 3-0 on a voice vote.

**5. Reorganization of Officers (vice-chair, secretary)**

Item continued to the December Board meeting.

**6. TrueNorth Transit/MAX Regional Bus Service – Request For Gate Access**

Chair Pedone requested that a representative of TrueNorth Transit/MAX Regional Bus Service be present at the next meeting regarding the request for gate access to Union Station.

**7. Financial Update Report**

**Monthly Expenditure Report  
Updated Executed Contracts and Payments**

Ms. Cahill stated that October 8, 2016 and November 4, 2016 expenses totaled \$103,491.21. FTA capital totaled \$3,600.00.

**8. Status Reports – Miscellaneous/Improvement Projects**

- a) Union Station Harding Street Improvements Project**
- b) Union Station – Vendor & Maintenance Performance**
- c) Tenants Updates**
- d) Security System Update**
- e) Union Station Interior and Exterior Signage**

Mr. Odell informed the Board that the Harding Street project will be completed this month.

**9. Adjournment**

There being no further business, the Board motioned to adjourn the meeting at 10:17 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.  
Chief Executive Officer