

# City of Worcester, Massachusetts

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City Manager

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Worcester Redevelopment Authority



## WORCESTER REDEVELOPMENT AUTHORITY

August 22, 2018

8:00 A.M.

City Hall, Esther Howland Chamber  
Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Vincent Pedone, Chair  
David Minasian, Vice Chair  
Michael Angelini  
Jennifer Gaskin  
Sumner Tilton, Jr.

#### *Staff*

Michael Traynor, Chief Development Officer  
Jennifer Beaton, Deputy City Solicitor  
Erin Cahill, WRA Financial Manager  
Paul Moosey, Commissioner, DPW&P  
Jeanette Tozer, 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 8:00 A.M. on Wednesday, August 22, 2018.

### 1. Call to Order

Chair Pedone called the meeting to order at 8:10 A.M.

### 2. Roll Call

Mr. Traynor called the roll.

**3. Approval of Minutes: July 13, 2018**

Chair Pedone asked the Board to review the minutes of the July 13, 2018 meeting. The meeting minutes were moved by Mr. Tilton and seconded by Mr. Minasian.

**New Business**

**1. Authorize Change Order No. 1 to the Owner-Contractor Agreement between the Worcester Redevelopment Authority and Kronenberger & Sons Restoration, Inc. relative to the Union Station Exterior Stucco project not to exceed \$1,800,000.00.**

Mr. Traynor informed the Board that the vote has been revised to reflect a smaller dollar amount. The consultants are still completing additional design work, and a smaller change order is now before them in order to keep the contractor working on site and the project moving. The revised overall scope will be provided at the next Board meeting. The new amount of the change order is \$108,775.89.

Chair Pedone offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No. 2 to the Owner Contractor Agreement between the Worcester Redevelopment Authority and Kronenberger & Sons Restoration, Inc. relative to the exterior stucco project at Union Station in the amount of One Hundred Eight Thousand Seven Hundred Seventy Five Dollars and Eighty Nine Cents (\$108,775.89).**

Mr. Tilton moved the motion and Mr. Minasian seconded the motion.

Mr. Minasian requested a list of the change orders for the next meeting, including the original contract amount, the change orders to date, and a projection of additional change orders.

**2. Authorize Amendment No. 12 in the amount of \$39,820.00 to the Design Services Agreement between the Authority and Nault Architects, Inc. for additional design services related to the Exterior Stucco project.**

Chair Pedone offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 12, in the not to exceed amount of Thirty Nine Thousand Eight Hundred Twenty Dollars and no cents (\$39,820.00), to the Design Services Agreement between the Authority and Nault Architects, Inc. for additional design services related to the exterior stucco project at Union Station.**

Mr. Angelini moved the motion as it reads and Mr. Tilton seconded the motion.

**Mr. Tilton recused himself from the discussion of Items 3 and 4.**

- 3. Authorize the issuance of a Request for Services for an Owner's Project Manager for the Downtown Worcester Ballpark Project.**
- 4. Authorize the issuance of a Request for Services for design services for the Downtown Worcester Ballpark Project.**

Mr. Traynor requested that Item 3 and Item 4 be taken together with separate votes, as both items are connected to the construction of the ballpark. Mr. Traynor stressed that these votes are not presupposing the City Council's vote to approve the project; the WRA is being asked to start this process because there is a tight timeline for advertising and receiving proposals. The WRA is being asked to complete these tasks in parallel and on a concurrent track with the City Council. If the ballpark project is not approved by the City Council the WRA will not enter into any contracts.

Mr. Traynor noted that Commissioner Moosey was present to address any questions specific to the Owner's Project Manager (OPM) process. Mr. Angelini inquired about the architect for the ballpark and Commissioner Moosey stated that Janet Marie Smith, who has been involved with several ballpark designs such as Camden Yards, is a consultant that was hired by the Pawtucket Red Sox to work on conceptual designs. The criteria in the solicitation for the actual design work will call for an architectural firm that has experience with ballparks, sports arenas, and stadiums.

Ms. Gaskin joined the meeting and Chair Pedone reviewed the items previously taken up. Mr. Traynor followed up on Commissioner Moosey's statement, noting that the ballpark will be an urban renewal project and will be built by the WRA utilizing the construction management at-risk (CM at-risk) delivery method, which includes the negotiation of a guaranteed maximum price. The CM at-risk contracting procedures contained in M.G.L. c. 149A require that the WRA first hire an OPM who will assist with the procurement of the designer.

Mr. Angelini asked about the final arbiter for the design of the ballpark. Mr. Traynor stated that the WRA will be involved along with the City Manager; the Letter of Intent executed between the City and the Ballclub provides that the design of the ballpark has to be approved by both the city and the WRA. Mr. Minasian emphasized that the OPM and the designer should have experience with ballparks and be able to understand this particular type of project such that they can evaluate a construction manager. It was noted that Commissioner Moosey has prepared the specifications with significant involvement from the team, and Janet Marie Smith in particular, because they have the requisite experience.

Mr. Minasian inquired about past large-scale WRA projects such as the Union Station parking garage and Union Station itself, and what agreements were included as part of the projects that the WRA can learn from – in particular, how they can play a part in training the next generation of skilled workers through some type of apprenticeship program. Mr. Traynor stated that they will explore all options as this will be a publicly bid project under the Massachusetts General Laws. The Union Station Garage was also a CM at-risk project and included a project labor agreement (PLA) that was grandfathered in from the Union Station rehabilitation project in 1999/2000. Mr. Minasian requested copies of the PLA for the WRA to review.

Commissioner Moosey noted that at the time of the Union Station Garage project, the WRA had goals for hiring minorities and women and the project exceeded those quite a bit, in part because of the CM at-risk procurement process. Commissioner Moosey further noted that he acted as the OPM for the project and that the WRA's responsible employer & inclusionary participation policy (REIPP) has changed since that time. Mr. Traynor followed up that the WRA's REIPP will apply to the ballpark project. Mr. Traynor offered to send out the REIPP document to the Board.

Chair Pedone offered Items 3 and 4:

**Be It Voted the Authority hereby authorizes its chair or vice-chair to request the city of Worcester Engineering & Architectural Services Division to issue, on behalf of the Authority, a Request for Services for an owner's project manager for the Downtown Worcester Ballpark Project.**

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to request the city of Worcester Designer Selection Board to issue, on behalf of the Authority, a Request for Services for a designer for the Downtown Worcester Ballpark Project.**

Mr. Angelini moved the motions as presented and Ms. Gaskin seconded the motions.

**5. Financial Update Report  
Report on Prior Month's Executed Contracts and Payments**

Ms. Cahill provided the financial update and stated that for the period of July 7, 2018, through August 17, 2018, there were expenses incurred totaling \$464,318.22. Approximately \$180,000.00 was for operating expenses and approximately \$283,000.00 was for capital/FTA expenses.

- 6. Status Reports:**
- a) Union Station Exterior Stucco Project**
  - b) Union Station Interior Repainting Project**
  - c) Union Station – Vendor & Maintenance Performance**
  - d) Union Station – Leak Remediation Project**
  - e) Tenant Updates – Former Tenant**
  - f) Security Update**
  - g) Urban Revitalization Plan**

Ms. Tozer informed the Board that the WRA received grant approval from the FTA for the design of the Police Substation. The private security company is still providing limited services at Union Station and the WRA will revisit the contract. Mr. Traynor informed the Board that the Cannabis Control Commission (CCC) will be making a decision regarding the office space lease RFP by the end of the month. Mr. Traynor informed the Board that there were roughly ten other submissions and that the decision is made by DCAM. The CCC and DCAM had a walk through Union Station a couple of weeks ago.

Mr. Traynor stated that as we ramp up the ballpark project, the WRA will need to start meeting every other week.

**7. Adjournment**

There being no further business, the meeting adjourned at 8:29 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.  
Chief Executive Officer