

Worcester Redevelopment Authority

Vincent A. Pedone
Chairman

Peter Dunn
Chief Executive Officer



WORCESTER REDEVELOPMENT AUTHORITY

Monday, December 20, 2021

4:00 P.M.

City Hall, Levi Lincoln Chamber
Worcester, MA 01608

CALL IN INFORMATION:

+1-415-655-0001 US Toll

Access Code:

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
David Minasian, Vice Chair
Jennifer Gaskin

Staff

Peter Dunn, Chief Executive Officer
Alexis Delgado, WRA Finance Manager
Julie Lynch, Director of Public Facilities
Paul Morano, Office of Economic Development
Amanda Cornwall, 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 4:00 P.M. on Monday, December 20, 2021

1. Call to Order

Mr. Dunn called the meeting to order at 4:10 P.M.

2. Roll Call

Mr. Dunn called the roll – Ms. Gaskin, Mr. Minasian and Chair Pedone.
Chair Pedone advised all votes will be taken by roll call.

3. Approval of Minutes: November 19, 2021, November 22, 2021

Mr. Minasian made a motion to approve the minutes.

Ms. Gaskin seconded the motion.

The minutes were approved 3-0 on a roll call.

New Business –

1. Authorize Execution of a Grounds Maintenance Services Contract for WRA Property with LEI Corp. in the amount of \$453,100.00.

Mr. Dunn explained this refers to a bid that was discussed at the last meeting and subsequent vote for a temporary contract, in case it snowed since a bid was still open for grounds maintenance for WRA properties, which includes snow removal. The pricing was received on December 15, 2021 with the lowest qualified bidder is LEI Corporation. The contract includes grounds maintenance as detailed in the package for Union Station and the Ballpark area that will be turned back over to the City in 2022. The two-year contract for the lowest qualified price from LEI Corporation was \$453,100.00. Mr. Dunn inquired if Ms. Lynch had anything to add to the discussion. Ms. Lynch did not.

Mr. Minasian offered the following motion:

Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a Grounds Maintenance Services Contract for WRA Property with LEI Corp. in the amount of Four Hundred Fifty-Three Thousand, One Hundred Dollars and no cents (\$453,100.00).

Ms. Gaskin seconded the motion.

The item was approved 3-0 on a roll call.

2. Authorize Execution of Amendment No. 11 with D’Agostino Izzo Quirk Associates in the amount of \$5,855.00 for design services for Pickett Plaza.

Mr. Dunn this is relative to the design of Pickett Plaza and D’Agostino Izzo Quirk Associates is the main designer of the Ballpark project and that area. The beneficiary of this amendment, is with Shadley Associates, P.C. the Landscape Architects and Site Planning sub-consultant and has worked with the WRA on the design of Pickett Plaza. Included in the proposal is additional work that is needed, relative to work that we will be doing on Green Street, specifically the Green Street Bridge and creative lighting that will be installed over the next couple of months beginning in January or February timeframe and additional scope related items as we move forward with the progress of Pickett Plaza. Mr. Minasian is the lighting under the bridge for safety – aesthetic, both. Mr. Dunn both more so on the aesthetic side. There is lighting under the bridge for safety element already and we wanted to create more of a walkable connection between the Pickett Plaza and downtown, with colorful and LED lighting included with Public Art in the City.

Mr. Minasian offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 11 to the Design Services Agreement with D’Agostino Izzo Quirk Architects, Inc. in the amount of Five Thousand, Eight

Hundred Fifty-Five Dollars and no cents (\$5,855.00) for design services relative to Pickett Plaza.

Ms. Gaskin seconded the motion.

The item was approved 3-0 on a roll call.

3. Authorize Change Order 9 & 10 with Gilbane-Hunt for the Polar Park and Garage project in the amount of \$0.00 and \$1,046,759.00 respectively.

Mr. Dunn explained Change Order 9 is relative to Polar Park and closeout activities of the Ballpark Project. There were no increase in costs or time and we are effectively done with the Ballpark Project. As we review the line items and wrap up the contract closeout, Change Order 9 refers to that process. No additional costs. Change Order 10 is related to the Garage Project, a sizeable amount of \$1,046,759.00. Mr. Dunn as we go back to last summer, around June and July, the total budget for the Garage Project is consistent to what we were forecasting then for about \$26 Million Dollars. The total comes from a few sources: the \$23 Million Dollar MassWorks Grant; the Department of Public Works & Parks funds, for soil removal and assistance with some soils they had at the Ballard Street Drop-off Center along with DPW&P involvement on a small scale, as well as the loan authorization we have for the overall Canal District Project. These are the funding sources going into the Garage Project. Overall, we have been tracking that total cost/budget of about \$26 Million Dollars from the summer time. These change orders have a lag due to the process of receiving pricing from the subs, as well as the administrative requirements of Gilbane-Hunt, and then packaging them up for review and approval. The total amount consists of unbought scope and changes that we made as the garage is being built. There have been changes to the design of which some of them are material related that we could no longer access due to supply chain issues and making tweaks with materials and design are the elements that go into this change order. This does not require an additional cooperation agreement on the agenda nor additional funds from the City and what we have been tracking memorializing that amount in the final change order with Gilbane-Hunt. Chair Pedone what is the total cost of the project including this. Mr. Dunn the total cost of the Garage project is just over \$26 Million Dollars.

Mr. Minasian offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No. 9 to the Owner Construction Manager Agreement between the Worcester Redevelopment Authority and Gilbane/Hunt, a joint venture, authorizing a change in scope with no increase in cost or time, relative to the Canal District Ballpark Project; and

Be It Further Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No. 10 to the Owner Construction Manager Agreement between the Worcester Redevelopment Authority and Gilbane/Hunt, a joint venture, in the not to exceed amount of One Million, Forty-Six Thousand, Seven Hundred Fifty-Nine Dollars (\$1,046,759.00), relative to the Canal District Ballpark Project.

Ms. Gaskin seconded the motion.

The item was approved 3-0 on a roll call.

4. Authorize Execution of a Deed to convey 100 Madison Street (Polar Park) to the City of Worcester and Authorize Execution of an Assignment of the Lease with the Worcester Red Sox Baseball Club, LLC.

Mr. Dunn stated that this a vote that we have been waiting for some time now. This is the effort to convey the Ballpark back to the City. The Worcester Redevelopment Authority has completed its role in this project and now complete. This vote authorizes the deed from the Worcester Redevelopment Authority back to the City as well as assigning the lease. We have had the lease agreement that was signed last year with the Worcester Red Sox Baseball Club. When we deliver the asset back to the City they will also take over the lease agreement and all of the responsibilities. We had and rescheduled date earlier date this month scheduled for December 10, 2021. The City Council last week on December 14, 2021 also voted to accept the deed so we are hoping to convey the deed as the Council has already voted to accept the deed and lease agreement. Mr. Dunn informed that there is a new commission formed, which is the Worcester Ballpark Commission and will take over the Ballpark details moving forward. Chair Pedone our work is done here, happy to hand it off, Mr. Minasian it is hard to believe. Chair Pedone said this concludes the work that the Worcester Redevelopment Authority engaged in over the course of the last three and a half years. The WRA has worked hand in glove with the Administration and the City Council on this. Thank you to the members for your diligence, I know that it was difficulty to operate during the pandemic and then clearly we have two-fifths of our Board that was conflicted out on many of the meetings. Personally, Ms. Gaskin and Mr. Minasian thank you for making yourselves available to go through all of this work and be part of the team that moved this through, I appreciate it and on behalf of the City Manager, the Administration thank you for your work. Mr. Minasian really well said. From the City Council to the Administration, the City Manager, Economic Development Office fantastic job, I am super impressed and happy we are at this point. It feels really good and I think Worcester is in a better place because of it and fantastic job seeing this through. Ms. Gaskin I agree with what both Chair Pedone and Mr. Minasian stated. We can be proud of the outcome. I remember the renderings being excited to see how it would come out. I love being able to drive on Route I-290 and see the Polar Park sign, driving through Kelley Square and the new configuration, and a traffic circle actually working. I am proud of the work that we have done. We took some battle blows there along the way and glad to be at this point as you both have stated. Chair Pedone we the Board managed through this during COVID and would be remiss if we did not say the contractors and workers managed building a new Ballpark during COVID on time and for the most part at budget, this was amazing and thrilled we were a small part of it.

Mr. Minasian offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a deed conveying, for nominal consideration, all its right, title and interest in the real property located at 100 Madison Street (Assessors Parcel 05-007-00004) to the City of Worcester; and

Be It Further Voted that the chair or vice-chair is hereby authorized to assign to the City of Worcester, the Ballpark Lease Agreement between the Worcester Redevelopment Authority and the Worcester Red Sox Baseball Club, LLC, dated February 5, 2021.

Ms. Gaskin seconded the motion.

The item was approved 3-0 on a roll call.

5. Polar Park and Garage project workforce diversity and inclusion report

Chair Pedone this is the last time this item will be on the agenda for the Ballpark unless there is a final wrap-up. Mr. Dunn Gilbane-Hunt was unable to join us today because of the schedule change due to the off-calendar meeting. I agree with you we be done with reviewing the Ballpark numbers, but we will continue to receive updates monthly on the Garage Project, which will be completed in 2022. That is as expected due to the limited volume of hours on the Ballpark Project and not changing. The Garage Project numbers are still pushing to attain higher percentages. Through November 29, 2021 and project-to-date, 20% Worcester Residents, 12% People of Color, 5% Female. As with the Ballpark Project, we are looking for Gilbane-Hunt work towards higher numbers as they were able to do with the Ballpark Project. We should see that attained when they completing the inside finishing work which is going on now and communicate that back to their team. We could see a little more Worcester Residents as well. Twenty percent is not too bad considering the local labor market conditions right now. Quick overview of the report that Gilbane-Hunt provided.

6. Financial Update Report

a. Report on Prior Month's Executed Contracts and Payments

b. Report on Downtown Urban Revitalization Plan Expenditures

Mr. Dunn for the period November 17, 2021 through December 7, 2021 expenses were \$3,064,965.64, \$2.6 Million Dollars to Gilbane-Hunt and other vendors related to the Polar Park for Skanska and UEL Contractors working on the Pickett Plaza Project.

7. Status Reports

a. Union Station

b. Downtown Urban Revitalization Plan

Mr. Dunn informed the Board that the MBTA Center Platform Project, recommended selection of their contractor, which is Judlau Construction. We discussed the grounds maintenance contract for the Union Station and in a few months will have a listing of the annual projects at Union Station in anticipation of the budget season for next fiscal year. We are making progress with the tenants at the Café as well as well as the Mediterranean restaurant moving into the former Byblos space. Chair Pedone regarding the MBTA Center Platform Project did the bid have a completion date required. The project is in two phases, the first phase is during 2023. Chair Pedone at our next meeting can you discuss with the construction crew at the MBTA regarding details and bring forward for our next meeting specifically when project will start, what impact will be on the current footprint, envelope of the entire parcel. Will there be access issues that we will have to deal with. Details about the actual project, the timelines associated with the project, in order to inform our tenants as well as the public for accessing the MBTA services. Chair Pedone any update on the Food Hub. Mr. Dunn the city Administration has recommend One Million Dollars from the American Rescue Plan from our local funds to support their venture into the space. They are looking at about a Three Million Dollar venture to get into Union Station and they are making progress on a number of other funding sources including State, Federal and private donors to support their venture. They are moving

along with the design elements and moving from their conceptual design into construction level documents with Nault Architects. Our team has looked at that design and provided feedback as well. I do not want to speculate, but before we get into going out to bid we will have them come in and present to the Board a formal recommendation on the lease terms. Mr. Minasian asked if the Food Hub is running the construction side of the project, or will that be part of the WRA. Mr. Dunn that has not been finalized yet. Chair Pedone said I was assuming since it is a public building and they as a tenant we would be operating under a bid process. If that is not the case, please let us know. Mr. Dunn I think the point Mr. Minasian was making which came up before is that while the WRA might be doing the bid process and hiring the contractor for the work in our building we would like their participation in any cost overruns and that was a concern because we own the project and then changes happen or cost overruns occur the WRA is not signing ourselves up for those issues. Chair Pedone inquired about update on the Urban Renewal Plan. Mr. Dunn has a meeting set up with the Great Wall building owners to try to work on some recommendations on financial strategy.

8. Adjournment

There being no further business, Mr. Dunn called the roll to adjourn the public portion of the meeting, the meeting adjourned at 4:39 P.M.

Respectfully submitted,

Peter Dunn
Chief Executive Officer