

**Worcester Redevelopment Authority
Polar Ballpark
as of 01/11/2021**

Category	Description	Vendor Name	Authorized Funding	Contract Amount	Adjustments *	Funding Allocation Balance	
Land Acquisition	URP Cooperation Agreement Amendment #1 - Executed 12/21/18	City of Worcester	\$ 8,500,000.00				
	Program Income	Tenant Income Received to Date	126,818.12				
	Appraisal Services	Colliers International Valuation ¹		(72,000.00)			
	Appraisal Services	Foster Appraisal & Consulting ¹		(135,000.00)			
	Appraisal Services	Tyburski Appraisal ¹		(104,000.00)			
	Environmental, Relocation, & Best Use	BSC Group, Inc. (Amendment #5) ¹		(254,750.00)			
	Demolition Engineering Services	Tighe & Bond ¹		(107,000.00)			
	Demolition Engineering Services	Tighe & Bond (Amendment #1) ¹		(28,500.00)			
	50 Washington St. Acquisition	Comerstone Bank & Holden Hill Realty Trust ²		(800,000.00)	800,000.00		
	50 Washington St. Relocation	Unass Memorial Healthcare		(358,046.64)	358,046.64		
	50 Washington St. Relocation	AMC Demolition, Inc.		(86,851.00)	86,851.00		
	134 Madison St. Acquisition	Millbury Savings Bank & Grady Holdings LLC ²		(265,744.90)			
	Registry of Deed Title Services	Gould Title Company ²		(800.00)			
	2 Plymouth, 85 Green, 90 Washington, 5, 7, & 8 Gold St. Acquisition	Gould Title Company ^{2,3}		(5,797,843.07)	1,018,877.00		
	62 & 69 Washington St. Acquisition	Worcester Ambulance, LLC ¹		(2,000,000.00)	2,000,000.00		
	62 & 69 Washington St. Tenant Relocation	MedStar Ambulance ²		(1,900,000.00)	1,900,000.00		
	127 Washington St. Relocation	Paul Harrington ¹		(170,000.00)			
	127 Washington St. Acquisition	Paul Harrington ¹		(370,982.31)			
	127 Washington St. Acquisition	SBP Realty Trust ¹		(130,000.00)			
	90 Washington St. Relocation	Windstream		(5,767,349.00)			
	90 Washington St. Relocation	Pieco Holdings / Table Talk Pies, Inc.		(380,118.00)			
	90 Washington St. Relocation	Auto Body Paint & Supplies, Inc.		(380,180.38)			
	134 Madison St. Relocation	Grady Entertainment		(171,837.69)			
	134 Madison St. Relocation	Cambio Natural Products		(171,837.69)			
	85 Green St. Relocation	Restaurant Superstore		(179,742.63)			
	85 Green St. Relocation	Aids Project Worcester		(1,053,746.50)			
	Electric Service	National Grid ²		(12,218.36)			
	16 Gold St 400 amp	National Grid ²		(9,213.37)			
	Installation of 5000 amp underground at 100 Madison St	National Grid ²		(187,618.15)			
	Gas Service	Eversource ²		(1,910.19)			
	Plumbing Services at 2 Plymouth St.	Gustafson Plumbing		(3,816.02)			
	Fire Alarm Phone Lines - 85 Green St.	Verizon ²		(1,438.41)			
	Fire Alarm Monitoring - 85 Green St.	Houston Security Systems ²		(1,023.50)			
	Landscaping/Site Cleanup 5 & 7 Gold St.	Rutland Nurseries		(5,456.60)			
	Landscaping/Site Cleanup 2 Plymouth St	Rutland Nurseries		(2,562.60)			
	Debris Removal 5 & 7 Gold St	F&D Trucking		(6,220.00)			
	Pest Control - 85 Green St.	Fords Hometown Services ²		(129.20)			
	Fencing at 2 Plymouth St.	Paramount Fence		(6,800.00)			
	Registry of Deeds Recordings	Commonwealth of MA ²		(75.00)			
	Reimbursable - Legal Services	City of Worcester ²		-	(584,475.51)		
	Real Estate & Water/Sewer Expenses for acquired properties	City of Worcester ²		(108,230.01)			
	Total Land Acquisition			\$ 8,626,818.12	\$ (21,033,041.22)	\$ 5,579,299.13	\$ (6,826,923.97)
	Ballpark Construction	URP Cooperation Agreement Amendment #1 - Executed 12/21/18	City of Worcester	\$ 86,000,000.00			
		URP Cooperation Agreement Amendment #4 - Executed 1/17/20	City of Worcester	4,000,000.00			
		MA Development Grant	MA Development	2,000,000.00			
URP Cooperation Agreement Amendment #7 - Voted 4/27/20		City of Worcester	31,993,000.00				
URP Cooperation Agreement Amendment #7 - Voted 4/27/20		City of Worcester	179,742.60				
Building Project Management		Skanska U.S.A. - Original Contract ¹		(545,650.00)			
		Skanska U.S.A. - Amendment #1 ¹		(237,760.00)			
		Skanska U.S.A. - Amendment #2 ¹		(200,000.00)			
		Skanska U.S.A. - Amendment #3 ¹		(1,888,730.00)			
		Skanska U.S.A. - Amendment #5		(149,000.00)			
		Skanska U.S.A. - Amendment #6		(631,519.00)			
		Total Skanska Contract Value		(3,652,659.00)			
Design Services		D'Agostino Izzo & Quirk ¹		(889,140.00)			
		D'Agostino Izzo & Quirk - Amendment #1 ¹		(39,960.00)			
		D'Agostino Izzo & Quirk - Amendment #2 ¹		(320,000.00)	200,000.00		
		D'Agostino Izzo & Quirk - Amendment #3 ¹		(4,552,356.00)	471,185.00		
		D'Agostino Izzo & Quirk - Amendment #4 ¹		(156,500.00)			
		D'Agostino Izzo & Quirk - Amendment #5 ¹		(131,354.00)			
		D'Agostino Izzo & Quirk - Amendment #6 ¹		(422,709.00)			
		D'Agostino Izzo & Quirk - Amendment #7 ¹		(548,085.00)	44,418.06		
		D'Agostino Izzo & Quirk - Amendment #8 ¹		(108,150.00)			
		D'Agostino Izzo & Quirk - Amendment #9		(913,060.00)			
		Total DAIQ Contract Value		(8,081,314.00)	715,603.06		
Construction Management Contract		Gilbane Hunt ¹		(8,088,445.00)			
Construction Management Contract		Gilbane Hunt Amendment #1 ¹		(27,764,793.00)	2,501,773.70		
		Gilbane Hunt Amendment #2 ¹		(46,081,680.00)			
		Gilbane Hunt Amendment #3 ¹		(23,269,259.00)			
		Total Gilbane Hunt Contract Value		(105,204,177.00)			
Right of Entry Agreement		CSX Transportation ¹		(24,079.00)			
		CSX Transportation Amendment #1 ¹		(128,878.00)			
		CSX Transportation Amendment #2 ¹		(11,000.00)			
		Total CSX Contract Value		(163,957.00)			
MEPA Filing		TEC, Inc. ¹		(115,000.00)			
MEPA Filing		WSP ¹		(35,250.00)			
MEPA Filing		Epsilon Associates, Inc. ¹		(107,500.00)			
Inspections & Testing		LiRo Engineers, Inc. ¹		(139,938.00)			
		LiRo Engineers, Inc. Amendment #1		(313,596.00)			
		John M. Burke ¹		(19,560.00)	19,560.00		
Parking Study - Canal District		Pawtucket Red Sox ²		(20,000.00)			
Infrastructure Plan		Pawtucket Red Sox ²		(54,098.79)			
Bond Issuance Costs		Pawtucket Red Sox ²		(259,570.66)			
Reimbursable		Pawtucket Red Sox ²		(1,000,000.00)			
Series B Reimbursables		Sullivan Insurance Group ²		(135,469.00)			
Builder's Risk Insurance		Sullivan Insurance Group ¹		(103,265.76)			
Owner's Protective Professional Indemnity		Service Pole Relocation		(40,880.06)			
National Grid	City of Worcester ²		(584,475.51)	584,475.51			
Reimbursable - Legal Services	Telegram & Gazette ²		(39.39)				
Bid Document Advertising	Acme Blueprint ²		(456.05)				
Bid Documents/Printing							
Total Ballpark Construction			\$ 124,172,742.60	\$ (120,931,206.22)	\$ 3,821,412.27	\$ 7,962,948.65	
Ballpark Total			\$ 132,799,560.72	\$ (141,064,247.44)	\$ 9,400,711.40	\$ 1,136,024.68	

Parking Garage / Infrastructure	URP Cooperation Agreement Amendment #3 - Executed 5/10/19	City of Worcester / MassWorks Grant	\$	23,000,000.00		
	URP Cooperation Agreement Amendment #4 - Executed 1/17/20	City of Worcester		9,500,000.00		
	URP Cooperation Agreement Amendment #5 - 2/14/20 WRA Agenda	City of Worcester		3,500,000.00		
	FY19 State Earmark Grant - EOAF	Commonwealth of MA		200,000.00		
	Land Disposition	Excess Ballpark Properties ³		TBD		
	Construction Management Contract	Gilbane Hunt ¹		(2,424,973.00)		-
		Gilbane Hunt Amendment #1 ¹		(11,124,724.00)	(2,501,773.70)	-
		Gilbane Hunt Amendment #2 ¹		(10,352,864.00)		-
		Total Gilbane Hunt Contract Value		<u>(23,902,561.00)</u>		-
	Design Services	Walker Consultants ¹		(1,269,000.00)		-
	Design Services	Walker Consultants - Amendment #1 ¹		(40,000.00)		-
	Design Services	Walker Consultants - Amendment #2 ¹		(118,500.00)		-
	Design Services	Walker Consultants - Amendment #3 ¹		(612,810.00)		-
	Design Services	DAIQ ⁴		-	(715,603.06)	-
	Parking Study - Canal District	John M. Burke ¹		-	(19,560.00)	-
	Parking Garage & Street Discontinuance	Bohler Engineering ¹		(72,900.00)		-
	Building Project Management	Skanska U.S.A. - Amendment #2 ¹		(609,000.00)		-
	Building Project Management	Skanska U.S.A. - Amendment #4 ¹		(70,000.00)		-
	Appraisal Services	Tyburnski Appraisal & Consulting ²		(8,000.00)		-
	Builder's Risk Insurance	Sullivan Insurance Group ²		(30,855.00)		-
	2 Plymouth St. Acquisition	Gould Title Company ^{2 3}		-	(1,018,877.00)	-
	50 Washington St. Acquisition	Cornerstone Bank & Holden Hill Realty Trust ²		-	(800,000.00)	-
	62 & 69 Washington St. Acquisition	Worcester Ambulance, LLC ¹		-	(2,000,000.00)	-
	62 & 69 Washington St. Tenant Relocation	MedStar Ambulance ²		-	(1,900,000.00)	-
	50 Washington St. Relocation	Umass Memorial Healthcare		-	(358,046.64)	-
	50 Washington St. Relocation	AMC Demolition, Inc.		-	(86,851.00)	-
		Total Parking Garage	\$	36,200,000.00	\$ (26,733,626.00)	\$ (9,400,711.40)
			\$			\$ 65,662.60
Total Ballpark/Garage/Infrastructure			\$	168,999,560.72	\$ (167,797,873.44)	\$ -
			\$			\$ 1,201,687.28

¹ Represents full contract amount

² Represents total expenses incurred

³ Green/Gold/Plymouth properties subject to disposition

⁴ Property Acquisition & Relocation expenses reclassified to City commitments under the MassWorks grant award.