

Worcester Redevelopment Authority

Vincent A. Pedone
Chairman



Peter Dunn
Chief Executive Officer

WORCESTER REDEVELOPMENT AUTHORITY MEETING NOTICE

CALL IN INFORMATION:

+1-415-655-0001 US Toll
Access code: 2314 972 8833

Friday, February 11, 2022, 8:30 AM
Webex

Call to Order

Roll Call

Approval of Minutes – January 14, 2022

New Business

1. Authorize the execution of a Garage Lease Agreement, Reciprocal Easement Agreement, and Contract for Payment in Lieu of Taxes with Madison WG Holdings, LLC, and acceptance of a deed from Madison WG Holdings, LLC conveying Parcel G on the plan recorded with the Worcester Registry of Deeds at Plan Book 960, Plan 60.
2. Authorize Execution of Change Order #11 to the Owner-CM Agreement with Gilbane-Hunt Joint Venture relative to the Ballpark Project in the amount of (\$399,288.00) (credit)
3. Authorize Execution of Change Order #12 to the Owner-CM Agreement with Gilbane-Hunt Joint Venture relative to the Ballpark Project in the amount of \$0.00
4. Authorize Execution of Amendment #8 to the Owner's Project Management Agreement with Skanska USA Building, Inc. in the amount of \$290,430.00
5. Amendment 16 to the Downtown/Theater District Planning Cooperation Agreement in the amount of \$2,000,000.00
6. Polar Park and Garage project workforce diversity and inclusion report
7. Presentation of year-end financial statement and Independent Auditor's Report for the fiscal year ended June 30, 2020, 2021
8. Financial Update Report
 - a. Report on Prior Month's Executed Contracts and Payments
 - b. Report on Downtown Urban Revitalization Plan Expenditures
9. Status Reports

The Worcester Redevelopment Authority does not discriminate on the basis of disability. The Worcester Redevelopment Authority will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedure to persons with disabilities upon advance request. Please contact Jane Bresnahan at bresnahanj@worcesterma.gov or the ADA Coordinator at disabilities@worcesterma.gov.

- a. Union Station
- b. Downtown Urban Revitalization Plan

10. Adjournment

Next Meeting Dates: March 11, 2022, April 8, 2022, May 13, 2022

Worcester Redevelopment Authority

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WORCESTER REDEVELOPMENT AUTHORITY

Friday, January 14, 2022

9:00 A.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 (9:33 a.m.)
David Minasian, Vice Chair
Michael Angelini
Jennifer Gaskin
Sumner Tilton

Staff

Peter Dunn, Chief Executive Officer
Alexis Delgado, WRA Finance Manager
Julie Lynch, Director of Public Facilities
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 9:00 A.M. on Friday, January 14, 2022

1. Call to Order

Mr. Dunn called the meeting to order at 9:03 A.M.

2. Roll Call

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

3. Approval of Minutes: December 20, 2021

Mr. Angelini made a motion to approve the minutes.

Ms. Gaskin seconded the motion.

The minutes were approved 4-0 on a roll call.

Mr. Dunn requested that Item 3 be taken as the first item of business

New Business –

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

Ms. Skilling for the MWBE Garage Project advised still holding at 17.1% and consistent where it has been the last month or two. We have awarded on the Garage Project fencing and ready to wrap the project up and closer every day and the numbers will hold steady. Mr. Minasian you were at 17% what was the goal. Mr. Benner we had initially 15.1% from reporting from our initial numbers which is what we thought we would get and have exceeded that, that goal is a little higher, Ms. Skilling stated that the goals was 20%. Mr. Minasian was that the same as Polar Park. Mr. Benner it is all the same goals. Mr. Dunn it comes from our Responsible and Inclusionary Practices. Workforce is at 20% Worcester Residents, 12% Ethnic Diversity People of Color, Minority. We have been using those terms interchangeably. 4% Female project-to-date. When I review the December numbers, we hit 33% Worcester Residents and 7% Female. There was a slight dip in the Ethnic Diversity People of Color, Minority to 10%. Overall, we are holding pretty steady where we have been with some slight increases month-to-month in the actual monthly snapshots.

1. Union Station/MBTA Center Platform Project Update

Mr. Minasian we are excited to hear the update and where the project is going. Mr. Dunn at the last meeting it was requested that a status of the project and overview be presented to the Board of the progress over the past several months. Mr. Dunn introduced Chris Sullivan, MBTA Accessibility and Infrastructure Improvements Manager who will present the update and informed the Board that the MBTA consultants are available as well.

Project Overview: Scope, Benefits, Project Schedule, Construction Phases, Plaza Waterproofing Project Update, CP-44 Project Update, Contact

Project Overview: Project Area Map - 1. Union Station 2. New Center Island Platform 3. MBTA East Parking Lot 4. WRTA Bus Facility 5. Canal District 6. Polar Park 7. City Hall 8. Hanover Theatre 9. DCU Center

At the intersection of I-290 and railroad tracks Union Station, designated New Center Island Platform with connection to the MBTA East Parking Lot, which will give better connections to the DCU Center, Polar Park, Canal District, Downtown as well as to Boston.

Detailed Scope of Existing Features and Proposed Features.

Existing Features: 1. Union Station Building 2. Union Station Parking Garage 3. Pedestrian Tunnel to Parking Garage 4. Grafton St. Bridge 5. Keolis Building 6. MBTA Upper Parking Lot 7. MBTA Lower Parking Lot

Proposed Features: 8. Center Island Platform 9. Platform Access Corridor (Below) 10. Elevator #1 11. Stair #1 12. Stair #2 13. Elevator #2 14. Pedestrian Bridge 15. Stair #3 16. Elevator #3 17. Rainwater Retention Area

Mr. Sullivan provided a detailed view of Union Station - at the historic side there is there is an elevator and stair connection down into the Station corridor, moving east we have an eight hundred foot long fully accessible platform with a canopy overhead for the whole length; a stair and elevator up to a pedestrian bridge and back down to the commuter rail parking lot.

Project Overview: Key Features: 1. Stair #1, 2. Elevator #1, 3. Elevator Lobby, 4. Elevator #1 Machine Rm., 5. Platform Access Corridor, 6. Mechanical Rm., and 7. Exist. 3rd Party Comm. Equipment, 8. Police Access Vestibule, 9. MBTA Offices, 10. Ticketing Alcove

Mr. Sullivan reviewed the slide from the rotunda area to two niches on either side of with a mailroom behind the area a storage room. Historically, this was actually a stairway as well as historic stairways up to the track when the station was originally built and will have an elevator and a stair, which will also have a ticketing alcove.

Project Overview (Rendering from garage roof looking east): Purposes and Benefits: Improve Accessibility and Safety • Increase Station Capacity • Allows Two Trains at the Same Time. • Improve Operating Schedules • Provide Flexibility for Future Expansion • Construction contract awarded to Judlau Contracting, Inc. • \$45 Million Construction

Mr. Sullivan detailed to improve accessibility and safety, increase station capacity, two-sided platform allows two trains at the same time, which improves operating schedules, provides flexibility for future expansion. The construction contract has been awarded to Judlau Contracting, Inc. for \$45 Million Dollars. Mr. Sullivan described the elevator and the stairwell to the tunnel below. The existing platform is demolished and building a new roof deck over Union Station and canopy over the doors. Past I-290 you can see the up and over.

Project Overview:

New Access from Union Station Building Rotunda:

Mr. Sullivan described the new access corridor from the Rotunda through the snitches area with the existing openings signage will match historic existing signs
Rendering of new access corridor from Rotunda

Rendering of new access corridor:

Mr. Sullivan we will be convert existing storage room into Access Corridor with a designated ticketing area and matched the flooring and walls for which is a continuation from the Rotunda. At the end where the two doors are located will be offices for Keolis and MBTA personnel when working at the Station. To the right of the corridor you have the elevator up and to the left a stairway up.

Project Overview:

Rendering from Upper Parking Lot

Mr. Sullivan at the commuter rail parking lot we have new elevators, stairways, and pedestrian bridges. A new accessible walkway connects between the parking lot and station building.

Rendering from Lower Parking Lot

There are other accessibility improvements to the Commuter Parking Area improving stairs and walkways along with a new substation and back-up power for the platform and station.

Project Schedule:

Mr. Sullivan reviewed the project schedule as a two-year project.

<u>Milestone</u>	<u>Schedule</u>
Notice to Proceed (NTP) Construction	November 29, 2021
Construct Temporary Platform	Winter-Spring 2022
Construct New Platform and Entrances	Spring 2022 – Winter 2023
Anticipated Project Completion	Winter 2023

Mr. Sullivan reviewed the project schedule as a two-year project.

Construction Phasing – Phase 1 (Early 2022)

Mr. Sullivan reviewed Phase 1 Construction Phasing to include a construction office.

Passenger Access: No changes

Parking: Reduced parking at upper parking level

Construction Activities: 1) Construct temporary platform; 2) Make walkway accessible; 3) Begin site work/prepare for National Grid service; 4) Begin interior renovations – set up construction barricades and begin demolition of existing walls and systems.

Construction Phasing – Phase 2 Beginning Spring 2022)

Passenger Access: Relocated to Temporary Platform with signage access and well as attendants to assist while construction is ongoing and directed from the rotunda to the new walkway to access the temporary platform. This will also be used for customers that from the commuter rail parking lot

Parking: Reduced parking at upper parking level

Construction Activities: 1) construct new access corridor from the rotunda; 2) replace Track 1 and Station Track; 3) construct new platform; 4) construct new electrical and communications room and electrical equipment.

Construction Phasing – Interior Work – Demo

Mr. Sullivan presented a review of the work in the Historic Union Station - construct new entrance to the Union Station office; set up construction barriers to close off existing openings to complete work behind this area; demo existing walls at the telephone lobby, ticketing area and storage room. Remove existing HVAC unit, ductwork, lighting and plumbing.

Construction Phasing – Interior Work – New Construction

Construct new mechanical room, new HVAC unit with a door to the existing office, along with a new access corridor with new elevator and stairs with new lighting and sprinklers.

Plaza Waterproofing Project

Mr. Sullivan this is an update on the waterproofing project. Demolish existing platform adjacent to the new platform, rebuild, and waterproof the roof over the first floor of the Station. There will be a fence along the track and new lighting installed to light the whole walkway. We are currently in design with plans to go out to bid in spring 2022 with construction to be coordinated with the new platform project and will need to keep accessible from this entrance along to the walkway to the temporary platform while in use.

CP-44 Crossover Project

We will be installing a new #20 crossover and signal tower about a quarter mile east towards Boston, which allows double track operations in the station. Essentially an X shaped section of track that will allow trains to be switched to each side of the platform or pass by the platform. This work will be performed by Keolis, we are still in design and do not have a schedule yet and is planned to be a two-year project. It could end up being concurrent with the current project if it is done soon enough or a follow-up project.

For More Information On This Project

Visit the Project Website: www.mbta.com/UnionStation

Public and Stakeholders can sign up for email updates from project on website.

Project Email:

UnionStation@mbta.com

Mr. Tilton regarding stairway, pedestrian walk, etc., if a person could not use stairs could they get from the parking lot and/or from the parking garage? Mr. Sullivan, yes it is to make it fully accessible and will be done at all phases. Currently the existing platform is accessible because you can come in from the garage from the tunnel, take elevator up, and then walk out onto the roof plaza, as well as a ramp that takes you up to the platform. In the first phase that continues to happen. In the second phase, they can come in from the parking garage up the roof plaza and we have made a walkway accessible along the area. If someone cannot go that distance then the drop-off would be right in the parking lot in this corridor and a temporary platform will have ramps on it. The location is on the side of the tracks not the middle of the

track; no one has to crossover the tracks to get to the train. A number of coaches will line up with that platform so there are a number of different entrances they can use.

Mr. Angelini when this is done how many spaces will be in the commuter parking lot. Eric DeVirgilio do you know how many spots there will be the only spot. I think there will be two or three spots for the power source other than that it will be the same spots remaining that are there today, referring to the slide I think a loss of three or four, we have to put the substation off the rectangle square depicts the four spots and reallocated for the power. In thinking ahead, if the demand is great enough does this construction in anyway prevent decking as to building a parking deck at the commuter parking lot if the demand is sufficient. Mr. Smee that is something we discussed so we ensured that the design with the pedestrian bridge and with elevators and stairs at the east end the design is to allow for that at the connection at the bridge with power in the future if demand was necessary to build a deck in that parking lot. We designed it to not preclude that option, at this point in time there was not enough demand.

Mr. Minasian this allows for other future expansion this is one area have there been discussions where you planned out that would help expansion what other future expansions does this project help. Mr. Smee there are some long-term potential plans with service out to Springfield by having the double-sided platform it allows an inbound and outbound train to pass by so that is the type of expansion. Obviously an eight hundred foot platform is a lot longer than the number of passengers being served right now so it allows for additional passengers. As the city of Worcester grows, it allows the number of passengers to increase.

Mr. Minasian is this for more trains or would there be another platform, now we can handle two how do we increase the number of trains coming in and out. Mr. DeVirgilio with the double capping versatility that allows for quite a few additional trains through interlocking through the east CP-44 allows us to have parallel moves if a train is at the station to maintain schedule you can exit east and west while another train is there coming in. Alone it allows for quite an improvement and a lot of additional service. Until that is maxed out, I am not sure if another station would be further in the game plan. With further analysis right now, we are planning on quite a bit of operational improvement with the double-berthing CP-44 and potential service east/west additional trains as demand warrants. As a passenger when entering Union Station when the project is finished, in terms of Union Station what do you see as the upgrades in terms of the passenger experience before they get to the train and walking through? Mr. Sullivan you will see the changes from the highway with the two towers of the existing station driving you're experience you will see two new towers, new architecture with stairs, elevators, pedestrian bridges the customer will also see from the commuter rail parking lot, very nice feature if you are looking for accessibility up and over and down as quickly. You can also be dropped off at that location using the elevator and over to the train from the commuter rail side. From Union Station when you enter the rotunda referred to in the rendering in the slide presentation. The access is seamless as it was meant to be there and referred to the middle door and the door to the left which was the original entrance to the station, the hallway to the right is where the elevator is located and to the left a set of stairs. The area is heated and air-conditioned and gain access to the platform from the stairwell and elevator. You can stay in the station until your train arrives. If you are coming from Boston to go to Polar Park or another event we have the eight hundred foot platform with trains arriving every hour and but there could be increased trains or two trains there is a lot of different options for bringing more people into Worcester. When the trains debark there will be ambassadors directing passengers downstairs as well as signage. There is a nice experience when you are dropped off. Signage will be significant throughout the station. Mr. Sullivan because it is a high-level platform they are the best and safest platforms that you can have. The entire length of the train every door opens the train to the platform. There will be a small gap, passengers will be assisted, and every section of the

platform is fully accessible. There will also be audio systems along with digital displays that notify you when the trains are coming and receive directions and information and time. All signage is ADA compliant, braille and universally accessible to everyone. This is a major huge improvement and covered the whole length you cannot keep all of the weather this is the best solution providing some shade keep some of the elements out, the platform is fiberglass so will not have the falling of the concrete that has occurred in the past. There will be snow removal along the whole platform. Definitely improved platform, with benches, trash receptacles. Mr. Minasian exciting.

Chair Pedone joined the meeting, Mr. Sullivan you have probably already covered the matter, would you review the timing on the project, phases and reviewing the slide I am looking at the eight hundred foot platform how far does that go down relative to the I-290 overpass, is the entire platform the whole eight hundred feet covered. Mr. Sullivan yes, Chair Pedone it does not but up against the overpass. Mr. Sullivan it goes under the overpass. Mr. Sullivan reviewed the Project Scope-Over with existing features and proposed features and the area where the platform ends which is lower underneath the overpass and located in the middle under I-290. Mr. Sullivan reviewed the west end and the east end of the platform. Mr. Sullivan reviewed the roof canopy area over and back down.

Chair Pedone this question is completely outside of your jurisdiction, I assume that MBTA is connecting with MDOT to ensure that the undercarriage of the I-290 overpass is secured and debris not falling on passengers. There is a project currently with corrosion control, repainting of the area and the highway has missile barriers we require that for all our railroads and they are fixing up the bottom of the bridge so that chunks will not be falling. Mr. DeViglio we coordinated with MDOT early on in which our project and required snow fencing above and added to their maintenance project and help us and absolutely coordinating between the two departments to make sure there are no issues. Mr. Sullivan reviewed with Chair Pedone the proposed timelines and phases. The parking lot are you showing them or the going to be constructed. We only lose a couple of spots the project doesn't increase parking the upper parking lot is a construction zone shown in blue and expand a little bit but will be completely repaved, restriped on the upper parking lot. Mr. Smee there will be minor tweaks adding grading for drainage systems in the upper parking lot. Location 17 on the slide will be regraded to collect water and construct storm drainage collection system. Chair Pedone connecting into City sewer lines or retention pool. It will collect into the city's sewer collection system. We will be collect, manage and filter at this area as environmentally friendly as we can. Chair Pedone requested of the MBTA to share the slide presentation, yes.

Chair Pedone for Mr. Dunn the very last slide has project information and suggested that it be placed on the city's webpage. Mr. Minasian inquired about materials for the project Mr. Sullivan stated there were some issues in April and September and prices went up for every supplier. Mr. Sullivan noted that a lot of chemicals come from overseas that are used in processes to make other things, the biggest issue we are facing now there may be a delay with the fiberglass but think this will be resolved and related to the freezing weather that occurred in Texas the plant in America. They hope to have by March the facility back up and working on a schedule for phasing to keep the project on track. Any material on the project could be impacted. Joe Nolan requested of Mr. Sullivan we are going to record this in kind of a vignette, placed on the MBTA website, and made available to you as well. This will be the PowerPoint and the narrative of Mr. Sullivan and could be more user friendly. Mr. Sullivan, Mr. Nolan referred to the information page and referring everyone to that site for questions and we will answer them through this system in order to have the answers from one place. Mr. Sullivan we have a major update that is coming and similar presentation with a voice over of Mr. Sullivan. Mr. Sullivan any questions from the Board Mr. Dunn can notify Mr. Sullivan. We will be having

Ambassadors come out during the first few weeks' of construction to assist passengers to navigate the changes being made.

2. Authorize Execution of a Cooperation Agreement Amendment with the City of Worcester for FY2021 Capital funding for \$1,150,000.00, \$1,000,000.00 for FTA related projects and \$150,000.00 for non-FTA related projects at Union Station

Mr. Dunn the date might have stood out with you, we were doing housecleaning with our cooperation agreement files and are usually done at the beginning of the fiscal year and only did the Operating Funding and wanted to have this vote on file. None of the funds have been spent with a lag on some of the capital projects.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute an amendment to the Union Station Cooperation Agreement for FY21 Capital Funds in the amount of One Million, One Hundred Fifty Thousand Dollars and No Cents (\$1,150,000.00).

Ms. Gaskin seconded the motion.

The item was approved 5-0 on a roll call.

Mr. Dunn advised Chair Pedone that Item 3 was taken out of order for Gilbane-Hunt to leave before the MBTA presentation.

4. 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 December 8, 2021 through January 10, 2022 expenses were \$5.6 Million Dollars. \$5.3 Million Dollars was a draw down to Gilbane-Hunt for the Garage Project mostly, smaller expenditures making up the balance. Chair Pedone noted that he still had checks to sign.

5. Status Reports
a. Union Station
b. Downtown Urban Revitalization Plan

Mr. Dunn wanted to alert the Board that at 11:00 a.m., Congressman James McGovern is hosting a brief press event at Union Station to announce the Federal funding allocation to support the Food Hub project at Union Station and Board members are invited to attend. Chair Pedone brought up an issue at Union Station receiving a few text messages from one of the tenants, Gus Giordano, over the last week, shared the messages with Mr. Dunn about issues he's continuing to have outside of his restaurant in the bathrooms, using a defiling them. Chair Pedone discussed with Mr. Dunn one of the reasons we invested in the Police Department Substation was to try to curb some of this behavior and wanted to alert the Board that there are continuing issues with people coming into the bathrooms using them for other purposes that they are intended for to include drug use and be included on the record. Mr. Giordano said he is continuing to have problems. Mr. Dunn and Ms. Lynch will follow-up with our onside staff person as well as the Worcester

Police Department. Mr. Minasian with the announcement regarding the Food Hub does that closeout the entire financial obligation. Mr. Dunn they have a couple of pending requests in one of which is at the state level possibly under the Department of Agriculture and wrap up final approvals. We have a number of meetings coming up for reviewing design and structure and will be back before the Board before any bids are done for formalizes agreement for the Board's consideration.

A representative from the Great Wall reached out regarding the plans for the upper stories and financial plan associated with their work. They are have received feedback from their lending partners that they need to have two years of financials since reopening and entering the second year and making progress to obtain the financial reports for their lending partners and will keep the Board updated. Chair Pedone inquired about Pickett Plaza we have closed out the Board's work with Pickett Plaza. Mr. Dunn that is an active construction project and complete before the second season opening day. Chair Pedone will we have more votes to close out the finances and are we done allocating funds for Pickett Plaza or is this open. We do not have the change orders that are pending to be presented to the Board and is an active construction project and unanticipated things could arise. Chair Pedone I had asked to start planning for an update on the entire Urban Renewal Plan, having it in a public setting where folks can understand and policy makers in the City understand the work we have done. Have a dedicated time at the next meeting or a future date to go through the Urban Renewal Plan as we have in the past in detail and highlight the work that has happened and the work that still needs to be done. The WRA should be ready and willing to assist the City in its efforts in the East Worcester Street/Albany Street projects that are being considered. I understand the city is putting together a working group and the Administration and Council know we are willing and able to assist. Mr. Dunn on the Urban Revitalization Plan I did a verbal update in the past we can produce a written report a document to share and refer back to on those accomplishments and looking forward on the Urban Revitalization Plan. Mr. Dunn referred to Mayor Inauguration where the Mayor stated that one of the goals of his term is taking a look at DPW&P a new home to unlock the development of those assets along the Shrewsbury Street corridor and the WRA could feasibly play a role in. Chair Pedone about our Urban Renewal Plan and projects that we have an interest in are there any updates that you can share. Mr. Dunn I do have a meeting today with most of the unit owners at the Denholm Building with conversations continuing there and will report back to the Board.

6. Adjournment

There being no further business, Mr. Dunn called the roll to adjourn the meeting adjourned at 9:59 A.M.

Respectfully submitted,

Peter Dunn
Chief Executive Officer

Worcester Redevelopment Authority

February 11, 2022

Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute the following documents:

- the Garage Lease Agreement between the Worcester Redevelopment Authority and Madison WG Holdings, LLC;
- Reciprocal Easement Agreement between the Worcester Redevelopment Authority and Madison WG Holdings, LLC;
- Contract For Payment In Lieu Of Taxes between the Worcester Redevelopment Agreement and Madison WG Holdings, LLC;

Be It Further Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to accept delivery of a deed conveying Parcel G shown on a plan recorded with the Worcester District Registry of Deeds in Plan Book 960, Plan 60, from Madison WG Holdings, LLC to the Worcester Redevelopment Authority;

And Be It Further Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute such other documents as are customary or otherwise required to complete the Garage Lease transaction and garage parcel conveyance.

Excerpt from the LDDA Relative to Parking Garage

SEC. 103 Parking Garage.

- (a) *Parking Garage Spaces.* As part of its overall strategy relating to the off-street parking supply in Worcester and in an effort to support the Ballpark Development Project and the Development Project, the WRA shall develop

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and lease to Madison an approximately three hundred forty (340) space parking garage (the "**Parking Garage**") within that portion of the Development Site shown on Exhibit A (the "**Parking Garage Site**"). Except as otherwise set forth herein, not fewer than 100 spaces in the Parking Garage shall be available for public parking for a fee as determined by Madison from time to time, which fee shall in no event during minor league baseball games be lower than the cost for Premium parking as documented in Section 7.3(a) of the Lease. The Parking Garage may further be utilized by Madison on terms and conditions as determined solely by Madison to support and foster the Development Project. The leasing of the Parking Garage shall be documented as set forth in Sections 201(b) and (d) of this Agreement.

- (b) *Development of Parking Garage.* The Parking Garage is being designed by the WRA in consultation with Madison as the Parking Garage is integrated into portions of the Development Project, and shall be constructed by the WRA.
- (c) *Schedule and Design of Parking Garage.* The Parking Garage shall include approximately three hundred forty (340) parking spaces on multiple levels, shall be completed on a schedule consistent with the requirements of the Garage Lease, and shall include all mechanical components required for operation as a public garage, including, without limitation, fully operational elevators, gating systems, pay stations and the appurtenances required for operation of a garage, and shall otherwise be designed and constructed in substantial compliance with the plans listed as part of Exhibit B.

- (b) *Parking Garage Site Conveyance to City.* Within fifteen (15) days of completion of the Parking Garage Site Preconditions set forth in Section 302 herein to the reasonable satisfaction of Madison, Madison shall convey to the WRA, or, at the WRA's option, the City, for no consideration beyond the mutual obligations and undertakings of the City and WRA set forth herein, good, clear record and marketable title to the Parking Garage Site, subject to appropriate and necessary reserved or reciprocal easement rights as necessary to access the Parking Garage Site, to coordinate activities with the adjacent landowner, and to support the Development Project and the Parking Garage. The conveyance of the Parking Garage Site to the City shall be subject to and together with:
- (i) The terms and conditions of the Plan;
 - (ii) The Garage Lease;
 - (iii) The terms of a First Amendment To Agreement Of Easements, Covenants And Restrictions between Wyman-Gordon Company, Madison and Madison Washington Holding, LLC to be recorded with the Worcester District Registry of Deeds (the "Registry") pursuant to which the WRA shall assume certain obligations with respect to construction of the Garage;
 - (iv) An easement for the benefit of Madison permitting Madison to connect and to thereafter own, use and maintain a pedestrian bridge to the Garage from its remaining land to the east of the Parking Garage Site at its sole cost, liability, and expense;
 - (v) An easement for the benefit of the WRA providing for dual means of vehicular ingress and egress from Green Island Boulevard over and upon that portion of the Parking Garage Site, which access shall be maintained by Madison pursuant to the Garage Lease at its sole cost and expense as a form of access and egress to the Parking Garage Site and other land of Madison;
 - (vi) Obligations of the Parties contained in any agreement pursuant to which the WRA has been provided access to Parking Garage Site which are not then satisfied;

- (vii) The easements benefitting the Parking Garage Site or to which the Parking Garage Site will be subject as shown on a plan of land entitled "Plan of Land Green Island Boulevard," prepared by Control Point Associates and to be recorded at the Registry and otherwise in a form acceptable to the Parties;
 - (viii) An Activity and Use Limitation reflecting the environmental condition of the Parking Garage Site that permits the use of the Parking Garage Site for, among other uses, a parking garage, and is in a form otherwise acceptable to the Parties; and
 - (ix) Such other terms and conditions acceptable to the Parties that do not affect the use of, or marketability of the title to, the Parking Garage Site.
- (d) *Garage Lease and Garage Lease Effective Date.* In furtherance of Section 103 above, notwithstanding the date the WRA completes construction of the Parking Garage (as evidenced by an unconditional certificate of occupancy), the effective date of the Garage Lease (the "Garage Lease Effective Date") shall not occur except: (i) following Madison's receipt of not less than one sixty (60) days' notice of the Garage Lease Effective Date and; (ii) provided such date will provide for a minimum of nine (9) weeks remaining in the regular season of uninterrupted regularly scheduled 2022 Minor League Baseball International League play by the Club but in no event prior to March 1, 2022. The Parties shall execute the Garage Lease at least sixty (60) days prior to the Garage Lease Effective Date. Final terms of the Garage Lease shall be negotiated in good faith by the Parties, but shall:
- (i) Be for a term of twenty (20) years plus extensions available to Madison and acceptable to the WRA for up to ninety-nine (99) total years;
 - (ii) Include an obligation by Madison to pay annual rent to the WRA of not less than \$178,750.00 for the first five (5) years of the term, then \$195,000.00 for the next five (5) years, plus: (A) annual increases after the tenth year of the term equal to 2% per year, and (B) a contribution by the Parties to appropriate capital reserve and debt service accounts to be funded through a parking surcharge in an amount agreed to by the Parties in the Garage Lease;
 - (iii) Permit the City to use the Parking Garage for advertising reasonably acceptable to Madison in form and content, subject to applicable law, and to retain the revenue from such advertising;
 - (iv) Require that not fewer than 100 space in the Parking Garage always (subject to remaining availability) be available for use by the general public;

- (v) Require that Madison pay all costs and expenses relating to the operation, repair and maintenance of the Parking Garage excluding in all events any obligation to pay either real estate taxes to the City or capital expenses, which capital expenses are intended to be funded by the parking garage rent referred to in Section 201(d)(ii) above;
- (vi) Include a provision requiring Madison to permit the Club to use portions of the Parking Garage on terms to be agreed between Madison and the Club;
- (vii) Provide for a debt service reserve in the Garage Lease generated by parking fees in an amount agreed to by the Parties in the Garage Lease shall exist for not later than the later of: (i) six (6) years from the date of execution of the Garage Lease; or (ii) the date of issuance of a

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Certificate of Occupancy for either the Second Residential Building or the Lab Building, as noted in Exhibit B (the “**Initial Operating Period**”). Not later than six (6) months prior to the end of the Initial Operating Period, the Parties shall jointly complete a capital investment plan for the Parking Garage, which plan shall be used by the Parties to establish the amount of the parking surcharge to be imposed after the Initial Operating Period; and

- (viii) Allow for the WRA to perform certain work as may be reasonably necessary and related to the construction of access to the Parking Garage through the area identified as the “Surface Lot” and, as of the date the WRA completes the Garage, to leave the Surface Lot in a condition consistent with the requirements of Exhibit D.

- (b) *Parking Garage Site Deed.* Madison shall convey to the WRA good clean, record and marketable title to the Parking Garage Site (subject to that certain Activity and Use Limitation recorded at the Registry in Book 43654, Page 174, as same may be amended prior to the recordation of the Parking Garage Site Deed) in accordance with this Agreement and in accordance with a plan to be agreed upon by the Parties generally consistent with the plan attached as Exhibit A and the terms of Section 201 above (the “**Parking Garage Site Deed**”); provided that no such amendment to the Activity and

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Worcester Redevelopment Authority

February 11, 2022

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No. 11 to the Owner Construction Manager Agreement between the Worcester Redevelopment Authority and Gilbane/Hunt, a joint venture, to reduce the contract price in the amount of Three Hundred Ninety-Nine Thousand, Two Hundred Eighty-Eight Dollars and no cents (\$399,288.00), 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. 12 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.



February 4, 2021

Mr. Peter Dunn
Worcester Redevelopment Authority
455 Main Street, 4th Floor
Worcester, MA 01608

**Ref: Canal District Ballpark Project
GMP Change Order 11 (OCO-0012)**

Dear Mr. Dunn,

The Gilbane/Hunt JV (CM) is requesting a contract change order in the amount of -\$399,288.00 for the work as described in GMP Change Order 11 (OCO-0012) dated 1/31/22.

This request is made in accordance with Sections 6.1.2 of the Owner Construction Manager Agreement.

Please review and let me know if you have any questions. Thank you.

Sincerely,

Neil Benner
Project Executive
Gilbane/Hunt JV

Owner Change Order (OCO)



Project Name: Canal District
Ballpark
Gilbane Project No.: V08484.000

OCO: OCO-0012

PCI: BT-00042, BT-00043, BT-00048, BT-00049, BT-00050, OS-00226, OS-00227, OS-00287, OS-00351, OS-00567, OS-00613, OS-00616, OS-00635, OS-00640, OS-00658, OS-00660, OS-00680, OS-00685, OS-00692, OS-00702, OS-00713, OS-00716, OS-00719, OS-00725, OS-00735, OS-00751, OS-00752, OS-00761, OS-00762, OS-00764, OS-00765, OS-00769, OS-00815, OS-00818, OS-00819, OS-00833, OS-00836, OS-00837, OS-00854, OS-00859, OS-00860, OS-00887, OS-00892
Alternate Tracking #:

Attention:
Owner: City of Worcester
Address: 455 Main Street

Worcester, MA 01608 US
Architect: D'Agostino, Izzo & Quirk Architects, Inc., Tom Martinez

Date Issued: 1/31/2022 3:12:25 PM

The Contract changes as follows:
Scope Of Changes: GMP Change Order 11
Description: This OCO incorporates into the contract the revisions to The Work and the associated costs and allocations of cost as defined and approved in the ATPs for the PCIs noted below.

Please note, this OCO includes ATPs which were submitted in the period of time between GMP submission and GMP approval, as such some ATPs were approved without showing a draw down from the OA-00035 Estimated Cost of Changes not Finalized at GMP owner's allowance, this OCO shows the allocation of cost for these ATPs toward the OA-00035 allowance.

Additional Description

Attachments:

Number	Title	PCI	Change Date	Revision
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00003467	ATP-676 FINAL TA-00040 Laundry Equipment lint stoppers	BT-00042	11/17/2021	Original Version
00003398	ATP-679 FINAL BT-43 TA 0034 Carpet protection allowance reconciliation	BT-00043	11/09/2021	Original Version
00003631	ATP-741 FINAL TA-3 LIQUID ASPHALT	BT-00048	01/25/2022	Original Version
00003632	ATP-742 FINAL BT-00049 TA-00038 \$80k Additional Final Cleaning	BT-00049	01/25/2022	Original Version
00003633	ATP-743 FINAL TA-21 \$20k Roof Edge Safety Rails	BT-00050	01/25/2022	Original Version
00003556	ATP-149 FINAL OS-00226 COVID-19 Recovery Schedule and Work Plan	OS-00226	01/17/2022	Original Version
00003557	ATP-108 FINAL OS-00227 COVID-19 Recovery Schedule Underground 2nd Shift	OS-00227	01/17/2022	Original Version
00003572	ATP-212 FINAL OS-00287 Bulletin #202 Civil Improvements	OS-00287	01/17/2022	Original Version
00003516	ATP-0138 FINAL OS-00351 RFI-681 P2.1.5B Drawing Discrepancy	OS-00351	12/17/2021	Original Version
00003517	ATP-0309 FINAL OS-00567 RFI-1265 Loading Dock Door Power and Sec. Design	OS-00567	12/17/2021	Original Version
00003468	ATP-568 FINAL OS-00613 RFI-1354 Elevator 4 Roof	OS-00613	11/17/2021	Original Version
00003639	ATP-487 FINAL OS-00616 Harold Bros VDC Costs Bull 200, Bull 206.2, Bull 224, Bull 234	OS-00616	01/31/2022	Original Version
00003618	ATP-642 FINAL OS-00635 Bulletin 259 Concourse Lvl Team Store Stop Work	OS-00635	01/25/2022	Original Version
00003518	ATP-0571 FINAL OS-00640 RFI-1382 Concourse Area C, D Stair Conflict	OS-00640	12/17/2021	Original Version
00003519	ATP-0620 FINAL OS-00658 RFI-1448 Grading Discrepancy with Madison Ave Curbing	OS-00658	12/17/2021	Original Version
00003520	ATP-0644 FINAL OS-00660 RFI-1437 Mechanical Platform Access Ladder Relocation	OS-00660	12/17/2021	Original Version
00003617	ATP-531 FINAL OS-00680 Bulletin 271 Misc ME	OS-00680	01/25/2022	Original Version
00003521	ATP-0728 FINAL OS-685 RFI-1371 Security Door Hardware	OS-00685	12/17/2021	Original Version
00003530	ATP-0597 FINAL OS-692 Warehouse Walk-in Electrical	OS-00692	12/17/2021	Original Version
00003522	ATP-0659 FINAL OS-00702 RFI-1472 Grid Elevation Discrepancy	OS-00702	12/17/2021	Original Version

00003396	ATP-694 FINAL OS-00713 Bulletin 276 Broadcast Booth	OS-00713	11/09/2021	Original Version
00003562	ATP-693 FINAL OS-00716 Delete FM-200 System from 21A Contract	OS-00716	01/17/2022	Original Version
00003523	ATP-682 FINAL OS-00719 Part 3 Underground Electric after 11.5.20	OS-00719	12/17/2021	Original Version
00003524	ATP-0651 FINAL OS-00725 RFI-1487 AC-05,07,13 Condensate Pumps	OS-00725	12/17/2021	Original Version
00003525	ATP-0658 FINAL OS-00735 Install Broadcast Booth Interior Type D Windows	OS-00735	12/17/2021	Original Version
00003397	ATP-680 FINAL OS-00751 Bulletin 287.2 Rev.1 Container Park Damp and Sewer	OS-00751	11/09/2021	Original Version
00003571	ATP-645 FINAL OS-00752 RFI #1388 Heaters & Controller at Bullpens - Location Coordination RFI Request	OS-00752	01/17/2022	Original Version
00003526	ATP-0649 FINAL OS-00761 RFI #1554 Additional Knox Box and RFI#1586 Second Paging Annunciator - WFD requests	OS-00761	12/17/2021	Original Version
00003640	ATP-533 FINAL OS-00762 Container Park Harold Brothers Remobilization	OS-00762	01/31/2022	Original Version
00003620	ATP-725 FINAL OS-00764 RFI-1517 ADA Issues Raised by AHJ 4.29	OS-00764	01/25/2022	Original Version
00003634	ATP-720 FINAL OS-00765 Container Park - Remove City's Street Light Poles	OS-00765	01/25/2022	Original Version
00003561	ATP-692 FINAL OS-00769 RFI-1104 Picket Plaza Sidewalk and Landscape Area A	OS-00769	01/17/2022	Original Version
00003558	ATP-689 FINAL OS-00815 BIM Item 1356 Bump in Wall Visitor Clubhouse	OS-00815	01/17/2022	Original Version
00003569	ATP-731 FINAL OS-00818 RFI-1612 Terrance 3 Slab Elevation Changes	OS-00818	01/17/2022	Original Version
00003570	ATP-732 OS-819 RFI-1600 & 1607 Revised Grading per Civil dwg C-24 dated 8.25	OS-00819	01/17/2022	Original Version
00003563	ATP-696 FINAL OS-00833 BIM360 Harold Brothers Drain Credit	OS-00833	01/17/2022	Original Version
00003564	ATP-699 FINAL Transfer Final Plumbing Inspection for Container Park Scope	OS-00836	01/17/2022	Original Version
00003619	ATP-701 FINAL OS-00837 Bulletin 287.2 Rev.1 Container Park Damp. & Sewer & Bulletin 294 Stop Work Fencing CN, HB, WLF	OS-00837	01/25/2022	Original Version

00003621	ATP-730 FINAL OS-00854 Broadcast Booth Drywall Patching	OS-00854	01/25/2022	Original Version
00003630	ATP-748 FINAL OS-00859 LBP Additional Enviromental Services APW	OS-00859	01/25/2022	Original Version
00003568	ATP-729 FINAL OS-00860 Moisture Mitigation Credit	OS-00860	01/17/2022	Original Version
00003624	ATP-745 FINAL OS-00887 RFI-1301 Broadcast Booth EGAN Cost only	OS-00887	01/25/2022	Original Version
00003637	Current Balance of Line 700 Allowance 01.15.22	OS-00892	01/28/2022	Original Version

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		10.11E.000001.Z	Ballpark - Laundry Equipment TA 1		Final	-\$14,000.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0676
V08484.000		10.998.890000.Z	Contingency - Ballpark		Final	\$14,000.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0676
TOTAL FOR PCI No. BT-00042					\$0.00			
V08484.000		10.09F.090002.X	TA-34 Temporary Carpet Protection		Final	-\$4,268.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0679
V08484.000		10.998.890000.Z	Contingency - Ballpark		Final	\$4,268.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0679
TOTAL FOR PCI No. BT-00043					\$0.00			
V08484.000		10.31A.310003.X	Sitework TA #3 Liquid Asphalt DOT Price			-\$10,000.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0741
V08484.000		10.998.890000.Z	Contingency - Ballpark			\$10,000.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0741
TOTAL FOR PCI No. BT-00048					\$0.00			
V08484.000		10.998.890000.Z	Contingency - Ballpark			\$42,300.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0742
V08484.000		10.99B.000002.Z	TA Additional Final Cleaning			-\$42,300.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0742
TOTAL FOR PCI No. BT-00049					\$0.00			
V08484.000		10.05B.050001.S	TA-21 Roof Edge Safety Rails	EDM Construction Inc		-\$20,000.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0743
V08484.000		10.998.890000.Z	Contingency - Ballpark			\$20,000.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0743
TOTAL FOR PCI No. BT-00050					\$0.00			
V08484.000		10.998.890000.Z	Contingency - Ballpark		Final	\$23,778.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts		Final	-\$354,062.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Harold Brothers Mechanical Contractors, Inc.	Final	\$107.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Strescon Limited	Final	-\$20,000.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	The Waterproofing Company, LLC	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Greenwood Industries Inc.	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Lizotte Glass, Inc.	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Kapiloff's Glass, Inc.	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	CJM Services, Inc.	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Harold Brothers Mechanical Contractors, Inc.	Final	\$75,356.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Adams Plumbing & Heating, Inc.	Final	\$56,624.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Sports Turf Specialties	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Marmelo Bros Construction Co., Inc.	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Roman Tile Company, Inc. d/b/a Roman Tile & Terraz	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Wolverine Fire Protection Co.	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Central Ceilings Inc	Final	\$7,707.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Cives Corporation d/b/a Cives Steel Company	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	EDM Construction Inc	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	John W Egan Company Inc	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Manafort-Precision, LLC	Final	\$97,041.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Ostrow Electric Company	Final	\$89,247.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	PJ Spillane Company Inc	Final	\$8,087.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Strescon Limited	Final	\$20,000.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	W. L. French Excavating Corporation	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Central Ceilings Inc	Final	-\$3,885.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0149
TOTAL FOR PCI No. OS-00226					\$0.00			
V08484.000		10.998.890000.Z	Contingency - Ballpark		Final	\$66,461.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0108
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Harold Brothers Mechanical Contractors, Inc.	Final	\$21,958.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0108
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Harold Brothers Mechanical Contractors, Inc.	Final	\$5,093.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0108
V08484.000		80.80A.000000.Z	COVID-19 Impacts		Final	-\$93,512.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0108

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
TOTAL FOR PCI No. OS-00227					\$0.00			
V08484.000		10.31A.310000.X	Sitework Ballpark	W. L. French Excavating Corporation	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0212
V08484.000		10.32B.320000.X	Landscape/Hardscape	Central Nurseries Inc	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0212
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0212
TOTAL FOR PCI No. OS-00287					\$0.00			
V08484.000		10.22A.220000.X	Plumbing	Harold Brothers Mechanical Contractors, Inc.	Final	-\$5,389.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0138
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	\$5,389.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0138
TOTAL FOR PCI No. OS-00351					\$0.00			
V08484.000		10.08A.080000.E	Doors Frames and Hardware	Kelley Bros. of New England, LLC	Final	\$368.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0309
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$9,860.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0309
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$240.73	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0309
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$4.42	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0309
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$64.85	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0309
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$16.97	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0309
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$371.88	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0309
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			-\$10,926.85	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0309
TOTAL FOR PCI No. OS-00567					\$0.00			
V08484.000		10.07C.070000.R	Roofing and Flashing	Greenwood Industries Inc.	Final	\$11,798.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0568
V08484.000		10.07D.070000.R	Metal Panels	BASS Associates, Inc.	Final	\$1,086.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0568
V08484.000		10.09A.090000.X	Drywall & General Trades	Tight Line Construction, Inc.	Final	\$2,471.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0568
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$361.58	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0568
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$42.68	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0568
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$97.14	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0568
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$25.49	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0568
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$531.12	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0568
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$16,413.01	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0568
TOTAL FOR PCI No. OS-00613					\$0.00			

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		10.22A.220000.X	Plumbing	Harold Brothers Mechanical Contractors, Inc.	Final	\$73,679.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0487
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$1,744.24	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0487
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0487
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$469.87	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0487
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$122.94	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0487
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0487
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			-\$76,016.05	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0487
TOTAL FOR PCI No. OS-00616					\$0.00			
V08484.000		10.09A.090000.X	Drywall & General Trades	Tight Line Construction, Inc.	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0642
V08484.000		10.09G.090000.X	Painting	John W Egan Company Inc	Final	-\$6,000.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0642
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	-\$15,797.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0642
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			-\$496.43	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0642
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			-\$72.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0642
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			-\$133.73	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0642
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			-\$35.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0642
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0642
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			\$22,534.16	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0642
TOTAL FOR PCI No. OS-00635					\$0.00			
V08484.000		10.05B.050000.S	Misc Metals	EDM Construction Inc	Final	\$2,901.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0571
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$68.69	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0571
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0571
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$18.50	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0571
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$4.84	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0571
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$125.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0571
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$3,118.03	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0571
TOTAL FOR PCI No. OS-00640					\$0.00			
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$988.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0620

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		10.31A.310000.X	Sitework Ballpark	W. L. French Excavating Corporation	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0620
V08484.000		10.32B.320000.X	Landscape/Hardscape	Central Nurseries Inc	Final	\$10,143.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0620
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark		Estimate	\$264.60	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0620
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$121.70	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0620
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$71.28	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0620
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$18.64	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0620
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$404.99	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0620
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$12,012.21	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0620
TOTAL FOR PCI No. OS-00658					\$0.00			
V08484.000		10.05B.050000.S	Misc Metals	John W Egan Company Inc	Final	\$1,472.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0644
V08484.000		10.05B.050000.S	Misc Metals	EDM Construction Inc	Final	\$7,166.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0644
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$203.13	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0644
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0644
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$54.72	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0644
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$14.32	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0644
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$310.50	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0644
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			-\$9,220.67	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0644
TOTAL FOR PCI No. OS-00660					\$0.00			
V08484.000		10.09A.090000.X	Drywall & General Trades	Tight Line Construction, Inc.	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0531
V08484.000		10.23A.230000.X	HVAC	Adams Plumbing & Heating, Inc.	Final	\$4,693.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0531
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$23,456.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0531
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$1,002.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0531
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0531
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$269.92	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0531
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$70.63	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0531
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$1,516.95	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0531
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$31,008.50	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0531

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
TOTAL FOR PCI No. OS-00680					\$0.00			
V08484.000		10.08A.080000.E	Doors Frames and Hardware	Kelley Bros. of New England, LLC	Final	\$1,918.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0728
V08484.000		10.08C.080000.E	Curtain Wall	Lizotte Glass, Inc.	Final	\$9,749.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0728
V08484.000		10.09A.090000.X	Drywall & General Trades	Tight Line Construction, Inc.	Final	\$1,873.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0728
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$18,635.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0728
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$759.59	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0728
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$45.49	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0728
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$204.62	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0728
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$53.54	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0728
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$1,241.88	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0728
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$34,480.12	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0728
TOTAL FOR PCI No. OS-00685					\$0.00			
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$3,874.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0597
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$90.90	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0597
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0597
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$24.49	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0597
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$6.41	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0597
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$130.36	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0597
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$4,126.16	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0597
TOTAL FOR PCI No. OS-00692					\$0.00			
V08484.000		10.09A.090000.X	Drywall & General Trades	Tight Line Construction, Inc.	Final	\$981.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
V08484.000		10.09C.090000.X	Acoustical Ceiling	Central Ceilings Inc	Final	-\$518.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
V08484.000		10.09G.090000.X	Painting	John W Egan Company Inc	Final	\$2,791.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
V08484.000		10.21A.210000.X	Fire Protection	Wolverine Fire Protection Co.	Final	\$1,683.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
V08484.000		10.23A.230000.X	HVAC	Adams Plumbing & Heating, Inc.	Final	\$988.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$139.58	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$5.56	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$37.58	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$9.84	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$217.46	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$6,335.02	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0659
TOTAL FOR PCI No. OS-00702					\$0.00			
V08484.000		10.08C.080000.E	Curtain Wall	Lizotte Glass, Inc.	Final	\$7,773.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0694
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$183.20	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0694
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0694
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$49.35	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0694
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$12.91	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0694
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$298.09	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0694
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$8,316.55	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0694
TOTAL FOR PCI No. OS-00713					\$0.00			
V08484.000		10.21A.210000.X	Fire Protection	Wolverine Fire Protection Co.	Final	-\$2,714.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0693
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			-\$61.60	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0693
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0693
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			-\$16.59	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0693
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			-\$4.34	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0693
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0693
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	\$2,796.53	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0693
TOTAL FOR PCI No. OS-00716					\$0.00			
V08484.000		10.31A.310000.X	Sitework Ballpark	W. L. French Excavating Corporation	Final	\$6,641.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0682
V08484.000		10.31A.310000.X	Sitework Ballpark	W. L. French Excavating Corporation	Final	\$5,687.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0682
V08484.000		10.31A.310000.X	Sitework Ballpark	W. L. French Excavating Corporation	Final	\$5,090.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0682
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$414.66	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0682
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$209.02	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0682
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$111.70	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0682
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$29.22	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0682

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$639.68	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0682
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			-\$18,822.28	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0682
TOTAL FOR PCI No. OS-00719					\$0.00			
V08484.000		10.23A.230000.X	HVAC	Adams Plumbing & Heating, Inc.	Final	\$1,624.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0651
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$7,261.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0651
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$208.85	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0651
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0651
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$56.27	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0651
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$14.72	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0651
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$315.98	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0651
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$9,480.82	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0651
TOTAL FOR PCI No. OS-00725					\$0.00			
V08484.000		10.08C.080000.E	Curtain Wall	Lizotte Glass, Inc.	Final	\$1,151.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0658
V08484.000		10.09A.090000.X	Drywall & General Trades	Tight Line Construction, Inc.	Final	\$2,406.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0658
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$84.13	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0658
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$28.88	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0658
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$22.66	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0658
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$5.93	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0658
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$120.42	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0658
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			-\$3,819.02	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0658
TOTAL FOR PCI No. OS-00735					\$0.00			
V08484.000		10.03A.030000.F	Ballpark - Cast In Place Concrete	Manafort-Precision, LLC	Final	\$65,835.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0680
V08484.000		10.07A.070000.R	Thermal and Moisture Protection	PJ Spillane Company Inc	Final	\$17,870.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0680
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0680
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark		Estimate	\$1,990.98	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0680
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$1,004.47	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0680
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$536.34	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0680
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$140.33	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0680

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$2,998.07	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0680
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$90,375.19	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0680
TOTAL FOR PCI No. OS-00751					\$0.00			
V08484.000		10.23A.230000.X	HVAC	Adams Plumbing & Heating, Inc.	Final	\$31,941.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0645
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$9,342.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0645
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$976.31	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0645
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0645
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$263.01	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0645
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$68.81	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0645
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$1,726.17	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0645
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$44,317.30	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0645
TOTAL FOR PCI No. OS-00752					\$0.00			
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$3,688.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0649
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$87.05	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0649
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0649
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$23.45	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0649
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$6.14	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0649
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$147.34	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0649
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$3,951.98	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0649
TOTAL FOR PCI No. OS-00761					\$0.00			
V08484.000		10.22A.220000.X	Plumbing	Harold Brothers Mechanical Contractors, Inc.	Final	\$1,737.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0533
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$41.13	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0533
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0533
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$11.08	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0533
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$2.90	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0533
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$75.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0533
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$1,867.11	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0533
TOTAL FOR PCI No. OS-00762					\$0.00			

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		10.23A.230000.X	HVAC	Adams Plumbing & Heating, Inc.	Final	\$1,960.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0725
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0725
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$46.29	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0725
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0725
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$12.47	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0725
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$3.26	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0725
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$78.71	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0725
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$2,100.73	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0725
TOTAL FOR PCI No. OS-00764					\$0.00			
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$1,304.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0720
V08484.000		10.31A.310000.X	Sitework Ballpark	W. L. French Excavating Corporation	Final	\$1,005.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0720
V08484.000		10.32B.320000.X	Landscape/Hardscape	Central Nurseries Inc	Final	\$2,091.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0720
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$104.57	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0720
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$37.14	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0720
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$28.17	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0720
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$7.37	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0720
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$170.28	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0720
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			-\$4,747.53	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0720
TOTAL FOR PCI No. OS-00765					\$0.00			
V08484.000		10.26A.260000.X	Electrical	Ostrow Electric Company	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0692
V08484.000		10.31A.310000.X	Sitework Ballpark	W. L. French Excavating Corporation	Final	\$11,796.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0692
V08484.000		10.32B.320000.X	Landscape/Hardscape	Central Nurseries Inc	Final	\$19,260.38	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0692
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$739.60	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0692
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$372.67	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0692
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$199.24	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0692
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$52.13	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0692
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$1,152.44	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0692

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$33,572.46	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0692
TOTAL FOR PCI No. OS-00769					\$0.00			
V08484.000		10.09A.090000.X	Drywall & General Trades	Tight Line Construction, Inc.	Final	-\$1,510.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0689
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			-\$34.86	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0689
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			-\$18.12	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0689
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			-\$9.34	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0689
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			-\$2.44	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0689
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0689
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	\$1,574.76	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0689
TOTAL FOR PCI No. OS-00815					\$0.00			
V08484.000		01.31A.310030.X	Do Not Use	W. L. French Excavating Corporation	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0731
V08484.000		10.03A.030000.F	Ballpark - Cast In Place Concrete	Manafort-Precision, LLC	Final	\$801.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0731
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$19.05	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0731
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$9.62	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0731
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$5.13	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0731
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$1.34	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0731
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$28.31	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0731
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			-\$864.45	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0731
TOTAL FOR PCI No. OS-00818					\$0.00			
V08484.000		10.03A.030000.F	Ballpark - Cast In Place Concrete	Manafort-Precision, LLC	Final	\$801.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0732
V08484.000		10.31A.310000.X	Sitework Ballpark	W. L. French Excavating Corporation	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0732
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$19.05	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0732
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$9.62	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0732
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$5.13	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0732
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$1.34	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0732
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$28.31	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0732
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			-\$864.45	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0732
TOTAL FOR PCI No. OS-00819					\$0.00			

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		10.22A.220000.X	Plumbing	Harold Brothers Mechanical Contractors, Inc.	Final	-\$3,500.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0696
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			-\$80.40	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0696
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0696
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			-\$21.66	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0696
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			-\$5.67	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0696
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0696
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			\$3,607.73	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0696
TOTAL FOR PCI No. OS-00833					\$0.00			
V08484.000		10.22A.220000.X	Plumbing	Harold Brothers Mechanical Contractors, Inc.	Final	\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0699
TOTAL FOR PCI No. OS-00836					\$0.00			
V08484.000		10.22A.220000.X	Plumbing	Harold Brothers Mechanical Contractors, Inc.	Final	\$5,831.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0701
V08484.000		10.31A.310000.X	Sitework Ballpark	W. L. French Excavating Corporation	Final	\$4,306.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0701
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark		Estimate	\$272.01	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0701
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$51.67	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0701
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$73.28	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0701
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$19.18	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0701
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$425.94	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0701
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$10,979.08	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0701
TOTAL FOR PCI No. OS-00837					\$0.00			
V08484.000		10.09A.090000.X	Drywall & General Trades	Tight Line Construction, Inc.	Final	\$1,090.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0730
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$25.90	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0730
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$13.08	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0730
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$6.98	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0730
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$1.83	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0730
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$38.15	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0730

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$1,175.94	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0730
TOTAL FOR PCI No. OS-00854					\$0.00			
V08484.000		40.02A.020010.X	APW Asbestos Survey	LBP Solutions, LLC	Final	-\$602.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0748
V08484.000		40.02A.020010.X	APW Asbestos Survey	LBP Solutions, LLC	Final	\$3,650.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0748
V08484.000		40.02A.020010.X	APW Asbestos Survey	LBP Solutions, LLC	Final	\$5,796.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0748
V08484.000		40.970.950050.Z	City Site Prep CCIP			\$227.72	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0748
V08484.000		40.975.996010.Z	CDI on Changes - City Site Prep			\$113.35	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0748
V08484.000		40.975.997010.Z	P&P Bond on Changes - City Site Prep			\$61.34	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0748
V08484.000		40.975.997020.Z	Other Insurance on Changes - City Site Prep			\$16.05	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0748
V08484.000		40.999.999010.Z	OH&P on Changes - City Site Prep			\$472.30	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0748
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	-\$9,734.76	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0748
TOTAL FOR PCI No. OS-00859					\$0.00			
V08484.000		10.09E.090000.X	Synthetic Turf Flooring	Business Interiors Floor Covering Business Trust D	Final	-\$99,000.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0729
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			-\$2,274.27	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0729
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			-\$1,188.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0729
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			-\$612.66	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0729
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			-\$160.30	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0729
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0729
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Estimate	\$103,235.23	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0729
TOTAL FOR PCI No. OS-00860					\$0.00			
V08484.000		10.09G.090000.X	Painting	John W Egan Company Inc	Final	\$603.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0745
V08484.000		10.970.950100.Z	CCIP on Changes - Ballpark			\$14.15	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0745
V08484.000		10.975.996010.Z	CDI on Changes - Ballpark			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0745
V08484.000		10.975.997010.Z	P&P Bond on Changes - Ballpark			\$3.81	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0745
V08484.000		10.975.997020.Z	Other Insurance on Changes - Ballpark			\$1.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0745
V08484.000		10.999.999010.Z	OH&P on Changes - Ballpark			\$20.45	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0745
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA			-\$642.41	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0745
TOTAL FOR PCI No. OS-00887					\$0.00			

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		70.01A.000000.X	Estimated Cost of Changes not Finalized at GMP OA		Final	-\$399,288.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	
TOTAL FOR PCI No. OS-00892					(\$399,288.00)			

Submitted
-\$399,288.00
Total:
(\$399,288.00)

Amt:

Signature of the Owner indicates agreement herewith, including any adjustment in the Contract Sum or the Contract Time

The Original Contract price was	\$134,779,035.00
Net change by previously authorized Change Orders	\$11,629,835.10
Contract Price prior to this Change Order	\$146,408,870.10
Contract Price will be changed by this Change Order in the Amount	-\$399,288.00
The new Contract Price including this Change Order will be	\$146,009,582.10
The Contract Time will be changed by	0
The date of Substantial Completion for construction as of the date of this Change Order therefore is	04/01/2021

Gilbane/Hunt a Joint Venture

Gilbane Building Company

Signed: 1/31/2022 3:12:25 PM Eastern Standard Time - By:
Nathan Silva (Project Manager II)

Gilbane Building Company: 10.129.140.53

Pawtucket Red Sox Baseball Club,
Inc.

By:

Title:

Company:

Date:

Printed
Name:

Skanska USA Building Inc.

By:

Title:

Company:

Date:

Printed
Name:

Skanska USA Building Inc.

By:

Title:

Company:

Date:

Printed
Name:



February 4, 2021

Mr. Peter Dunn
Worcester Redevelopment Authority
455 Main Street, 4th Floor
Worcester, MA 01608

**Ref: Canal District Ballpark Project
GMP Change Order 12 (OCO-0013)**

Dear Mr. Dunn,

The Gilbane/Hunt JV (CM) is requesting a contract change order in the amount of \$0 for the work as described in GMP Change Order 12 (OCO-0013) dated 1/31/22.

This request is made in accordance with Sections 6.1.2 of the Owner Construction Manager Agreement.

Please review and let me know if you have any questions. Thank you.
Sincerely,

Neil Benner
Project Executive
Gilbane/Hunt JV

Owner Change Order (OCO)

Project Name: Canal District
Ballpark
Gilbane Project No.: V08484.000

OCO: OCO-0013

PCI: OS-00797, OS-00827, OS-00848, OS-00852, OS-00875, OS-00876

Alternate Tracking #:

Attention:
Owner: City of Worcester
Address: 455 Main Street

Date Issued: 1/31/2022 3:14:04 PM

Worcester, MA 01608 US
Architect: D'Agostino, Izzo & Quirk Architects, Inc., Tom Martinez

The Contract changes as follows:

Scope Of Changes: GMP Change Order 12

Description: This OCO incorporates into the contract the revisions to The Work and the associated costs and allocations of cost as defined and approved in the ATPs for the PCIs noted below. This OCO EXCLUDES additional funding for the OA-00047 Garage Funding owner's allowance based on current projected costs in the change log. This OCO INCLUDES budget transfers to draw down from the OA-00047 Garage Funding owner's allowance to fund the contracts committed to date as well as CM Mark-ups on those committed contracts.

Please note, this OCO includes ATPs which were submitted in the period of time between GMP submission and GMP approval, as such some ATPs were approved without showing a draw down from the OA-00047 Garage Funding owner's allowance owner's allowance, this OCO shows the allocation of cost for these ATPs toward the OA-00047 allowance.

Additional Description

Attachments:

Number	Title	PCI	Change Date	Revision
00003498	ATP-675 FINAL OS-00797 Piquette Escalation Claim	OS-00797	12/01/2021	Original Version
00003485	ATP-724 FINAL OS-00827 Garage Generator Delay	OS-00827	11/24/2021	Original Version
00003484	ATP-723 FINAL OS-00848 Garage CR 17 Temp Life Safety Panel	OS-00848	11/24/2021	Original Version

00003627	ATP-722 FINAL OS-00852 Bulletin 1105 Piquette and Howard Correction	OS-00852	01/25/2022	Original Version
00003628	ATP-734 FINAL OS-00875 Accounting Correction Kone Allowance	OS-00875	01/25/2022	Original Version
00003629	ATP-735 FINAL OS-00876 Accounting Correction Baron PG Allowance	OS-00876	01/25/2022	Original Version

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		30.89A.100000.X	OA - 47 Parking Garage Owner Allowance			-\$53,637.38	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0675
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Piquette & Howard Electric Service, Inc.	Final	\$49,926.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0675
V08484.000		80.970.950100.Z	CCIP on Changes - COVID			\$1,181.63	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0675
V08484.000		80.975.996010.Z	CDI on Changes - COVID			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0675
V08484.000		80.975.997010.Z	P&P on Changes - COVID			\$318.32	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0675
V08484.000		80.975.997020.Z	Other Insurance on Changes - COVID			\$83.29	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0675
V08484.000		80.999.999010.Z	OH&P on Changes - COVID			\$2,128.14	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0675
TOTAL FOR PCI No. OS-00797					\$0.00			
V08484.000		30.89A.100000.X	OA - 47 Parking Garage Owner Allowance			-\$13,924.82	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0724
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Piquette & Howard Electric Service, Inc.	Final	\$13,500.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0724
V08484.000		80.970.950100.Z	CCIP on Changes - COVID			\$317.06	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0724
V08484.000		80.975.997010.Z	P&P on Changes - COVID			\$85.41	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0724
V08484.000		80.975.997020.Z	Other Insurance on Changes - COVID			\$22.35	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0724
V08484.000		80.999.999010.Z	OH&P on Changes - COVID			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0724
TOTAL FOR PCI No. OS-00827					\$0.00			

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept	ATP
V08484.000		30.89A.100000.X	OA - 47 Parking Garage Owner Allowance			-\$11,998.15	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0723
V08484.000		80.80A.000000.Z	COVID-19 Impacts	Piquette & Howard Electric Service, Inc.	Final	\$11,229.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0723
V08484.000		80.970.950100.Z	CCIP on Changes - COVID			\$264.32	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0723
V08484.000		80.975.996010.Z	CDI on Changes - COVID			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0723
V08484.000		80.975.997010.Z	P&P on Changes - COVID			\$71.20	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0723
V08484.000		80.975.997020.Z	Other Insurance on Changes - COVID			\$18.63	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0723
V08484.000		80.999.999010.Z	OH&P on Changes - COVID			\$415.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0723
TOTAL FOR PCI No. OS-00848					\$0.00			
V08484.000		30.26A.260000.X	Electrical - Garage	Piquette & Howard Electric Service, Inc.	Final	-\$3,060.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0722
V08484.000		30.89A.100000.X	OA - 47 Parking Garage Owner Allowance			\$3,153.07	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0722
V08484.000		30.970.950100.Z	CCIP on Changes - Garage			-\$69.46	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0722
V08484.000		30.975.996010.Z	CDI on Changes - Garage			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0722
V08484.000		30.975.997010.Z	P&P Bond on Changes - Garage			-\$18.71	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0722
V08484.000		30.975.997020.Z	Other Insurance on Changes - Garage			-\$4.90	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0722
V08484.000		30.999.999010.Z	OH&P on Changes - Garage			\$0.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0722
TOTAL FOR PCI No. OS-00852					\$0.00			
V08484.000		30.14A.140000.X	Elevators Garage	KONE Inc.	Final	-\$21,800.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0734
V08484.000		30.14A.140001.X	Elevators TA #1	KONE Inc.	Final	\$21,800.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0734
TOTAL FOR PCI No. OS-00875					\$0.00			
V08484.000		30.08B.080000.I	Overhead Coiling Door - Garage	Baron Industries Inc	Final	-\$7,500.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0735
V08484.000		30.08B.080001.I	Overhead Coiling Door TA 5K Misc Supports	Baron Industries Inc	Final	\$7,500.00	<input checked="" type="radio"/> Yes <input type="radio"/> No	ATP-0735
TOTAL FOR PCI No. OS-00876					\$0.00			

Submitted
Amt:

\$0.00

Total:

\$0.00

Signature of the Owner indicates agreement herewith, including any adjustment in the Contract Sum or the Contract Time

The Original Contract price was	\$134,779,035.00
Net change by previously authorized Change Orders	\$11,230,547.10
Contract Price prior to this Change Order	\$146,009,582.10
Contract Price will be changed by this Change Order in the Amount	\$.00
The new Contract Price including this Change Order will be	\$146,009,582.10
The Contract Time will be changed by	0
The date of Substantial Completion for construction as of the date of this Change Order therefore is	04/01/2021

Gilbane/Hunt a Joint Venture

Gilbane Building Company

Signed: 1/31/2022 3:14:04 PM Eastern Standard Time - By:
Nathan Silva (Project Manager II)

Gilbane Building Company: 10.129.140.53

Pawtucket Red Sox Baseball Club,
Inc.

By:

Title:

Company:

Date:

Printed
Name:

Skanska USA Building Inc.

By:

Title:

Company:

Date:

Printed
Name:

Skanska USA Building Inc.

By:

Title:

Company:

Date:

Printed
Name:

Worcester Redevelopment Authority

February 11, 2022

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 8 to the contract for Project Management Services with Skanska USA Building, Inc. in the amount of Two Hundred Ninety Thousand, Four Hundred Thirty Dollars and no cents (\$290,430.00) relative to the Canal District Ballpark Project.



Keith Martin

Vice President

Skanska USA Building Inc.

101 Seaport Blvd, Ste 200

Boston, MA 02210

Phone 617-574-1522

Fax 617-574-1399

Web www.skanskausa.com

January 21, 2022

Mr. K. Russell Adams, P. E.
Assistant Commissioner of Public Works and Parks
Department of Public Works and Parks
20 East Worcester St.
Worcester, MA 01604

RE: Owner's Project Management Services for Triple-A Ballpark and Garage – Amendment No. 8

Dear Mr. Adams:

Skanska is pleased to submit our proposal for continued OPM services for the Worcester Ballpark and Garage projects. We respectfully request that the merits of our proposal be considered in total with what Skanska has been previously funded for through Amendment No. 7, dated July 29, 2021.

The City, the Team and Skanska, agreed in October 2018 that the funding for our services could be provided in phases, and that the first phase would be through the Design Development phase, or June 2019. The second phase was the redesign of the project, as it was nearly 100% over budget at the Schematic Design phase. Final design was completed in early 2020, and project Substantial Completion, Phase One, was achieved on March 31, 2021. Substantial Completion for Container Park and the outfield areas was achieved in October 2021. Garage Substantial Completion has been deferred until early Spring 2022 for the reasons stated below.

The schedule for the Garage project has been extended due primarily to delays in material delivery because of the worldwide supply chain interruptions that have been caused by the COVID-19 pandemic. This phenomenon is impacting not only construction projects, but everything from new car delivery to the availability of refrigerators and stoves. With respect to the garage project, structural steel, electrical panels and emergency electrical generation equipment have been delayed into the first quarter of 2022.

We continue to process change order requests on the Ballpark project. There are currently thirteen Ballpark change orders awaiting revision by the JV. There are seven change orders which are currently being reviewed by us. We do not believe that there are any unsubmitted change orders from the JV at this time.

BALLPARK

Cost to date, extra services	\$ 190,445
Cost to date 12/12/2021, Ballpark	\$3,493,645
Total cost to date	\$3,684,191
Cost to go	\$ 720
Total forecast cost at completion	\$3,684,810
Budget	\$3,611,845
Deficit, amount for Amendment #8	\$ 72,965

GARAGE

Total cost to date 12/12/2021	\$804,305
Cost to go	\$90,815
Total forecast at completion	\$995,120
Budget	\$777,655
Deficit, amount for Amendment #8	\$217,465

In conclusion, the above is still less than Skanska's original staffing proposal of \$3.8M from October 2018 and represents roughly 3% of the total estimated construction cost for all of the combined projects. This is well within the usual OPM cost as a percentage of construction cost.

Skanska's Amendment 7 covered Ballpark activity and closeout through November 2021, and completion of the garage in October 2021, including closeout through December 2021. This request for Amendment 8 covers Ballpark closeout activity through February 2022, and Garage completion and closeout through April 2022. The requested amount for the Ballpark is \$72,965, and the requested amount for the Garage is \$217,465. The total amount proposed is \$290,430. As always, staffing will be provided on an as need basis with your approval.

We look forward to our continued work with the Worcester Redevelopment Authority, the City of Worcester and the Team in bringing all of the Ballpark related projects to a successful completion.

Best Regards,



Keith Martin
Vice President - Consulting
SKANSKA USA BUILDING INC.



**Worcester Ballpark
and Garage**

1/21/2022

PROJECTED LABOR			Billed to Date			2022				Projected Billing for Project		
				Nov	Dec	Jan	Feb	Mar	Apr	Total Hrs	Rate	Amount
Project Management												
	BALLPARK											
	K. Martin	hrs/month							0	\$ 240	\$ -	
	T. Doolittle								0	\$ 175	\$ -	
	K. Kane	hrs/month							0	\$ 215	\$ -	
	P. Benitez								0	\$ 195	\$ -	
	R. Malone								0	\$ 170	\$ -	
	ADMIN				8				8	\$ 90	\$ 720	
	S. Gleason								0	\$ 185	\$ -	
	R. L'Heureux								0	\$ 170	\$ -	
	SUBTOTAL								0		\$ 720	
									0		\$ -	
										0		\$ -
	GARAGE								0		\$ -	
	K. Martin	hrs/month		59	134	40	24	24	281	\$ 240	\$ 67,440	
	T. Doolittle		hrs/month	68	140	120	40	40	408	\$ 175	\$ 71,400	
	P. Benitez		hrs/month						0	\$ 195	\$ -	
	K. Kane				110	75	40		225	\$ 215	\$ 48,375	
	R. Malone	hrs/month							0	170	\$ -	
	Admin	hrs/month		16	8	8	8		40	\$ 90	\$ 3,600	
	SUBTOTAL								0		\$ 190,815	
IT Labor									0		\$ -	
	IT Labor	hrs/month							0		\$ -	
AL LABOR PROJECTED (MONTH)			-	0	253					962	191,535.00	

INVOICE



TO: Peter Dunn
Worcester Redevelopment Authority
455 Main Street
Worcester, MA 01608

SKUBI Project No. 1318830
Invoice #: 1318830-000-14648-37
Issue Date: 01/07/22

Ref.: Worcester Triple A Park

FOR: Services thru December 12, 2021

PERSONNEL EXPENSES:

Name	Current Hours	Prior hours Billed	Hours Project To Date	Rate	Billed This Period	Billed Prior Periods	Total Billed To Date
Doolittle, T	0	3221.5	3221.5	\$175.00	\$0.00	\$543,690.00	\$543,690.00
Walsh, C	0	3	3	\$165.00	\$0.00	\$495.00	\$495.00
Benitez, P	0	293	293	\$195.00	\$0.00	\$49,185.00	\$49,185.00
Impastato, M	0	34	34	\$215.00	\$0.00	\$7,310.00	\$7,310.00
Arsht, S	0	75	75	\$250.00	\$0.00	\$18,750.00	\$18,750.00
Melnikov, Y	0	36	36	\$145.00	\$0.00	\$5,220.00	\$5,220.00
Kabasin, D	0	68	68	\$145.00	\$0.00	\$9,860.00	\$9,860.00
Jones, M	0	12	12	\$95.00	\$0.00	\$1,140.00	\$1,140.00
Charest, R	0	216	216	\$170.00	\$0.00	\$36,720.00	\$36,720.00
Demartino, F	0	37	37	\$160.00	\$0.00	\$5,920.00	\$5,920.00
Wilson, M	0	10	10	\$160.00	\$0.00	\$1,600.00	\$1,600.00
Perez, R	0	156	156	\$120.00	\$0.00	\$18,720.00	\$18,720.00
Krizan, J	0	15	15	\$250.00	\$0.00	\$3,750.00	\$3,750.00
L'Heureux, R	0	266	266	\$170.00	\$0.00	\$45,220.00	\$45,220.00
Nos, I	0	32	32	\$95.00	\$0.00	\$3,040.00	\$3,040.00
Kane, K	110	2415	2525	\$215.00	\$23,650.00	\$503,165.00	\$526,815.00
Malone, R	0	3889.75	3889.75	\$170.00	\$0.00	\$658,907.50	\$658,907.50
Gleason, S	0	1357	1357	\$185.00	\$0.00	\$251,045.00	\$251,045.00
Swiatocha, P	0	26	26	\$230.00	\$0.00	\$5,980.00	\$5,980.00
Schreib, J	0	21	21	\$170.00	\$0.00	\$3,570.00	\$3,570.00
Nguyen, T	0	52	52	\$110.00	\$0.00	\$5,720.00	\$5,720.00
Anderson, I	8	96	104	\$90.00	\$720.00	\$8,640.00	\$9,360.00
Rack, B	0	13	13	\$100.00	\$0.00	\$1,300.00	\$1,300.00
Elpers, M	0	49	49	\$210.00	\$0.00	\$10,290.00	\$10,290.00
Raymond, H	0	48	48	\$170.00	\$0.00	\$8,160.00	\$8,160.00
Ang, R	0	431	431	\$90.00	\$0.00	\$38,790.00	\$38,790.00
Carpio, D	0	1	1	\$75.00	\$0.00	\$75.00	\$75.00
Stone, C	0	140	140	\$90.00	\$0.00	\$10,500.00	\$10,500.00
Martin, K	59	3493	3552	\$240.00	\$14,160.00	\$791,595.00	\$805,755.00
TOTAL DIRECT PERSONNEL EXPENSES:					\$38,530.00	\$3,048,357.50	\$3,086,887.50
REIMBURSABLE EXPENSES					\$0.00	\$22,291.44	\$22,291.44
SUBCONSULTANTS					\$0.00	\$384,466.39	\$384,466.39
TOTAL AMOUNT DUE					\$38,530.00	\$3,455,115.33	\$3,493,645.33

PLEASE PAY THIS AMOUNT
AND REFERENCE THE INVOICE NUMBER ON CHECK
Invoice #: 1318830-000-14648-37

PLEASE REMIT TO:
Skanska USA Building Inc.
14776 Collections Center Dr.
Chicago, IL 60693

INVOICE



TO: Peter Dunn
Worcester Redevelopment Authority
455 Main Street
Worcester, MA 01608

SKUBI Project No. 1318830
Invoice #: 1318830-100-14628-29
Issue Date: 12/29/21

Ref.: Worcester Triple A Park - Garage
FOR: Services thru December 12, 2021

PERSONNEL EXPENSES:

Name	Current Hours	Prior hours Billed	Hours Project To Date	Rate	Billed This Period	Billed Prior Periods	Total Billed To Date
Doolittle, T	128	1620	1748	\$175.00	\$22,400.00	\$283,500.00	\$305,900.00
Martin, K	40	581	621	\$240.00	\$9,600.00	\$133,290.00	\$142,890.00
Gleason, S	0	76	76	\$185.00	\$0.00	\$14,060.00	\$14,060.00
Malone, R	0	668.25	668.25	\$170.00	\$0.00	\$115,268.75	\$115,268.75
Anderson, I	12	60	72	\$90.00	\$1,080.00	\$5,400.00	\$6,480.00
Brown, S	0	1173	1173	\$180.00	\$0.00	\$211,140.00	\$211,140.00
Schreib, J	0	7	7	\$170.00	\$0.00	\$1,190.00	\$1,190.00
TOTAL DIRECT PERSONNEL EXPENSES:					\$33,080.00	\$763,848.75	\$796,928.75
REIMBURSABLE EXPENSES					\$0.00	\$2,316.46	\$2,316.46
SUBCONSULTANTS					\$0.00	\$5,060.00	\$5,060.00
TOTAL AMOUNT DUE					\$33,080.00	\$771,225.21	\$804,305.21

PLEASE PAY THIS AMOUNT
AND REFERENCE THE INVOICE NUMBER ON CHECK
Invoice #: 1318830-100-14628-29

PLEASE REMIT TO:
Skanska USA Building Inc.
14776 Collections Center Dr.
Chicago, IL 60693

Worcester Redevelopment Authority

February 11, 2022

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment 16 to the Downtown/Theater District Planning Cooperation Agreement between City of Worcester and Worcester Redevelopment Authority in the amount of \$2,000,000.00.

Polar Park - Garage
Workforce Diversity Inclusion
Gilbane Hunt J.V.

Project	Polar Park - Garage
CM Firm	Gilbane/Hunt
Report as of	01/31/2022

PROJECT-TO-DATE:			GOAL - 25%		GOAL - 15.3%		GOAL - 6.9%	
			RESIDENTS		PEOPLE OF COLOR		FEMALE	
Total Workforce	Company	Total Hours	PTD Hours	PTD Percentage	PTD Hours	PTD Percentage	PTD Hours	PTD Percentage
9	Chapman Waterproofing	1491	216.0	14.49%	216.0	14.49%	0.00	0.00%
2	Conserve Thru Control	13	0.0	0.00%	0.0	0.00%	0.00	0.00%
12	Custom Iron Works	1362	368.0	27.02%	408.0	29.96%	0.00	0.00%
1	Fisher Contracting	468.5	468.5	100.00%	0.0	0.00%	0.00	0.00%
58	Manafort-Precision	5,335.00	1,632.00	30.59%	436.50	8.18%	360.00	6.75%
20	NEFCO	4,144.00	0.00	0.00%	1,160.00	27.99%	0.00	0.00%
10	Piquette & Howard Electric	7,834.75	2,070.50	26.43%	0.00	0.00%	875.00	11.17%
12	Prime Steel	2,053.50	352.00	17.14%	1,012.00	49.28%	0.00	0.00%
8	The Waterproofing Company	171.00	0.00	0.00%	117.00	68.42%	24.00	14.04%
11	Tight Line	409.00	48.00	11.74%	99.00	24.21%	0.00	0.00%
11	Titan Roofing	227.50	0.00	0.00%	2.00	0.88%	2.00	0.88%
59	W.L. French	7,711.00	1,429.00	18.53%	337.00	4.37%	216.50	2.81%
9	William F Lynch	2,530.00	448.00	17.71%	460.00	18.18%	0.00	0.00%
7	Wolverine Fire Protection	484.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
229	TOTALS	34,234.25	7,032.00	21%	4,247.50	12%	1,477.50	4%

PROJECT-TO-DATE:			GOAL - 25%		GOAL - 15.3%		GOAL - 6.9%	
			RESIDENTS		PEOPLE OF COLOR		FEMALE	
Total Workforce	Trade	Total Hours	PTD Hours	PTD Percentage	PTD Hours	PTD Percentage	PTD Hours	PTD Percentage
25	Bricklayer	558.00	99.00	17.74%	117.00	20.97%	24.00	4.30%
24	Carpenter	2,833.50	1,521.00	53.68%	320.50	11.31%	360.00	12.71%
2	Electrical Controls	13.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
10	Electrician	7,834.75	2,070.50	26.43%	0.00	0.00%	875.00	11.17%
37	Ironworker	4,807.50	720.00	14.98%	1,476.00	30.70%	0.00	0.00%
53	Laborer	6,071.50	1,087.00	17.90%	803.00	13.23%	0.00	0.00%
3	Oiler	736.00	0.00	0.00%	653.00	88.72%	0.00	0.00%
35	Operator	5,158.00	870.50	16.88%	137.00	2.66%	216.50	4.20%
10	Pile Driver	2,140.00	0.00	0.00%	63.00	2.94%	0.00	0.00%
7	Pipefitter	2,413.00	448.00	18.57%	460.00	19.06%	0.00	0.00%
7	Roofer	130.50	0.00	0.00%	0.00	0.00%	0.00	0.00%
2	Sheetmetal Worker	117.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
7	Sprinklerfitter	484.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
4	Technician	97.00	0.00	0.00%	2.00	2.06%	2.00	2.06%
6	Waterproofer	841.00	216.00	25.68%	216.00	25.68%	0.00	0.00%
232	TOTALS	34,234.75	7,032.00	21%	4,247.50	12%	1,477.50	4%

Polar Park - Garage
Workforce Diversity & Inclusion
Gilbane Hunt J.V.

Project	Polar Park - Garage
CM Firm	Gilbane/Hunt
Report as of	01/31/2022

January 2022			<i>GOAL - 25%</i>		<i>GOAL - 15.3%</i>		<i>GOAL - 6.9%</i>	
			RESIDENTS		PEOPLE OF COLOR		FEMALE	
Total Workforce	Company	Total Hours	PTD Hours	PTD Percentage	PTD Hours	PTD Percentage	PTD Hours	PTD Percentage
4	Chapman Waterproofing	32.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
4	Custom Iron Works	304.00	136.00	44.74%	136.00	44.74%	0.00	0.00%
3	Manafort-Precision	32.00	20.00	62.50%	0.00	0.00%	0.00	0.00%
3	The Waterproofing Company	24.00	0.00	0.00%	16.00	66.67%	0.00	0.00%
2	Tight Line	37.50	0.00	0.00%	0.00	0.00%	0.00	0.00%
6	Titan Roofing	74.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
15	W. L. French	378.00	64.50	17.06%	0.00	0.00%	8.50	2.25%
37	TOTALS	881.50	220.50	25%	152.00	17%	8.50	1%

January 2022			<i>GOAL - 25%</i>		<i>GOAL - 15.3%</i>		<i>GOAL - 6.9%</i>	
			RESIDENTS		PEOPLE OF COLOR		FEMALE	
Total Workforce	Trade	Total Hours	PTD Hours	PTD Percentage	PTD Hours	PTD Percentage	PTD Hours	PTD Percentage
5	Bricklayer	36.00	8.00	22.22%	16.00	44.44%	0.00	0.00%
1	Carpenter	24.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
4	Ironworker	304.00	136.00	44.74%	136.00	44.74%	0.00	0.00%
11	Laborer	274.50	68.50	24.95%	0.00	0.00%	0.00	0.00%
9	Operator	153.00	8.00	5.23%	0.00	0.00%	8.50	5.56%
6	Roofer	74.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
2	Waterproofer	16.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
38	TOTALS	881.50	220.50	25%	152.00	17%	8.50	1%

WORCESTER REDEVELOPMENT AUTHORITY
GAO AND UNIFORM GUIDANCE REPORTS
YEAR ENDED JUNE 30, 2020



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**WORCESTER REDEVELOPMENT AUTHORITY
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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Honorable Board Members
Worcester Redevelopment Authority

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Worcester Redevelopment Authority (Authority), a component unit of the City of Worcester, Massachusetts, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated January 8, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Worcester Redevelopment Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Worcester Redevelopment Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Worcester Redevelopment Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.


Honorable Board Members
Worcester Redevelopment Authority

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Worcester Redevelopment Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

CliftonLarsonAllen LLP

Boston, Massachusetts
January 8, 2021



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR
FEDERAL PROGRAM, REPORT ON INTERNAL CONTROL OVER
COMPLIANCE, AND REPORT ON THE SCHEDULE OF EXPENDITURES
OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE**

Honorable Board Members
Worcester Redevelopment Authority

Report on Compliance for the Major Federal Program

We have audited the Worcester Redevelopment Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Worcester Redevelopment Authority's major federal program for the year ended June 30, 2020. The Worcester Redevelopment Authority's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the Worcester Redevelopment Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Worcester Redevelopment Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Worcester Redevelopment Authority's compliance.

Opinion on Major Federal Program

In our opinion, the Worcester Redevelopment Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2020.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance which is required to be reported in accordance with the Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as 2020-001. Our opinion on the major federal program is not modified with respect to this matter.

Worcester Redevelopment Authority's response to the noncompliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs. Worcester Redevelopment Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Management of the Worcester Redevelopment Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Worcester Redevelopment Authority's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Worcester Redevelopment Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, we did identify certain deficiencies in internal control over compliance, described in the accompanying schedule of findings and questioned costs as items 2020-001 and 2020-002, that we consider to be significant deficiencies.

Honorable Board Members
Worcester Redevelopment Authority

The Worcester Redevelopment Authority's responses to the internal control over compliance findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The Worcester Redevelopment Authority's responses were not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the responses.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the Worcester Redevelopment Authority (Authority), a component unit of the City of Worcester, Massachusetts, as of and for the years ended June 30, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements. We issued our report thereon dated January 8, 2021, which contained unmodified opinions on those financial statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.



CliftonLarsonAllen LLP

Boston, Massachusetts

July 19, 2021, except for the schedule of expenditures of federal awards,
which is dated January 8, 2021

WORCESTER REDEVELOPMENT AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2020

<u>Federal Grantor/ Pass-Through Grantor/ Program</u>	<u>Federal CFDA Number</u>	<u>Pass-through Identifying Number</u>	<u>Federal Expenditures</u>	<u>Awards to Subrecipients</u>
U.S. Department of Transportation				
<u>Passed through the Worcester Regional Transit Authority:</u>				
<i>Federal Transit Cluster</i>				
State of Good Repair Grants Program	20.525	Not Available	<u>\$ 1,316,202</u>	<u>\$ -</u>

See accompanying Notes to Schedule of Expenditures of Federal Awards.

**WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2020**

NOTE 1 BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Worcester Redevelopment Authority under programs of the federal government for the year ended June 30, 2020. The information in this Schedule is presented in accordance with the requirements of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the Schedule presents only a selected portion of the operations of the Worcester Redevelopment Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Worcester Redevelopment Authority.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

The Worcester Redevelopment Authority did not elect to use the 10-percent de minimis indirect cost rate identified in §200.414 of the Uniform Guidance.

**WORCESTER REDEVELOPMENT AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED JUNE 30, 2020**

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued: Unmodified
2. Internal control over financial reporting:
- Material weakness(es) identified? _____ yes x no
 - Significant deficiency(ies) identified? _____ yes x none reported
3. Noncompliance material to financial statements noted? _____ yes x no

Federal Awards

1. Internal control over major federal programs:
- Material weakness(es) identified? _____ yes x no
 - Significant deficiency(ies) identified? x yes _____ none reported
2. Type of auditors' report issued on compliance for major federal programs: Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516 (a)? x yes _____ no

Identification of Major Federal Programs

20.525

State of Good Repair Grants Program/Federal Transit Cluster

Dollar threshold used to distinguish between Type A and Type B programs:

\$ 750,000

Auditee qualified as low-risk auditee?

_____ yes x no

**WORCESTER REDEVELOPMENT AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED JUNE 30, 2020**

Section II – Financial Statement Findings

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

Section III – Findings and Questioned Costs – Major Federal Programs

2020-001

Federal agency: U.S. Department of Transportation

Federal program: State of Good Repair Grants Program/Federal Transit Cluster

CFDA Number: 20.525

Pass-Through Agency: Worcester Regional Transit Authority

Award Period: Various

Type of Finding:

- Significant Deficiency in Internal Control over Compliance
- Noncompliance

Compliance Requirement: Procurement, Suspension and Debarment

Criteria or Specific Requirement: 2 CFR section 200.318, part (i) requires that the non-Federal entity must maintain records sufficient to detail the history of procurement. These records will include, but are not necessarily limited to the following: rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price.

Condition and Context: For one out of five contracts selected for testing, records sufficient to detail the history of procurement were not maintained. The sample was a statistically valid sample.

Questioned Costs: None

Cause: Procedures to maintain records sufficient to detail the history of all procurements needs to be strengthened.

Effect: Noncompliance with the federal program occurred.

Repeat Finding: No

Recommendation: We recommend procedures to maintain records sufficient to detail the history of all procurements be strengthened.

Views of Responsible Officials: Management agrees with the finding.

**WORCESTER REDEVELOPMENT AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED JUNE 30, 2020**

2020-002

Federal agency: U.S. Department of Transportation

Federal program: State of Good Repair Grants Program/Federal Transit Cluster

CFDA Number: 20.525

Pass-Through Agency: Worcester Regional Transit Authority

Award Period: Various

Type of Finding:

- Significant Deficiency in Internal Control over Compliance

Compliance Requirement: Procurement, Suspension and Debarment

Criteria or Specific Requirement: The Code of Federal Regulations (CFR) Title 2 Part 200.213 states that nonfederal entities are subject to the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689, 2 CFR part 180. These regulations restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities.

Condition and Context: For three of five vendors in our statistically valid sample, documentation was not provided to support that the Authority verified the vendor was not debarred or suspended from participation in Federal assistance programs or activities.

Questioned Costs: None. The vendors were not debarred or suspended.

Cause: Procedures were not in place to document the verification that all vendors were not suspended or debarred from participation in Federal assistance programs or activities.

Effect: While this did not occur in the instances identified in this finding, lack of verification of vendors' debarment or suspension status could cause federal grant funds to be expended with vendors that are excluded from participation in Federal assistance programs or activities.

Repeat Finding: The finding is a repeat finding in the immediately prior year. Prior year finding number was 2019-001.

Recommendation: We recommend procedures be strengthened to document the verification that all vendors are not suspended or debarred from participation in Federal assistance programs or activities.

Views of Responsible Officials: Management agrees with the finding.

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**WORCESTER REDEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF THE
CITY OF WORCESTER, MASSACHUSETTS)**

**FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

YEARS ENDED JUNE 30, 2020 AND 2019



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**WORCESTER REDEVELOPMENT AUTHORITY
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INDEPENDENT AUDITORS' REPORT

Board Members
Worcester Redevelopment Authority
Worcester, Massachusetts

Report on the Financial Statements

We have audited the accompanying financial statements of the Worcester Redevelopment Authority (Authority), a component unit of the city of Worcester (City), as of and for the years ended June 30, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of June 30, 2020 and 2019, and the changes in financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the Authority's financial statements as a whole. The additional information is presented for purposes of additional analysis and is not a required part of the financial statements.

The statements of net position by program, and the statements of revenues, expenses, and changes in net position by program are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion the additional information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 8, 2021 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of the report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

Boston, Massachusetts
January 8, 2021

**WORCESTER REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2020 AND 2019**

As management of the Worcester Redevelopment Authority (the Authority), we offer readers of these financial statements this narrative overview and analysis of the Authority's financial activities for the fiscal years ended June 30, 2020 and 2019.

FINANCIAL HIGHLIGHTS

- The assets of the Authority exceeded its liabilities at the close of the current fiscal year by \$10,755,103 (net position).
- The Authority's total net position decreased \$1,172,392 in the current fiscal year.
- The Authority's total debt increased by \$2,698,116 during the current fiscal year; \$2,698,116 of new debt was issued in the current fiscal year.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to the basic financial statements, which consists of the following two components:

1. Financial statements (pages 8-10)
2. Notes to the basic financial statements (pages 11-18)

This report also contains additional information (pages 19-20) in addition to the basic financial statements.

The Authority reports its activity as a business-type activity using the full accrual basis of accounting. While established as an independent body politic managed by its members, for financial reporting purposes the Authority is considered as a component unit of the city of Worcester, Massachusetts (City). Therefore, the results of the Authority's operations, its net position and cash flows are also summarized in the City's Comprehensive Annual Financial Report in its government-wide financial statements.

The **statements of net position** present information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The **statements of revenues, expenses, and changes in net position**, present information showing how the Authority's net position changed during the most recent fiscal years. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Therefore, revenues and expenses are reported in these statements for some items that will only result in cash flows in future fiscal years.

The **statements of cash flows** are reported on the direct method. The direct method of cash flow reporting portrays net cash flows from operations as major classes of operating receipts and disbursements.

The **notes to basic financial statements** provide additional information that is essential to a full understanding of the data provided in the financial statements are presented separately.

The following pages present condensed financial information derived from the financial statements comparing fiscal years 2020, 2019, and 2018.

**WORCESTER REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2020 AND 2019**

Net Position

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The Authority's assets exceeded liabilities by \$10,755,103 at the close of the current fiscal year and are summarized as follows:

	2020	2019	2018
ASSETS			
Current Assets	\$ 7,128,862	\$ 2,325,999	\$ 326,318
Assets Held for City - Ballpark	60,096,647	13,460,117	-
Capital Assets (Net)	30,733,302	28,094,898	26,397,710
Total Assets	97,958,811	43,881,014	26,724,028
LIABILITIES			
Current Liabilities (Excluding Debt)	12,206,612	6,221,266	3,755,090
Noncurrent Liabilities (Excluding Debt)	60,104,574	13,537,847	119,054
Current Debt	14,194,406	10,819,167	10,177,765
Noncurrent Debt	698,116	1,375,239	645,821
Total Liabilities	87,203,708	31,953,519	14,697,730
NET POSITION			
Net Investment in Capital Assets	23,622,086	23,185,727	22,234,560
Unrestricted	(12,866,983)	(11,258,232)	(10,208,262)
Total Net Position	\$ 10,755,103	\$ 11,927,495	\$ 12,026,298

2020

At June 30, 2020, the majority of the Authority's net position reflects its net investment in capital assets (e.g., land, construction in progress, land improvements, buildings and improvements and equipment), less any related outstanding debt used to acquire those assets. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The remaining balance of net position at June 30, 2020 represents a deficit in unrestricted net position (\$12,866,983).

2019

At June 30, 2019, the majority of the Authority's net position reflects its net investment in capital assets (e.g., land, construction in progress, land improvements, buildings and improvements and equipment), less any related outstanding debt used to acquire those assets. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The remaining balance of net position at June 30, 2019 represents a deficit in unrestricted net position (\$11,258,232).

**WORCESTER REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2020 AND 2019**

Changes in Net Position

For the fiscal year ended June 30, 2020, the Authority's total net position decreased by \$1,172,392, compared to a decrease of \$98,803 in the prior fiscal year and a decrease of \$1,723,050 in fiscal year 2018. These amounts are summarized as follows:

	2020	2019	2018
REVENUES			
Operating Revenues:			
Tenant Income	\$ 568,859	\$ 223,296	\$ 396,807
Other Operating Revenues	7,252	3,400	-
Total Operating Revenues	<u>576,111</u>	<u>226,696</u>	<u>396,807</u>
EXPENSES			
Operating Expenses:			
Office Operations	662,643	1,090,391	561,124
Property Management	59,214	43,012	50,087
Consulting and Other Contracted Services	-	103,885	71,503
General Insurance	13,835	16,056	16,793
Property Maintenance	626,431	402,401	421,606
Utilities	255,800	206,399	240,591
Depreciation	1,059,460	1,059,460	1,045,104
Parking Expense	3,880	14,360	72,990
Other	2,119	1,473	1,518
Total Operating Expenses	<u>2,683,382</u>	<u>2,937,437</u>	<u>2,481,316</u>
OPERATING LOSS	(2,107,271)	(2,710,741)	(2,084,509)
NONOPERATING REVENUES (EXPENSES)			
Investment Income	24,378	1,656	114
Interest Expense	(481,332)	(594,017)	(387,902)
Gain on Sale of Capital Assets	-	-	27,300
Total Nonoperating Expenses	<u>(456,954)</u>	<u>(592,361)</u>	<u>(360,488)</u>
LOSS BEFORE CAPITAL GRANTS AND CONTRIBUTIONS	(2,564,225)	(3,303,102)	(2,444,997)
Capital Grants and Contributions	<u>1,391,833</u>	<u>3,204,299</u>	<u>721,947</u>
CHANGE IN NET POSITION	(1,172,392)	(98,803)	(1,723,050)
Net Position - Beginning of Year	<u>11,927,495</u>	<u>12,026,298</u>	<u>13,749,348</u>
NET POSITION - END OF YEAR	<u><u>\$ 10,755,103</u></u>	<u><u>\$ 11,927,495</u></u>	<u><u>\$ 12,026,298</u></u>

2020

The Authority's net position decreased \$1,172,392. In the prior year, the Authority's net position decreased \$98,803. The key element of this change relates to a decrease in capital grants and contributions.

**WORCESTER REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2020 AND 2019**

2019

The Authority's net position decreased \$98,803. In the prior year, the Authority's net position decreased \$1,723,050. The key element of this change relates to an increase in capital grants and contributions.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The Authority's capital assets at the end of the current fiscal year totaled \$30,733,302 (net of accumulated depreciation). Capital assets include land, construction in progress, land improvements, buildings and improvements, and equipment. The total increase in capital assets for the current fiscal year totaled \$2,638,404 or 9.4%.

The following table summarizes the Authority's capital assets (net of accumulated depreciation):

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Land	\$ 1,054,569	\$ 1,054,569	\$ 1,054,569
Land Improvements	25,644	30,860	36,076
Buildings and Improvements	21,878,995	22,931,913	23,424,938
Equipment	46,609	47,935	49,261
Construction in Progress	<u>7,727,485</u>	<u>4,029,621</u>	<u>1,832,866</u>
Total Capital Assets	<u>\$ 30,733,302</u>	<u>\$ 28,094,898</u>	<u>\$ 26,397,710</u>

Additional information on the Authority's capital assets can be found in Note 4 of this report.

Debt

At the end of the current fiscal year, total debt outstanding was \$14,892,522, consisting of notes payable to the City. In fiscal years' 2019 and 2018, total debt outstanding was \$12,194,406 and \$10,823,586, respectively, also consisting of notes payable to the City.

The Authority's total debt increased \$2,698,116 during the current fiscal year, with \$2,698,116 of new note issuances during the year.

Additional information on the Authority's long-term debt can be found in Note 5 of this report.

**WORCESTER REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2020 AND 2019**

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of Administration & Finance, Budget Division, Chief Financial Officer, Worcester Redevelopment Authority, 455 Main Street, Worcester, Massachusetts 01608.

WORCESTER REDEVELOPMENT AUTHORITY
STATEMENTS OF NET POSITION
JUNE 30, 2020 AND 2019

ASSETS	<u>2020</u>	<u>2019</u>
Current Assets:		
Cash and Cash Equivalents	\$ 2,510,542	\$ 999,274
Restricted Cash and Cash Equivalents	3,808,306	748,185
Receivables, Net of Allowance for Uncollectible Amounts:		
Grants, Contracts, and Other	538,310	576,425
Prepaid Expenses	271,704	2,115
Total Current Assets	<u>7,128,862</u>	<u>2,325,999</u>
Noncurrent Assets:		
Assets Held for City of Worcester - Ballpark	60,096,647	13,460,117
Capital Assets not Being Depreciated	8,782,054	5,084,190
Capital Assets, Net of Accumulated Depreciation	21,951,248	23,010,708
Total Noncurrent Assets	<u>90,829,949</u>	<u>41,555,015</u>
Total Assets	97,958,811	43,881,014
LIABILITIES		
Current Liabilities:		
Accounts Payable	4,181,350	1,802,291
Other Liabilities	31,035	35,981
Accrued Interest	4,201,106	3,649,971
Advances from City of Worcester - Ballpark	3,793,121	733,023
Notes Payable to the City of Worcester	14,194,406	10,819,167
Total Current Liabilities	<u>26,401,018</u>	<u>17,040,433</u>
Noncurrent Liabilities:		
Accrued Interest	7,927	77,730
Due to City of Worcester - Ballpark Assets	60,096,647	13,460,117
Notes Payable to the City of Worcester	698,116	1,375,239
Total Noncurrent Liabilities	<u>60,802,690</u>	<u>14,913,086</u>
Total Liabilities	<u>87,203,708</u>	<u>31,953,519</u>
NET POSITION		
Net Investment in Capital Assets	23,622,086	23,185,727
Unrestricted	(12,866,983)	(11,258,232)
Total Net Position	<u>\$ 10,755,103</u>	<u>\$ 11,927,495</u>

See accompanying Notes to Basic Financial Statements.

WORCESTER REDEVELOPMENT AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED JUNE 30, 2020 AND 2019

	<u>2020</u>	<u>2019</u>
OPERATING REVENUES		
Tenant Income	\$ 568,859	\$ 223,296
Other	<u>7,252</u>	<u>3,400</u>
Total Operating Revenues	576,111	226,696
OPERATING EXPENSES		
Office Operations	662,643	1,090,391
Property Management	59,214	43,012
Consulting and Other Contracted Services	-	103,885
General Insurance	13,835	16,056
Property Maintenance	626,431	402,401
Utilities	255,800	206,399
Depreciation	1,059,460	1,059,460
Parking Expense	3,880	14,360
Other	<u>2,119</u>	<u>1,473</u>
Total Operating Expenses	<u>2,683,382</u>	<u>2,937,437</u>
OPERATING LOSS	(2,107,271)	(2,710,741)
NONOPERATING REVENUES (EXPENSES)		
Investment Income	24,378	1,656
Interest Expense	<u>(481,332)</u>	<u>(594,017)</u>
Total Nonoperating Expenses, Net	<u>(456,954)</u>	<u>(592,361)</u>
LOSS BEFORE CAPITAL GRANTS AND CONTRIBUTIONS	(2,564,225)	(3,303,102)
Capital Grants and Contributions	<u>1,391,833</u>	<u>3,204,299</u>
CHANGE IN NET POSITION	(1,172,392)	(98,803)
Net Position - Beginning of Year	<u>11,927,495</u>	<u>12,026,298</u>
NET POSITION - END OF YEAR	<u><u>\$ 10,755,103</u></u>	<u><u>\$ 11,927,495</u></u>

See accompanying Notes to Basic Financial Statements.

WORCESTER REDEVELOPMENT AUTHORITY
STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2020 AND 2019

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Customers and Users	\$ 576,111	\$ 226,696
Payments to Vendors	(933,131)	(780,165)
Net Cash Used by Operating Activities	(357,020)	(553,469)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Proceeds from the Issuance of Notes - Operating	496,071	808,893
Advances from City of Worcester - Ballpark	49,696,628	14,193,140
Acquisition and Construction of Assets Held for City of Worcester - Ballpark	(45,222,797)	(13,460,117)
Net Cash Provided by Noncapital Financing Activities	4,969,902	1,541,916
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital Grants and Contributions	1,429,948	2,935,585
Proceeds from the Issuance of Notes - Capital	2,202,045	561,927
Acquisition and Construction of Capital Assets	(3,697,864)	(2,756,648)
Net Cash Provided (Used) by Capital and Related Financing Activities	(65,871)	740,864
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment Income	24,378	1,656
NET CHANGE IN CASH AND CASH EQUIVALENTS	4,571,389	1,730,967
Cash and Cash Equivalents - Beginning of Year (Includes \$748,185 Reported as Restricted)	1,747,459	16,492
CASH AND CASH EQUIVALENTS - END OF YEAR (Includes \$3,808,306 Reported as Restricted)	<u>\$ 6,318,848</u>	<u>\$ 1,747,459</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FROM OPERATING ACTIVITIES		
Operating Loss	\$ (2,107,271)	\$ (2,710,741)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:		
Adjustments not Requiring Current Cash Flows:		
Depreciation	1,059,460	1,059,460
Adjustments Requiring Current Cash Flows:		
Prepaid Expenses	(269,589)	-
Accounts Payable	965,326	1,081,879
Other Liabilities	(4,946)	15,933
Total Adjustments	1,750,251	2,157,272
Net Cash Used by Operating Activities	<u>\$ (357,020)</u>	<u>\$ (553,469)</u>

See accompanying Notes to Basic Financial Statements.

**WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

The basic financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies are described herein.

Reporting Entity

The Worcester Redevelopment Authority (Authority), a component unit of the city of Worcester, Massachusetts (City), was established in 1957 pursuant to Chapter 121B of the Massachusetts General Laws (MGL). The Authority's mission is to identify and implement Urban Renewal Area Plans within the City. The Authority has a five-member volunteer board of directors, four of whom are appointed by the City's Manager and confirmed by the City's Council. The Governor of the Commonwealth of Massachusetts (Commonwealth) appoints the fifth member of the board. Members serve five-year terms.

On December 14, 2000, the Authority amended its by-laws to establish the Chief Development Officer of the City as its Chief Executive Officer, the City Solicitor as its Chief Legal Officer, and the City Budget Director as its Chief Financial Officer. Under the by-law amendment, the officers of the Authority include a Chair, Vice-Chair and Secretary. The duties and responsibilities previously vested in the board's Treasurer and Vice-Treasurer were transferred to the Chief Financial Officer. The amendment also authorizes the City's Manager to assign additional City personnel to administer the programs and operations of the Authority and it provides that all City officers and employees engaged in the service of the Authority shall serve ex-officio and without direct compensation.

The Authority owns Union Station, a 65,000 square foot two-story building, which serves as the train station terminal for Amtrak intercity passenger rail and MBTA commuter rail service to and from Boston. In August 2006, the bus port terminal commenced operations with Greyhound Bus lines acting as the lead tenant offering interstate transit service. Adjacent to Union Station is a 500-space parking facility that includes 7,000 square feet of retail space.

Implementation of New Accounting Principles

For the year ending June 30, 2020, the Authority implemented GASB Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*, which postponed the implementation dates of certain GASB Statements.

WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Basis of Presentation

The Authority's financial statements are reported using the flow of economic resources measurement focus and use the accrual basis of accounting, whereby revenues are recorded when earned and expenses are recorded when the liabilities are incurred.

Operating revenues and expenses are segregated from nonoperating items. Operating revenues and expenses consist of those revenues and expenses that result from the principal operations of the Authority. Operating revenues consist primarily of tenant rental revenues and parking fees charged to users of Union Station.

Nonoperating revenues and expenses consist of those revenues and expenses that are related to financing and investing type activities and result from nonexchange transactions or ancillary activities.

Deposits and Investments

Cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with an original maturity of three months or less from the date of acquisition.

Investments are carried at fair value.

Restricted Assets

Assets are reported as restricted when limitations on their use change the nature of the availability of the asset. Such constraints are either externally imposed by creditors, contributors, grantors, or laws of other governments, or are imposed by law through constitutional provisions or enabling legislation.

Capital Assets

The Authority's capital assets consist of land, construction in progress, land improvements, buildings and improvements and equipment. Capital assets are recorded at historical cost. Donated capital assets are recorded at the estimated acquisition value at the date of donation. All purchases and construction costs are capitalized at the date of acquisition or construction, respectively, with expected useful lives of greater than one year.

Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed. The amount of interest capitalized depends on the specific circumstances. For the fiscal year ended June 30, 2020, such interest is not material and therefore is not included as part of capital assets.

WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

Capital assets (excluding land and construction in progress) are depreciated on a straight-line basis. The estimated useful lives of capital assets are as follows:

<u>Capital Asset Type</u>	<u>Estimated Useful Life (in Years)</u>
Land Improvements	10 to 20
Buildings and Improvements	39
Equipment	3 to 5

The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized and are treated as expenses when incurred. Improvements are capitalized.

Use of Estimates

The preparation of basic financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure for contingent assets and liabilities at the date of the basic financial statements and the reported amounts of the revenues and expenses during the fiscal year. Actual results could vary from estimates that were used.

NOTE 2 DEPOSITS AND INVESTMENTS

Deposits — Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the Authority's deposits may not be recovered. The Authority does not have a policy for custodial credit risk of deposits. As of June 30, 2020, none of the Authority's bank balance of \$6,332,521 was uninsured and uncollateralized. As of June 30, 2019, none of the Authority's bank balance of \$1,773,107 was uninsured and uncollateralized.

NOTE 3 ACCOUNTS RECEIVABLE

At June 30, 2020 and 2019, grants, contracts and other receivables totaled \$538,310 and \$576,425, respectively. All amounts are considered 100% collectible.

WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 4 CAPITAL ASSETS

Capital asset activity for the fiscal year ended June 30, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Capital Assets not being Depreciated:</u>				
Land	\$ 1,054,569	\$ -	\$ -	\$ 1,054,569
Construction in Progress	4,029,621	3,697,864	-	7,727,485
Total Capital Assets not being Depreciated	5,084,190	3,697,864	-	8,782,054
<u>Capital Assets being Depreciated:</u>				
Land Improvements	108,871	-	-	108,871
Buildings and Improvements	41,063,830	-	-	41,063,830
Equipment	119,561	-	-	119,561
Total Capital Assets being Depreciated	41,292,262	-	-	41,292,262
<u>Less Accumulated Depreciation for:</u>				
Land Improvements	(78,011)	(5,216)	-	(83,227)
Buildings and Improvements	(18,131,917)	(1,052,918)	-	(19,184,835)
Equipment	(71,626)	(1,326)	-	(72,952)
Total Accumulated Depreciation	(18,281,554)	(1,059,460)	-	(19,341,014)
Total Capital Assets being Depreciated, Net	23,010,708	(1,059,460)	-	21,951,248
Total Capital Assets, Net	\$ 28,094,898	\$ 2,638,404	\$ -	\$ 30,733,302

Capital asset activity for the fiscal year ended June 30, 2019 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Capital Assets not being Depreciated:</u>				
Land	\$ 1,054,569	\$ -	\$ -	\$ 1,054,569
Construction in Progress	1,832,866	2,767,447	(570,692)	4,029,621
Total Capital Assets not being Depreciated	2,887,435	2,767,447	(570,692)	5,084,190
<u>Capital Assets being Depreciated:</u>				
Land Improvements	108,871	-	-	108,871
Buildings and Improvements	40,503,937	559,893	-	41,063,830
Equipment	119,561	-	-	119,561
Total Capital Assets being Depreciated	40,732,369	559,893	-	41,292,262
<u>Less Accumulated Depreciation for:</u>				
Land Improvements	(72,795)	(5,216)	-	(78,011)
Buildings and Improvements	(17,078,999)	(1,052,918)	-	(18,131,917)
Equipment	(70,300)	(1,326)	-	(71,626)
Total Accumulated Depreciation	(17,222,094)	(1,059,460)	-	(18,281,554)
Total Capital Assets being Depreciated, Net	23,510,275	(499,567)	-	23,010,708
Total Capital Assets, Net	\$ 26,397,710	\$ 2,267,880	\$ (570,692)	\$ 28,094,898

**WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019**

NOTE 5 NOTES PAYABLE

On March 24, 1997, the Authority and City entered into a Cooperation Agreement (Agreement) concerning funding initiatives of the Authority.

On December 14, 2000, the Authority voted to authorize the execution of any legal document in any effort to secure the repayment to the City of any funds the City may provide to finance the Authority's initiatives.

Pursuant to the Agreement and the vote of the Authority on December 14, 2000, the Authority and City have executed several amendments to the Agreement whereby the City has agreed to loan the Authority various amounts at varying interest rates (ranging from 2.83% to 5.15%) and maturity dates.

The loans are reflected as notes payable to the city of Worcester on the financial statements. The loans classified as current liabilities include notes payable that, by their terms, are due within one year from the balance sheet date, even though liquidation may not be expected within that period.

Details related to notes payable to the City at June 30, 2020 are as follows:

Project	Outstanding at June 30, 2019	Issued	Redeemed	Outstanding at June 30, 2020
Union Station - Building Fit Out	\$ 4,090,710	\$ 2,202,045	\$ -	\$ 6,292,755
Union Station - Operating	7,206,338	496,071	-	7,702,409
Union Station - Bus Ports	483,944	-	-	483,944
General and Administrative	78,897	-	-	78,897
Urban Renewal	334,517	-	-	334,517
Total	<u>\$ 12,194,406</u>	<u>\$ 2,698,116</u>	<u>\$ -</u>	<u>\$ 14,892,522</u>

Details related to notes payable to the City at June 30, 2019 are as follows:

Project	Outstanding at June 30, 2018	Issued	Redeemed	Outstanding at June 30, 2019
Union Station - Building Fit Out	\$ 3,578,103	\$ 512,607	\$ -	\$ 4,090,710
Union Station - Operating	6,397,445	808,893	-	7,206,338
Union Station - Bus Ports	483,944	-	-	483,944
General and Administrative	78,897	-	-	78,897
Urban Renewal	285,197	49,320	-	334,517
Total	<u>\$ 10,823,586</u>	<u>\$ 1,370,820</u>	<u>\$ -</u>	<u>\$ 12,194,406</u>

As of June 30, 2020, debt service requirements in future fiscal years are as follows:

Fiscal Year	Principal	Interest	Total
2021	\$ 14,194,406	\$ 4,201,106	\$ 18,395,512
2022	698,116	37,299	735,415
Total	<u>\$ 14,892,522</u>	<u>\$ 4,238,405</u>	<u>\$ 19,130,927</u>

**WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019**

NOTE 5 NOTES PAYABLE (CONTINUED)

As of June 30, 2019, debt service requirements in future fiscal years are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 10,819,167	\$ 3,649,971	\$ 14,469,138
2021	1,375,239	163,369	1,538,608
Total	<u>\$ 12,194,406</u>	<u>\$ 3,813,340</u>	<u>\$ 16,007,746</u>

At June 30, 2020 and 2019, notes payable to the City totaling \$10,819,167 and \$10,177,765, respectively, had matured but were not liquidated by the Authority.

NOTE 6 MINOR LEAGUE BALLPARK

On December 12, 2014, the Authority and City entered into a Cooperation Agreement (Agreement) concerning an urban renewal/downtown urban revitalization plan. Pursuant to the Agreement and vote of the Authority on December 21, 2018, the Authority and City executed an amendment to the Agreement whereby the City has agreed to provide the Authority \$131,589,005 for the purpose of implementing and financing the construction of a multi-purpose, publicly owned, Triple-A professional baseball ballpark (ballpark) to serve as the home ballpark of the Triple-A affiliated professional baseball franchise operated by the Pawtucket Red Sox Baseball Club, LLC. An amendment to the Agreement dated August 31, 2020 increased the amount the City has agreed to provide to the Authority to a total of approximately \$167,462,000.

Upon completion of the construction of the ballpark, the ballpark will be owned and operated by the City. During fiscal year 2020, the City provided the Authority approximately \$49,700,000 to finance costs associated with the ballpark. Of this amount, the Authority spent approximately \$46,640,000 during fiscal year 2020. At June 30, 2020, \$60,096,647 is reported as Assets Held for City of Worcester – Ballpark (asset) and Due to City of Worcester – Ballpark Assets (liability) in the statements of net position for the total amount spent by the Authority associated with the ballpark. At June 30, 2020, \$3,793,121 is reported as Advances from City of Worcester – Ballpark (liability) in the statements of net position for the total amount of unspent funds the City had provided the Authority for the ballpark.

NOTE 7 RISK FINANCING

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the Authority carries commercial insurance.

WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019

NOTE 8 OPERATING LEASES

The Authority leases property under various operating leases. Total revenues from such leases were \$568,859 and \$223,296 for the fiscal years ended June 30, 2020 and 2019, respectively, and are reported as tenant income in the statements of revenues, expenses, and changes in net position.

Future minimum lease payments as of June 30, 2020 are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2021	\$ 619,718
2022	615,804
2023	624,504
2024	534,656
2025	543,885
Thereafter	2,268,035
Total	<u>\$ 5,206,602</u>

Future minimum lease payments as of June 30, 2019 are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2020	\$ 396,464
2021	619,718
2022	615,804
2023	624,504
2024	534,656
Thereafter	2,811,920
Total	<u>\$ 5,603,066</u>

NOTE 9 RELATED-PARTY TRANSACTIONS

The transactions between the Authority and the City during the fiscal years ended June 30, 2020 and 2019 consisted of loans from the City to the Authority in the amount of \$2,698,116 (\$496,071 of operating loans and \$2,202,045 of capital loans) and \$1,370,820 (\$808,893 of operating loans and \$561,927 of capital loans), respectively. The Authority has outstanding notes payable to the City totaling \$14,892,522 and \$12,194,406 at June 30, 2020 and 2019, respectively.

The transactions between the Authority and the City during the fiscal years ended June 30, 2020 and 2019 also consisted of advances from the City to the Authority in the amount of approximately \$49,700,000 and \$14,190,000, respectively, to finance costs associated with the ballpark (see Note 6).

**WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019**

NOTE 10 IN-KIND ASSISTANCE AND ECONOMIC DEPENDENCY

The City has made available to the Authority the services of the agencies, offices, and employees of the City, including administrative, accounting, environmental, planning, legal and intergovernmental coordination services. The Authority is not able to reasonably estimate the value of these services. As such, no amounts for in-kind assistance have been recorded in the financial statements.

Approximately 96.3% (\$52,394,744) and 83.1% (\$15,563,960) of the Authority's cash inflows for the fiscal years ended June 30, 2020 and 2019, respectively, were from the issuance of notes and ballpark financing by the City.

WORCESTER REDEVELOPMENT AUTHORITY
STATEMENTS OF NET POSITION BY PROGRAM
JUNE 30, 2020 AND 2019
(SEE INDEPENDENT AUDITORS' REPORT)

	Program				Totals	
	Union Station Operating	Urban Renewal Operating	General Operating	Ballpark	2020	2019
ASSETS						
Current Assets:						
Cash and Cash Equivalents	\$ 2,510,542	\$ -	\$ -	\$ -	\$ 2,510,542	\$ 999,274
Restricted Cash and Cash Equivalents	15,185	-	-	3,793,121	3,808,306	748,185
Receivables, Net of Allowance for Uncollectible Amounts:						
Grants, Contracts, and Other	538,310	-	-	-	538,310	576,425
Prepaid Expenses	271,704	-	-	-	271,704	2,115
Total Current Assets	3,335,741	-	-	3,793,121	7,128,862	2,325,999
Noncurrent Assets:						
Due from (to) Other Programs	772,447	-	(772,447)	-	-	-
Assets Held for City of Worcester - Ballpark	-	-	-	60,096,647	60,096,647	13,460,117
Capital Assets not being Depreciated	8,267,254	-	514,800	-	8,782,054	5,084,190
Capital Assets, Net of Accumulated Depreciation	21,951,248	-	-	-	21,951,248	23,010,708
Total Noncurrent Assets	30,990,949	-	(257,647)	60,096,647	90,829,949	41,555,015
Total Assets	34,326,690	-	(257,647)	63,889,768	97,958,811	43,881,014
LIABILITIES						
Current Liabilities:						
Accounts Payable	4,181,350	-	-	-	4,181,350	1,802,291
Other Liabilities	31,035	-	-	-	31,035	35,981
Accrued Interest	4,201,106	-	-	-	4,201,106	3,649,971
Advances from City of Worcester - Ballpark	-	-	-	3,793,121	3,793,121	733,023
Notes Payable to the City of Worcester	14,115,509	-	78,897	-	14,194,406	10,819,167
Total Current Liabilities	22,529,000	-	78,897	3,793,121	26,401,018	17,040,433
Noncurrent Liabilities:						
Accrued Interest	7,927	-	-	-	7,927	77,730
Due to City of Worcester - Ballpark Assets	-	-	-	60,096,647	60,096,647	13,460,117
Notes Payable to the City of Worcester	363,599	334,517	-	-	698,116	1,375,239
Total Noncurrent Liabilities	371,526	334,517	-	60,096,647	60,802,690	14,913,086
Total Liabilities	22,900,526	334,517	78,897	63,889,768	87,203,708	31,953,519
NET POSITION						
Net Investment in Capital Assets	23,107,286	-	514,800	-	23,622,086	23,185,727
Unrestricted	(11,681,122)	(334,517)	(851,344)	-	(12,866,983)	(11,258,232)
Total Net Position	\$ 11,426,164	\$ (334,517)	\$ (336,544)	\$ -	\$ 10,755,103	\$ 11,927,495

WORCESTER REDEVELOPMENT AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION BY PROGRAM
YEARS ENDED JUNE 30, 2020 AND 2019
(SEE INDEPENDENT AUDITORS' REPORT)

	Program				Totals	
	Union Station Operating	Urban Renewal Operating	General Operating	Ballpark	2020	2019
OPERATING REVENUES						
Tenant Income	\$ 568,859	\$ -	\$ -	\$ -	\$ 568,859	\$ 223,296
Other Operating Revenues	7,252	-	-	-	7,252	3,400
Total Operating Revenues	576,111	-	-	-	576,111	226,696
OPERATING EXPENSES						
Office Operations	662,643	-	-	-	662,643	1,090,391
Property Management	59,214	-	-	-	59,214	43,012
Consulting and Other Contracted Services	-	-	-	-	-	103,885
General Insurance	13,835	-	-	-	13,835	16,056
Property Maintenance	626,431	-	-	-	626,431	402,401
Utilities	255,800	-	-	-	255,800	206,399
Depreciation	1,059,460	-	-	-	1,059,460	1,059,460
Parking Expense	3,880	-	-	-	3,880	14,360
Other	2,119	-	-	-	2,119	1,473
Total Operating Expenses	2,683,382	-	-	-	2,683,382	2,937,437
OPERATING LOSS	(2,107,271)	-	-	-	(2,107,271)	(2,710,741)
NONOPERATING REVENUES (EXPENSES)						
Investment Income	-	-	24,378	-	24,378	1,656
Interest Expense	(481,332)	-	-	-	(481,332)	(594,017)
Gain on Disposal of Capital Assets	-	-	-	-	-	-
Total Nonoperating Revenues (Expenses), Net	(481,332)	-	24,378	-	(456,954)	(592,361)
INCOME (LOSS) BEFORE CAPITAL GRANTS AND CONTRIBUTIONS	(2,588,603)	-	24,378	-	(2,564,225)	(3,303,102)
Capital Grants and Contributions	1,391,833	-	-	-	1,391,833	3,204,299
CHANGE IN NET POSITION	(1,196,770)	-	24,378	-	(1,172,392)	(98,803)
Net Position - Beginning of Year	12,622,934	(334,517)	(360,922)	-	11,927,495	12,026,298
NET POSITION - END OF YEAR	<u>\$ 11,426,164</u>	<u>\$ (334,517)</u>	<u>\$ (336,544)</u>	<u>\$ -</u>	<u>\$ 10,755,103</u>	<u>\$ 11,927,495</u>

**WORCESTER REDEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF THE
CITY OF WORCESTER, MASSACHUSETTS)**

**FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

YEARS ENDED JUNE 30, 2021 AND 2020



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**WORCESTER REDEVELOPMENT AUTHORITY
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YEARS ENDED JUNE 30, 2021 AND 2020**

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INDEPENDENT AUDITORS' REPORT

Board Members
Worcester Redevelopment Authority
Worcester, Massachusetts

Report on the Financial Statements

We have audited the accompanying financial statements of the Worcester Redevelopment Authority (Authority), a component unit of the City of Worcester (City), as of and for the years ended June 30, 2021 and 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of June 30, 2021 and 2020, and the changes in financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the Authority's financial statements as a whole. The additional information is presented for purposes of additional analysis and is not a required part of the financial statements.

The statements of net position by program, and the statements of revenues, expenses, and changes in net position by program are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion the additional information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 14, 2021 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of the report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

Boston, Massachusetts
December 14, 2021

**WORCESTER REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2021 AND 2020**

As management of the Worcester Redevelopment Authority (the Authority), we offer readers of these financial statements this narrative overview and analysis of the Authority's financial activities for the fiscal years ended June 30, 2021 and 2020.

FINANCIAL HIGHLIGHTS

- The assets of the Authority exceeded its liabilities at the close of the current fiscal year by \$11,329,710 (net position).
- The Authority's total net position increased \$574,607 in the current fiscal year.
- The Authority's total debt increased by \$625,886 during the current fiscal year for new debt issued.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to the basic financial statements, which consists of the following two components:

1. Financial statements (pages 8-10)
2. Notes to the basic financial statements (pages 11-18)

This report also contains additional information (pages 19-20) in addition to the basic financial statements.

The Authority reports its activity as a business-type activity using the full accrual basis of accounting. While established as an independent body politic managed by its members, for financial reporting purposes the Authority is considered as a component unit of the City of Worcester, Massachusetts (City). Therefore, the results of the Authority's operations, its net position and cash flows are also summarized in the City's Annual Comprehensive Financial Report in its government-wide financial statements.

The **statements of net position** present information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The **statements of revenues, expenses, and changes in net position**, present information showing how the Authority's net position changed during the most recent fiscal years. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Therefore, revenues and expenses are reported in these statements for some items that will only result in cash flows in future fiscal years.

The **statements of cash flows** are reported on the direct method. The direct method of cash flow reporting portrays net cash flows from operations as major classes of operating receipts and disbursements.

The **notes to basic financial statements** provide additional information that is essential to a full understanding of the data provided in the financial statements are presented separately.

The following pages present condensed financial information derived from the financial statements comparing fiscal years 2021, 2020, and 2019.

**WORCESTER REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2021 AND 2020**

Net Position

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The Authority's assets exceeded liabilities by \$11,329,710 at the close of the current fiscal year and are summarized as follows:

	2021	2020	2019
ASSETS			
Current Assets	\$ 7,710,358	\$ 7,128,862	\$ 2,325,999
Assets Held for City - Ballpark	-	60,096,647	13,460,117
Capital Assets (Net)	29,769,825	30,733,302	28,094,898
Total Assets	37,480,183	97,958,811	43,881,014
LIABILITIES			
Current Liabilities (Excluding Debt)	10,624,618	12,206,612	6,221,266
Noncurrent Liabilities (Excluding Debt)	7,447	60,104,574	13,537,847
Current Debt	15,115,103	14,194,406	10,819,167
Noncurrent Debt	403,305	698,116	1,375,239
Total Liabilities	26,150,473	87,203,708	31,953,519
NET POSITION			
Net Investment in Capital Assets	22,436,028	23,622,086	23,185,727
Unrestricted	(11,106,318)	(12,866,983)	(11,258,232)
Total Net Position	\$ 11,329,710	\$ 10,755,103	\$ 11,927,495

2021

At June 30, 2021, the majority of the Authority's net position reflects its net investment in capital assets (e.g., land, construction in progress, land improvements, buildings and improvements and equipment), less any related outstanding debt used to acquire those assets. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The remaining balance of net position at June 30, 2021, represents a deficit in unrestricted net position (\$11,106,318).

2020

At June 30, 2020, the majority of the Authority's net position reflects its net investment in capital assets (e.g., land, construction in progress, land improvements, buildings and improvements and equipment), less any related outstanding debt used to acquire those assets. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The remaining balance of net position at June 30, 2020, represents a deficit in unrestricted net position (\$12,866,983).

**WORCESTER REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2021 AND 2020**

Changes in Net Position

For the fiscal year ended June 30, 2021, the Authority's total net position increased by \$574,607, compared to a decrease of \$1,172,392 in the prior fiscal year and a decrease of \$98,803 in fiscal year 2019. These amounts are summarized as follows:

	<u>2021</u>	<u>2020</u>	<u>2019</u>
REVENUES			
Operating Revenues:			
Tenant Income	\$ 649,542	\$ 568,859	\$ 223,296
Other Operating Revenues	-	7,252	3,400
Total Operating Revenues	<u>649,542</u>	<u>576,111</u>	<u>226,696</u>
EXPENSES			
Operating Expenses:			
Office Operations	678,181	662,643	1,090,391
Property Management	59,256	59,214	43,012
Consulting and Other Contracted Services	-	-	103,885
General Insurance	22,666	13,835	16,056
Property Maintenance	568,382	626,431	402,401
Utilities	262,908	255,800	206,399
Depreciation	1,161,063	1,059,460	1,059,460
Parking Expense	3,600	3,880	14,360
Other	2,365	2,119	1,473
Total Operating Expenses	<u>2,758,421</u>	<u>2,683,382</u>	<u>2,937,437</u>
OPERATING LOSS	(2,108,879)	(2,107,271)	(2,710,741)
NONOPERATING REVENUES (EXPENSES)			
Investment Income	8,873	24,378	1,656
Interest Expense	(398,384)	(481,332)	(594,017)
Total Nonoperating Expenses	<u>(389,511)</u>	<u>(456,954)</u>	<u>(592,361)</u>
LOSS BEFORE CAPITAL GRANTS AND CONTRIBUTIONS	(2,498,390)	(2,564,225)	(3,303,102)
Capital Grants and Contributions	<u>3,072,997</u>	<u>1,391,833</u>	<u>3,204,299</u>
CHANGE IN NET POSITION	574,607	(1,172,392)	(98,803)
Net Position - Beginning of Year	<u>10,755,103</u>	<u>11,927,495</u>	<u>12,026,298</u>
NET POSITION - END OF YEAR	<u>\$ 11,329,710</u>	<u>\$ 10,755,103</u>	<u>\$ 11,927,495</u>

2021

The Authority's net position increased \$574,607. In the prior year, the Authority's net position decreased \$1,172,392. The key element of this change relates to an increase in capital grants and contributions.

**WORCESTER REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2021 AND 2020**

Changes in Net Position (Continued)

2020

The Authority's net position decreased \$1,172,392. In the prior year, the Authority's net position decreased \$98,803. The key element of this change relates to a decrease in capital grants and contributions.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The Authority's capital assets at the end of the current fiscal year totaled \$29,769,825 (net of accumulated depreciation). Capital assets include land, construction in progress, land improvements, buildings and improvements, and equipment. The total decrease in capital assets for the current fiscal year totaled \$963,477 or 3.1%.

The following table summarizes the Authority's capital assets (net of accumulated depreciation):

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Land	\$ 1,054,569	\$ 1,054,569	\$ 1,054,569
Land Improvements	20,428	25,644	30,860
Buildings and Improvements	28,649,545	21,878,995	22,931,913
Equipment	45,283	46,609	47,935
Construction in Progress	<u>-</u>	<u>7,727,485</u>	<u>4,029,621</u>
Total Capital Assets	<u>\$ 29,769,825</u>	<u>\$ 30,733,302</u>	<u>\$ 28,094,898</u>

Additional information on the Authority's capital assets can be found in Note 4 of this report.

Debt

At the end of the current fiscal year, total debt outstanding was \$15,518,408, consisting of notes payable to the City. In fiscal years' 2020 and 2019, total debt outstanding was \$14,892,522 and \$12,194,406, respectively, also consisting of notes payable to the City.

The Authority's total debt increased \$625,886 during the current fiscal year for new debt issued.

Additional information on the Authority's long-term debt can be found in Note 5 of this report.

**WORCESTER REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2021 AND 2020**

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of Administration & Finance, Budget Division, Chief Financial Officer, Worcester Redevelopment Authority, 455 Main Street, Worcester, Massachusetts 01608.

WORCESTER REDEVELOPMENT AUTHORITY
STATEMENTS OF NET POSITION
JUNE 30, 2021 AND 2020

ASSETS	<u>2021</u>	<u>2020</u>
Current Assets:		
Cash and Cash Equivalents	\$ 5,120,522	\$ 2,510,542
Restricted Cash and Cash Equivalents	449,104	3,808,306
Receivables, Net of Allowance for Uncollectible Amounts:		
Grants, Contracts, and Other	1,869,028	538,310
Prepaid Expenses	271,704	271,704
Total Current Assets	<u>7,710,358</u>	<u>7,128,862</u>
Noncurrent Assets:		
Assets Held for City of Worcester - Ballpark	-	60,096,647
Capital Assets not Being Depreciated	1,054,569	8,782,054
Capital Assets, Net of Accumulated Depreciation	28,715,256	21,951,248
Total Noncurrent Assets	<u>29,769,825</u>	<u>90,829,949</u>
Total Assets	37,480,183	97,958,811
LIABILITIES		
Current Liabilities:		
Accounts Payable	5,562,758	4,181,350
Other Liabilities	181,035	31,035
Accrued Interest	4,599,970	4,201,106
Advances from City of Worcester - Ballpark	280,855	3,793,121
Notes Payable to the City of Worcester	15,115,103	14,194,406
Total Current Liabilities	<u>25,739,721</u>	<u>26,401,018</u>
Noncurrent Liabilities:		
Accrued Interest	7,447	7,927
Due to City of Worcester - Ballpark Assets	-	60,096,647
Notes Payable to the City of Worcester	403,305	698,116
Total Noncurrent Liabilities	<u>410,752</u>	<u>60,802,690</u>
Total Liabilities	<u>26,150,473</u>	<u>87,203,708</u>
NET POSITION		
Net Investment in Capital Assets	22,436,028	23,622,086
Unrestricted	(11,106,318)	(12,866,983)
Total Net Position	<u>\$ 11,329,710</u>	<u>\$ 10,755,103</u>

See accompanying Notes to Basic Financial Statements.

WORCESTER REDEVELOPMENT AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED JUNE 30, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
OPERATING REVENUES		
Tenant Income	\$ 649,542	\$ 568,859
Other	-	7,252
Total Operating Revenues	<u>649,542</u>	<u>576,111</u>
OPERATING EXPENSES		
Office Operations	678,181	662,643
Property Management	59,256	59,214
General Insurance	22,666	13,835
Property Maintenance	568,382	626,431
Utilities	262,908	255,800
Depreciation	1,161,063	1,059,460
Parking Expense	3,600	3,880
Other	2,365	2,119
Total Operating Expenses	<u>2,758,421</u>	<u>2,683,382</u>
OPERATING LOSS	(2,108,879)	(2,107,271)
NONOPERATING REVENUES (EXPENSES)		
Investment Income	8,873	24,378
Interest Expense	(398,384)	(481,332)
Total Nonoperating Expenses, Net	<u>(389,511)</u>	<u>(456,954)</u>
LOSS BEFORE CAPITAL GRANTS AND CONTRIBUTIONS	(2,498,390)	(2,564,225)
Capital Grants and Contributions	<u>3,072,997</u>	<u>1,391,833</u>
CHANGE IN NET POSITION	574,607	(1,172,392)
Net Position - Beginning of Year	<u>10,755,103</u>	<u>11,927,495</u>
NET POSITION - END OF YEAR	<u><u>\$ 11,329,710</u></u>	<u><u>\$ 10,755,103</u></u>

See accompanying Notes to Basic Financial Statements.

**WORCESTER REDEVELOPMENT AUTHORITY
STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Customers and Users	\$ 649,542	\$ 576,111
Payments to Vendors	<u>(1,597,358)</u>	<u>(933,131)</u>
Net Cash Used by Operating Activities	(947,816)	(357,020)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Proceeds from the Issuance of Notes - Operating	403,305	496,071
Advances from City of Worcester - Ballpark	97,413,363	49,696,628
Acquisition and Construction of Assets Held for City of Worcester - Ballpark	<u>(100,724,939)</u>	<u>(45,222,797)</u>
Net Cash Provided (Used) by Noncapital Financing Activities	(2,908,271)	4,969,902
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital Grants and Contributions	3,072,997	1,429,948
Proceeds from the Issuance of Notes - Capital	222,581	2,202,045
Acquisition and Construction of Capital Assets	<u>(197,586)</u>	<u>(3,697,864)</u>
Net Cash Provided (Used) by Capital and Related Activities	3,097,992	(65,871)
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment Income	<u>8,873</u>	<u>24,378</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	(749,222)	4,571,389
Cash and Cash Equivalents - Beginning of Year (Includes \$3,808,306 Reported as Restricted)	<u>6,318,848</u>	<u>1,747,459</u>
CASH AND CASH EQUIVALENTS - END OF YEAR (Includes \$449,104 Reported as Restricted)	<u><u>\$ 5,569,626</u></u>	<u><u>\$ 6,318,848</u></u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FROM OPERATING ACTIVITIES		
Operating Loss	\$ (2,108,879)	\$ (2,107,271)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:		
Adjustments not Requiring Current Cash Flows:		
Depreciation	1,161,063	1,059,460
Adjustments Requiring Current Cash Flows:		
Changes in Assets and Liabilities:		
Prepaid Expenses	-	(269,589)
Accounts Payable	-	965,326
Other Liabilities	-	(4,946)
Total Adjustments	<u>1,161,063</u>	<u>1,750,251</u>
Net Cash Used by Operating Activities	<u><u>\$ (947,816)</u></u>	<u><u>\$ (357,020)</u></u>

See accompanying Notes to Basic Financial Statements.

**WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

The basic financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies are described herein.

Reporting Entity

The Worcester Redevelopment Authority (Authority), a component unit of the City of Worcester, Massachusetts (City), was established in 1957 pursuant to Chapter 121B of the Massachusetts General Laws (MGL). The Authority's mission is to identify and implement Urban Renewal Area Plans within the City. The Authority has a five-member volunteer board of directors, four of whom are appointed by the City's Manager and confirmed by the City's Council. The Governor of the Commonwealth of Massachusetts (Commonwealth) appoints the fifth member of the board. Members serve five-year terms.

On December 14, 2000, the Authority amended its by-laws to establish the Chief Development Officer of the City as its Chief Executive Officer, the City Solicitor as its Chief Legal Officer, and the City Budget Director as its Chief Financial Officer. Under the by-law amendment, the officers of the Authority include a Chair, Vice-Chair and Secretary. The duties and responsibilities previously vested in the board's Treasurer and Vice-Treasurer were transferred to the Chief Financial Officer. The amendment also authorizes the City's Manager to assign additional City personnel to administer the programs and operations of the Authority and it provides that all City officers and employees engaged in the service of the Authority shall serve ex-officio and without direct compensation.

The Authority owns Union Station, a 65,000 square foot two-story building, which serves as the train station terminal for Amtrak intercity passenger rail and MBTA commuter rail service to and from Boston. In August 2006, the bus port terminal commenced operations with Greyhound Bus lines acting as the lead tenant offering interstate transit service. Adjacent to Union Station is a 500-space parking facility that includes 7,000 square feet of retail space.

Implementation of New Accounting Principles

For the year ended June 30, 2021, the Authority implemented GASB Statement No. 84, *Fiduciary Activities* and GASB Statement No. 90, *Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61*. The implementation of these GASB Statements had no reporting impact.

Measurement Focus, Basis of Accounting, and Basis of Presentation

The Authority's financial statements are reported using the flow of economic resources measurement focus and use the accrual basis of accounting, whereby revenues are recorded when earned and expenses are recorded when the liabilities are incurred.

WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued)

Operating revenues and expenses are segregated from nonoperating items. Operating revenues and expenses consist of those revenues and expenses that result from the principal operations of the Authority. Operating revenues consist primarily of tenant rental revenues and parking fees charged to users of Union Station.

Nonoperating revenues and expenses consist of those revenues and expenses that are related to financing and investing type activities and result from nonexchange transactions or ancillary activities.

Deposits and Investments

Cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with an original maturity of three months or less from the date of acquisition.

Investments are carried at fair value.

Restricted Assets

Assets are reported as restricted when limitations on their use change the nature of the availability of the asset. Such constraints are either externally imposed by creditors, contributors, grantors, or laws of other governments, or are imposed by law through constitutional provisions or enabling legislation.

Capital Assets

The Authority's capital assets consist of land, construction in progress, land improvements, buildings and improvements and equipment. Capital assets are recorded at historical cost. Donated capital assets are recorded at the estimated acquisition value at the date of donation. All purchases and construction costs are capitalized at the date of acquisition or construction, respectively, with expected useful lives of greater than one year.

Capital assets (excluding land and construction in progress) are depreciated on a straight-line basis. The estimated useful lives of capital assets are as follows:

<u>Capital Asset Type</u>	<u>Estimated Useful Life (in Years)</u>
Land Improvements	10 to 20
Buildings and Improvements	39
Equipment	3 to 5

The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized and are treated as expenses when incurred. Improvements are capitalized.

WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

The preparation of basic financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure for contingent assets and liabilities at the date of the basic financial statements and the reported amounts of the revenues and expenses during the fiscal year. Actual results could vary from estimates that were used.

NOTE 2 DEPOSITS AND INVESTMENTS

Deposits — Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the Authority's deposits may not be recovered. The Authority does not have a policy for custodial credit risk of deposits. As of June 30, 2021, none of the Authority's bank balance of \$5,829,601 was uninsured and uncollateralized. As of June 30, 2020, none of the Authority's bank balance of \$6,332,521 was uninsured and uncollateralized.

NOTE 3 ACCOUNTS RECEIVABLE

At June 30, 2021 and 2020, grants, contracts and other receivables totaled \$1,869,028 and \$538,310, respectively. All amounts are considered 100% collectible.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the fiscal year ended June 30, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Capital Assets not being Depreciated:</u>				
Land	\$ 1,054,569	\$ -	\$ -	\$ 1,054,569
Construction in Progress	7,727,485	197,586	(7,925,071)	-
Total Capital Assets not being Depreciated	8,782,054	197,586	(7,925,071)	1,054,569
<u>Capital Assets being Depreciated:</u>				
Land Improvements	108,871	-	-	108,871
Buildings and Improvements	41,063,830	7,925,071	-	48,988,901
Equipment	119,561	-	-	119,561
Total Capital Assets being Depreciated	41,292,262	7,925,071	-	49,217,333
<u>Less Accumulated Depreciation for:</u>				
Land Improvements	(83,227)	(5,216)	-	(88,443)
Buildings and Improvements	(19,184,835)	(1,154,521)	-	(20,339,356)
Equipment	(72,952)	(1,326)	-	(74,278)
Total Accumulated Depreciation	(19,341,014)	(1,161,063)	-	(20,502,077)
Total Capital Assets being Depreciated, Net	21,951,248	6,764,008	-	28,715,256
Total Capital Assets, Net	\$ 30,733,302	\$ 6,961,594	\$ (7,925,071)	\$ 29,769,825

WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

NOTE 4 CAPITAL ASSETS (CONTINUED)

Capital asset activity for the fiscal year ended June 30, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Capital Assets not being Depreciated:</u>				
Land	\$ 1,054,569	\$ -	\$ -	\$ 1,054,569
Construction in Progress	4,029,621	3,697,864	-	7,727,485
Total Capital Assets not being Depreciated	5,084,190	3,697,864	-	8,782,054
<u>Capital Assets being Depreciated:</u>				
Land Improvements	108,871	-	-	108,871
Buildings and Improvements	41,063,830	-	-	41,063,830
Equipment	119,561	-	-	119,561
Total Capital Assets being Depreciated	41,292,262	-	-	41,292,262
<u>Less Accumulated Depreciation for:</u>				
Land Improvements	(78,011)	(5,216)	-	(83,227)
Buildings and Improvements	(18,131,917)	(1,052,918)	-	(19,184,835)
Equipment	(71,626)	(1,326)	-	(72,952)
Total Accumulated Depreciation	(18,281,554)	(1,059,460)	-	(19,341,014)
Total Capital Assets being Depreciated, Net	23,010,708	(1,059,460)	-	21,951,248
Total Capital Assets, Net	\$ 28,094,898	\$ 2,638,404	\$ -	\$ 30,733,302

NOTE 5 NOTES PAYABLE

On March 24, 1997, the Authority and City entered into a Cooperation Agreement (Agreement) concerning funding initiatives of the Authority.

On December 14, 2000, the Authority voted to authorize the execution of any legal document in any effort to secure the repayment to the City of any funds the City may provide to finance the Authority's initiatives.

Pursuant to the Agreement and the vote of the Authority on December 14, 2000, the Authority and City have executed several amendments to the Agreement whereby the City has agreed to loan the Authority various amounts at varying interest rates (ranging from 2.83% to 5.15%) and maturity dates.

The loans are reflected as notes payable to the City of Worcester on the financial statements. The loans classified as current liabilities include notes payable that, by their terms, are due within one year from the balance sheet date, even though liquidation may not be expected within that period.

WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020

NOTE 5 NOTES PAYABLE (CONTINUED)

Details related to notes payable to the City at June 30, 2021 are as follows:

Project	Outstanding at June 30, 2020	Issued	Redeemed	Outstanding at June 30, 2021
Union Station - Building Fit Out	\$ 6,292,755	\$ 222,581	\$ -	\$ 6,515,336
Union Station - Operating	7,702,409	403,305	-	8,105,714
Union Station - Bus Ports	483,944	-	-	483,944
General and Administrative	78,897	-	-	78,897
Urban Renewal	334,517	-	-	334,517
Total	<u>\$ 14,892,522</u>	<u>\$ 625,886</u>	<u>\$ -</u>	<u>\$ 15,518,408</u>

Details related to notes payable to the City at June 30, 2020 are as follows:

Project	Outstanding at June 30, 2019	Issued	Redeemed	Outstanding at June 30, 2020
Union Station - Building Fit Out	\$ 4,090,710	\$ 2,202,045	\$ -	\$ 6,292,755
Union Station - Operating	7,206,338	496,071	-	7,702,409
Union Station - Bus Ports	483,944	-	-	483,944
General and Administrative	78,897	-	-	78,897
Urban Renewal	334,517	-	-	334,517
Total	<u>\$ 12,194,406</u>	<u>\$ 2,698,116</u>	<u>\$ -</u>	<u>\$ 14,892,522</u>

As of June 30, 2021, debt service requirements in future fiscal years are as follows:

Fiscal Year	Principal	Interest	Total
2022	\$ 15,115,103	\$ 4,599,970	\$ 19,715,073
2023	403,305	37,235	440,540
Total	<u>\$ 15,518,408</u>	<u>\$ 4,637,205</u>	<u>\$ 20,155,613</u>

As of June 30, 2020, debt service requirements in future fiscal years are as follows:

Fiscal Year	Principal	Interest	Total
2021	\$ 14,194,406	\$ 4,201,106	\$ 18,395,512
2022	698,116	37,299	735,415
Total	<u>\$ 14,892,522</u>	<u>\$ 4,238,405</u>	<u>\$ 19,130,927</u>

At June 30, 2021 and 2020, notes payable to the City totaling \$14,194,406 and \$10,819,167, respectively, had matured but were not liquidated by the Authority.

**WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

NOTE 6 MINOR LEAGUE BALLPARK

On December 12, 2014, the Authority and City entered into a Cooperation Agreement (Agreement) concerning an urban renewal/downtown urban revitalization plan. Pursuant to the Agreement and vote of the Authority on December 21, 2018, the Authority and City executed an amendment to the Agreement whereby the City has agreed to provide the Authority \$131,589,005 for the purpose of implementing and financing the construction of a multi-purpose, publicly owned, Triple-A professional baseball ballpark (ballpark) to serve as the home ballpark of the Triple-A affiliated professional baseball franchise operated by the Pawtucket Red Sox Baseball Club, LLC. Various amendments to the Agreement have increased the amount the City has agreed to provide to the Authority to a total of approximately \$183,800,000.

During fiscal year 2021, the City provided the Authority approximately \$98,800,000 to finance costs associated with the ballpark. At June 30, 2021, the ballpark was in-service and is reported as a capital asset in the City's financial statements.

NOTE 7 RISK FINANCING

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the Authority carries commercial insurance. The amount of claim settlements has not exceeded insurance coverage in any of the previous three fiscal years.

NOTE 8 OPERATING LEASES

The Authority leases property under various operating leases. Total revenues from such leases were \$649,542 and \$568,859 for the fiscal years ended June 30, 2021 and 2020, respectively, and are reported as tenant income in the statements of revenues, expenses, and changes in net position.

Future minimum lease payments as of June 30, 2021 are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2022	\$ 618,483
2023	627,182
2024	534,656
2025	543,885
2026	553,391
Thereafter	1,714,644
Total	<u>\$ 4,592,241</u>

**WORCESTER REDEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020**

NOTE 8 OPERATING LEASES (CONTINUED)

Future minimum lease payments as of June 30, 2020 are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2021	\$ 619,718
2022	615,804
2023	624,504
2024	534,656
2025	543,885
Thereafter	2,268,035
Total	<u>\$ 5,206,602</u>

NOTE 9 RELATED-PARTY TRANSACTIONS

The transactions between the Authority and the City during the fiscal years ended June 30, 2021 and 2020 consisted of loans from the City to the Authority in the amount of \$625,886 (\$403,305 of operating loans and \$222,581 of capital loans) and \$2,698,116 (\$496,071 of operating loans and \$2,202,045 of capital loans), respectively. The Authority has outstanding notes payable to the City totaling \$15,518,408 and \$14,892,522 at June 30, 2021 and 2020, respectively.

The transactions between the Authority and the City during the fiscal years ended June 30, 2021 and 2020 also consisted of advances from the City to the Authority in the amount of approximately \$98,800,000 and \$49,700,000, respectively, to finance costs associated with the ballpark (see Note 6).

NOTE 10 IN-KIND ASSISTANCE AND ECONOMIC DEPENDENCY

The City has made available to the Authority the services of the agencies, offices, and employees of the City, including administrative, accounting, environmental, planning, legal and intergovernmental coordination services. The Authority is not able to reasonably estimate the value of these services. As such, no amounts for in-kind assistance have been recorded in the financial statements.

Approximately 96.3% (\$98,039,249) and 96.3% (\$52,394,744) of the Authority's cash inflows for the fiscal years ended June 30, 2021 and 2020, respectively, were from the issuance of notes and ballpark financing by the City.

WORCESTER REDEVELOPMENT AUTHORITY
STATEMENTS OF NET POSITION BY PROGRAM
JUNE 30, 2021 AND 2020
(SEE INDEPENDENT AUDITORS' REPORT)

	Program				Totals	
	Union Station Operating	Urban Renewal Operating	General Operating	Ballpark	2021	2020
ASSETS						
Current Assets:						
Cash and Cash Equivalents	\$ 5,120,522	\$ -	\$ -	\$ -	\$ 5,120,522	\$ 2,510,542
Restricted Cash and Cash Equivalents	168,249	-	-	280,855	449,104	3,808,306
Receivables, Net of Allowance for Uncollectible Amounts:						
Grants, Contracts, and Other	1,869,028	-	-	-	1,869,028	538,310
Prepaid Expenses	271,704	-	-	-	271,704	271,704
Total Current Assets	7,429,503	-	-	280,855	7,710,358	7,128,862
Noncurrent Assets:						
Due from (to) Other Programs	763,574	-	(763,574)	-	-	-
Assets Held for City of Worcester - Ballpark	-	-	-	-	-	60,096,647
Capital Assets not being Depreciated	539,769	-	514,800	-	1,054,569	8,782,054
Capital Assets, Net of Accumulated Depreciation	28,715,256	-	-	-	28,715,256	21,951,248
Total Noncurrent Assets	30,018,599	-	(248,774)	-	29,769,825	90,829,949
Total Assets	37,448,102	-	(248,774)	280,855	37,480,183	97,958,811
LIABILITIES						
Current Liabilities:						
Accounts Payable	5,562,758	-	-	-	5,562,758	4,181,350
Other Liabilities	181,035	-	-	-	181,035	31,035
Accrued Interest	4,599,970	-	-	-	4,599,970	4,201,106
Advances from City of Worcester - Ballpark	-	-	-	280,855	280,855	3,793,121
Notes Payable to the City of Worcester	15,036,206	-	78,897	-	15,115,103	14,194,406
Total Current Liabilities	25,379,969	-	78,897	280,855	25,739,721	26,401,018
Noncurrent Liabilities:						
Accrued Interest	7,447	-	-	-	7,447	7,927
Due to City of Worcester - Ballpark Assets	-	-	-	-	-	60,096,647
Notes Payable to the City of Worcester	68,788	334,517	-	-	403,305	698,116
Total Noncurrent Liabilities	76,235	334,517	-	-	410,752	60,802,690
Total Liabilities	25,456,204	334,517	78,897	280,855	26,150,473	87,203,708
NET POSITION						
Net Investment in Capital Assets	21,921,228	-	514,800	-	22,436,028	23,622,086
Unrestricted	(9,929,330)	(334,517)	(842,471)	-	(11,106,318)	(12,866,983)
Total Net Position	\$ 11,991,898	\$ (334,517)	\$ (327,671)	\$ -	\$ 11,329,710	\$ 10,755,103

WORCESTER REDEVELOPMENT AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION BY PROGRAM
YEARS ENDED JUNE 30, 2021 AND 2020
(SEE INDEPENDENT AUDITORS' REPORT)

	Program				Totals	
	Union Station Operating	Urban Renewal Operating	General Operating	Ballpark	2021	2020
OPERATING REVENUES						
Tenant Income	\$ 649,542	\$ -	\$ -	\$ -	\$ 649,542	\$ 568,859
Other Operating Revenues	-	-	-	-	-	7,252
Total Operating Revenues	649,542	-	-	-	649,542	576,111
OPERATING EXPENSES						
Office Operations	678,181	-	-	-	678,181	662,643
Property Management	59,256	-	-	-	59,256	59,214
General Insurance	22,666	-	-	-	22,666	13,835
Property Maintenance	568,382	-	-	-	568,382	626,431
Utilities	262,908	-	-	-	262,908	255,800
Depreciation	1,161,063	-	-	-	1,161,063	1,059,460
Parking Expense	3,600	-	-	-	3,600	3,880
Other	2,365	-	-	-	2,365	2,119
Total Operating Expenses	2,758,421	-	-	-	2,758,421	2,683,382
OPERATING LOSS	(2,108,879)	-	-	-	(2,108,879)	(2,107,271)
NONOPERATING REVENUES (EXPENSES)						
Investment Income	-	-	8,873	-	8,873	24,378
Interest Expense	(398,384)	-	-	-	(398,384)	(481,332)
Total Nonoperating Revenues (Expenses), Net	(398,384)	-	8,873	-	(389,511)	(456,954)
INCOME (LOSS) BEFORE CAPITAL GRANTS AND CONTRIBUTIONS	(2,507,263)	-	8,873	-	(2,498,390)	(2,564,225)
Capital Grants and Contributions	3,072,997	-	-	-	3,072,997	1,391,833
CHANGE IN NET POSITION	565,734	-	8,873	-	574,607	(1,172,392)
Net Position - Beginning of Year	11,426,164	(334,517)	(336,544)	-	10,755,103	11,927,495
NET POSITION - END OF YEAR	<u>\$ 11,991,898</u>	<u>\$ (334,517)</u>	<u>\$ (327,671)</u>	<u>\$ -</u>	<u>\$ 11,329,710</u>	<u>\$ 10,755,103</u>

	03/16/21-04/06/21	04/07/21-05/18/21	05/19/21-06/14/21	06/15/21-07/13/21	07/14/21-08/09/21	08/10/21-09/07/21	09/08/21 - 10/05/21	10/06/21-11/16/21	11/17/21-12/7/21	12/8/21-01/10/22	01/11/22-02/08/22
	4/6/2021	5/18/2021	6/14/2021	7/13/2021	8/9/2021	9/7/2021	10/5/2021	11/16/2021	12/7/2021	1/10/2022	2/8/2022
Acme Blue Print											
Aids Project Worcester		453,317.44		413,440.52							81,198.53
APC Development		51,067.10									
BSC Group											13,190.70
Commonwealth of MA				105.00					105.00		
Control Point											9,725.00
CSX Transportation					66,346.00						
D'Agostino Izzo Quirk	107,369.70	5,120.00	281,285.38	43,391.23	55,423.76	65,463.13	62,743.59	35,856.68		15,888.38	
Gilbane-Hunt		10,161,610.00	8,595,667.00	8,144,697.00	4,672,837.00	2,179,964.00	2,699,599.00	1,763,065.00	2,647,508.00	5,291,923.00	1,280,140.00
Gustafson Plumbing											
HB Communications											1,809.00
Howard S. Dono								9,950.00			
LiRo Engineering	19,221.00	30,707.50			26,181.50			16,902.00			
National Grid					68,025.61	204,651.17					
Nault Architects											
O'Hara Burthray Ass.								6,900.00			
Skanska Building USA	166,487.08	170,710.00	157,827.50		321,026.77	175,109.49	118,185.00	111,380.00	112,990.00		
UEL Contractors					216,315.00	195,224.00	89,300.00	309,512.38	242,236.93	66,500.01	315,379.54
Walker Consultants	85,021.00	39,779.63	31,519.60	29,792.09	21,686.88	282,969.98	19,165.20	40,921.04			10,380.53
Worcester Red Sox	17,500.00										
Yankee Testing								2,365.00		2,646.00	590.00
	538,323.46	11,120,576.02	9,118,267.64	8,669,892.18	5,619,951.22	3,226,279.55	3,083,356.52	2,362,406.74	3,064,965.64	5,461,556.65	1,798,076.54

Worcester Redevelopment Authority
Check Detail
January 11 through February 8, 2022

	Type	Num	Date	Name	Account	Paid Amount	Original Amount
	Bill Pmt -Check	11897	01/31/2022	Aids Project Worcester, Inc.	General Operating and Investmen		
	Bill	85 Green Relo 5	12/17/2021		Tenant Relocation	-81,198.53	81,198.53
TOTAL						-81,198.53	81,198.53
	Bill Pmt -Check	11873	01/11/2022	Barry Brothers Landscaping	General Operating and Investmen		
	Bill	3279	12/02/2021		Snow Removal	-4,250.00	4,250.00
	Bill	3284	12/17/2021		Snow Removal	-500.00	500.00
	Bill	3286	12/21/2021		Snow Removal	-500.00	500.00
	Bill	3285	12/21/2021		Snow Removal	-500.00	500.00
TOTAL						-5,750.00	5,750.00
	Bill Pmt -Check	11874	01/11/2022	BSC Group	General Operating and Investmen		
	Bill	9144967	07/16/2021		Theatre District Urban Renewal	-13,190.70	13,190.70
TOTAL						-13,190.70	13,190.70
	Bill Pmt -Check	11875	01/11/2022	City of Worcester-Treasurer's Office	General Operating and Investmen		
	Bill	WPDS197086	12/08/2021		Security	-4,538.16	4,538.16
	Bill	WPDS197193	12/15/2021		Security	-7,013.52	7,013.52
	Bill	WPDS197316	12/22/2021		Security	-4,538.16	4,538.16
	Bill	WPDS197404	12/29/2021		Security	-6,600.96	6,600.96
TOTAL						-22,690.80	22,690.80
	Bill Pmt -Check	11876	01/11/2022	Clean Rentals, Inc.	General Operating and Investmen		
	Bill	447251	01/03/2022		Janitorial	-274.31	274.31
TOTAL						-274.31	274.31
	Bill Pmt -Check	11877	01/11/2022	Clifton Larson Allen LLP	General Operating and Investmen		
	Bill	3105436	12/28/2021		Financial	-5,880.00	5,880.00
TOTAL						-5,880.00	5,880.00
	Bill Pmt -Check	11878	01/11/2022	Control Point Associates Management Inc.	General Operating and Investmen		
	Bill	9036298	12/10/2021		Construction Management	-9,300.00	9,300.00
	Bill	9036754	01/05/2022		Construction Management	-425.00	425.00
TOTAL						-9,725.00	9,725.00
	Bill Pmt -Check	11894	01/11/2022	Gilbane-Hunt a Joint Venture	General Operating and Investmen		
	Bill	29	11/15/2021		Construction	-508,948.00	508,948.00
	Bill	29	11/15/2021		Construction	-415,627.00	415,627.00
	Bill	30	12/15/2021		Construction	-156,446.00	156,446.00
	Bill	30	12/15/2021		Construction	-199,119.00	199,119.00
TOTAL						-1,280,140.00	1,280,140.00

Worcester Redevelopment Authority

Check Detail

January 11 through February 8, 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11879	01/11/2022	Green Life Janitorial Corp.	General Operating and Investmen		
Bill	0004630	01/04/2022		Janitorial	-980.00	980.00
Bill	0004629	01/04/2022		Janitorial	-10,276.00	10,276.00
TOTAL					-11,256.00	11,256.00
Bill Pmt -Check	11880	01/11/2022	HB Communications, Inc.	General Operating and Investmen		
Bill	20125381AS	01/10/2022		Equipment	-1,809.00	1,809.00
TOTAL					-1,809.00	1,809.00
Bill Pmt -Check	11881	01/11/2022	Johnson Controls Fire Protection	General Operating and Investmen		
Bill	22660255	12/10/2021		Maintenance & Repair	-4,445.00	4,445.00
TOTAL					-4,445.00	4,445.00
Bill Pmt -Check	11882	01/11/2022	Joseph Lock	General Operating and Investmen		
Bill	10731	12/16/2021		Maintenance & Repair	-299.90	299.90
TOTAL					-299.90	299.90
Bill Pmt -Check	11883	01/11/2022	Liberty Movers, Inc.	General Operating and Investmen		
Bill	24749	11/16/2021		Moving Expense	-1,374.00	1,374.00
Bill	24751	11/16/2021		Moving Expense	-1,699.50	1,699.50
Bill	24812	12/08/2021		Moving Expense	-1,249.50	1,249.50
Bill	24804	12/08/2021		Moving Expense	-1,284.00	1,284.00
TOTAL					-5,607.00	5,607.00
Bill Pmt -Check	11884	01/11/2022	National Grid	General Operating and Investmen		
Bill	3885765009 0122	01/05/2022		Electric	-131.26	131.26
Bill	2638515001 0122	01/05/2022		Electric	-552.52	552.52
Bill	8873493002 0122	01/05/2022		Electric	-2,109.99	2,109.99
Bill	3883393023 0122	01/05/2022		Electric	-307.99	307.99
Bill	6377185027 0122	01/05/2022		Electric	-149.47	149.47
Bill	7625873026 0122	01/05/2022		Electric	-369.08	369.08
TOTAL					-3,620.31	3,620.31
Bill Pmt -Check	11885	01/11/2022	Ostrow Electric Company, Inc.	General Operating and Investmen		
Bill	32072	12/20/2021		Maintenance & Repair	-732.57	732.57
Bill	32100	12/28/2021		Maintenance & Repair	-961.94	961.94
TOTAL					-1,694.51	1,694.51
Bill Pmt -Check	11886	01/11/2022	Otis Elevator Company	General Operating and Investmen		
Bill	100400629681	12/16/2021		Maintenance & Repair	-7,681.50	7,681.50
Bill	100400628317	12/16/2021		Maintenance & Repair	-312.44	312.44
TOTAL					-7,993.94	7,993.94

Worcester Redevelopment Authority

Check Detail

January 11 through February 8, 2022

	Type	Num	Date	Name	Account	Paid Amount	Original Amount
	Bill Pmt -Check	11887	01/11/2022	Overhead Door Company	General Operating and Investmen		
	Bill	39441	11/23/2021		Maintenance & Repair	-1,855.27	1,855.27
TOTAL						-1,855.27	1,855.27
	Bill Pmt -Check	11888	01/11/2022	Renaud HVAC & Controls, Inc.	General Operating and Investmen		
	Bill	44750	12/22/2021		Maintenance & Repair	-172.20	172.20
TOTAL						-172.20	172.20
	Bill Pmt -Check	11889	01/11/2022	Royal Steam Heater Co.	General Operating and Investmen		
	Bill	25404	12/09/2021		Maintenance & Repair	-9,424.05	9,424.05
	Bill	25405	12/09/2021		Maintenance & Repair	-450.00	450.00
TOTAL						-9,874.05	9,874.05
	Bill Pmt -Check	11895 & 11898	01/11/2022	UEL Contractors	General Operating and Investmen		
	Bill	21-03-08	12/28/2021		Construction	-236,529.54	236,529.54
	Bill	21-03-09	12/30/2021		Construction	-78,850.00	78,850.00
TOTAL						-315,379.54	315,379.54
	Bill Pmt -Check	11890	01/11/2022	Verizon	General Operating and Investmen		
	Bill	5087533278 1221	11/29/2021		Telephone	-112.98	112.98
	Bill	5087556821 1221	12/22/2021		Telephone	-231.62	231.62
	Bill	5087550429 1221	12/22/2021		Telephone	-57.92	57.92
	Bill	5087533278 0122	12/29/2021		Telephone	-112.98	112.98
TOTAL						-515.50	515.50
	Bill Pmt -Check	11891	01/11/2022	Walker Consultants	General Operating and Investmen		
	Bill	16299700026	11/25/2021		Design	-10,380.53	10,380.53
TOTAL						-10,380.53	10,380.53
	Bill Pmt -Check	11892	01/11/2022	Waltham Services, Inc.	General Operating and Investmen		
	Bill	2783936	01/03/2022		Janitorial	-306.00	306.00
TOTAL						-306.00	306.00
	Bill Pmt -Check	11896	01/24/2022	Waste Management of Massachusetts	General Operating and Investmen		
	Bill	466286104479	12/01/2021		Trash Removal	-749.69	749.69
	Bill	467015604474	01/04/2022		Trash Removal	-803.04	803.04
	Bill	467105204474	01/18/2022		Trash Removal	-1,875.72	1,875.72
TOTAL						-3,428.45	3,428.45
	Bill Pmt -Check	11893	01/11/2022	Yankee Engineering & Testing, Inc.	General Operating and Investmen		
	Bill	29066	12/28/2021		Construction Management	-590.00	590.00
TOTAL						-590.00	590.00
				Total			\$ 1,798,076.54

**Worcester Redevelopment Authority
Downtown Urban Revitalization Plan
as of 02/08/2022**

	Authorized Funding	Original Contract	Amendment #1	Amendment #2	Amendment #3	Amendment #4	Ballpark Amendment #5	Ballpark Amendment #6	Ballpark Amendment #7	Total
Sources:										
Fiscal Year 2014 Loan Order	\$ 500,000.00									500,000.00
Fiscal Year 2018 Loan Order	1,000,000.00									1,000,000.00
Fiscal Year 2019 Loan Order	4,000,000.00									4,000,000.00
Total Sources	\$ 5,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000.00
Uses:										
BSC Group, Inc.										
Work Plan	\$ (3,900.00)	\$ -	\$ (2,200.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,100.00)
Area Assessment	(19,800.00)	(9,900.00)	-	-	-	-	-	-	-	(29,700.00)
Data Collection	(29,600.00)	(14,800.00)	-	-	-	-	-	-	-	(44,400.00)
URP Objectives	(12,900.00)	(2,000.00)	-	-	-	-	-	-	-	(14,900.00)
Draft Plan	(35,000.00)	(8,750.00)	-	-	-	-	-	-	-	(43,750.00)
Final Plan	(28,700.00)	(7,175.00)	-	-	-	-	-	-	-	(35,875.00)
Plan Approved	(12,100.00)	-	-	-	-	-	-	-	-	(12,100.00)
Appraisals	(10,000.00)	(10,000.00)	(16,800.00)	-	-	-	-	-	-	(36,800.00)
Relocation	(13,000.00)	(2,000.00)	-	-	-	-	-	-	(42,020.00)	(57,020.00)
Reimbursable	(4,400.00)	(1,100.00)	-	-	-	-	-	-	-	(5,500.00)
MEPA ENF Submittal	-	-	-	(12,990.00)	-	-	-	-	-	(12,990.00)
Major Plan Amendment	-	-	-	-	(58,640.00)	-	(34,500.00)	-	-	(93,140.00)
Relocation Plan - 521 Main St.	-	-	-	-	(16,500.00)	-	16,500.00	-	-	-
Environmental Site Assessment ²	-	-	-	-	-	(28,100.00)	-	-	-	(28,100.00)
Relocation Plan & Assistance ²	-	-	-	-	-	(198,650.00)	-	-	-	(198,650.00)
Highest & Best Use Evaluation ²	-	-	-	-	-	(28,000.00)	28,000.00	-	-	-
Reimbursable Expenses	-	-	-	-	-	-	(10,000.00)	-	-	(10,000.00)
Total BSC Group, Inc.	\$ -	\$ (169,400.00)	\$ (55,725.00)	\$ (19,000.00)	\$ (12,990.00)	\$ (75,140.00)	\$ (254,750.00)	\$ -	\$ (42,020.00)	\$ (629,025.00)
Appraisals										
O'Hara Buthray - 531 Main St.	\$ (3,500.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,500.00)
O'Hara Buthray - 517 Main St.	(3,500.00)	-	-	-	-	-	-	-	-	(3,500.00)
Howad S. Dono - 521 Main St.	(2,750.00)	-	-	-	-	-	-	-	-	(2,750.00)
O'Hara Buthray - 484 Main St.	(6,900.00)									(6,900.00)
Howad S. Dono - 484 Main St.	(9,950.00)									(9,950.00)
Total Appraisals	\$ -	\$ (26,600.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (26,600.00)
Ballpark Project Manager	\$ -	\$ (272,781.72)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (272,781.72)
Total Uses	\$ -	\$ (468,781.72)	\$ (55,725.00)	\$ (19,000.00)	\$ (12,990.00)	\$ (75,140.00)	\$ (254,750.00)	\$ -	\$ (42,020.00)	\$ (928,406.72)
Balance										\$ 4,571,593.28

² Full line item balance to be paid. These line items are specific to the ballpark project and will be funded through the ballpark loan order.

**Worcester Redevelopment Authority
Polar Ballpark
as of 02/08/2022**

Category	Description	Vendor Name	Authorized Funding	Contract Amount	Adjustments ⁴	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	126,818.19			
	Appraisal Services	Colliers International Valuation ¹		(65,000.00)		-
	Appraisal Services	Foster Appraisal & Consulting ¹		(113,601.25)		-
	Appraisal Services	Tyburski Appraisal ¹		(69,900.00)		-
	Environmental, Relocation, & Best Use	BSC Group, Inc. (Amendment #5) ¹		(296,770.00)		-
	Demolition Engineering Services	Tighe & Bond ¹		(107,000.00)		-
	Demolition Engineering Services	Tighe & Bond (Amendment #1) ¹		(28,500.00)		-
	50 Washington St. Acquisition	Cornerstone Bank & Holden Hill Realty Trust ²		(800,000.00)	800,000.00	-
	50 Washington St. Relocation	Umass 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)		-
	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		(1,920,504.46)		-
	Registry of Deeds Recordings	Commonwealth of MA ²		(75.00)		-
	Registry of Deeds Recordings	Commonwealth of MA ²		(315.00)		-
	Registry of Deeds Recordings	Commonwealth of MA ²		(105.00)		-
	Registry of Deeds Recordings	Commonwealth of MA ²		(105.00)		-
	Reimbursable - Legal Services	City of Worcester ²		-	(584,475.51)	-
	Bid Documents/Printing	Acme Blueprint ²		(456.05)		-
	Surveying of property takings	Control Point Associates		(9,725.00)		-
	Gas Service	Eversource ²		(6,094.93)		-
	Electric Service	National Grid ²		(29,926.40)		-
	Plumbing Services at 2 Plymouth St.	Gustafson Plumbing		(5,026.78)		-
	Fire Alarm Phone Lines - 85 Green St.	Verizon ²		(2,486.47)		-
	Fire Alarm Monitoring - 85 Green St.	Houston Security Systems ²		(1,023.50)		-
	Gas Fire Heater - 2 Plymouth St	Renaud HVAC		(313.68)		-
	Landscaping/Site Cleanup 5 & 7 Gold St.	Rutland Nurseries		(5,456.60)		-
	Landscaping/Site Cleanup 2 Plymouth St	Rutland Nurseries		(2,562.60)		-
	Debirs 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)		-
	Real Estate & Water/Sewer Expenses for acquired properties	City of Worcester ²		(51,994.46)		-
Total Land Acquisition			\$ 8,626,818.19	\$ (21,661,424.69)	\$ 5,579,299.13	\$ (7,455,307.37)
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			
	URP Cooperation Agreement Amendment #8 - Executed 3/17/21	City of Worcester	1,500,000.00			
	URP Cooperation Agreement Amendment #9 - Executed 3/17/21	City of Worcester	10,017,500.00			
	URP Cooperation Agreement Amendment #10 - Executed 3/17/21	Worcester Red Sox Contribution & Contingency	3,230,882.00			
	URP Cooperation Agreement Amendment #11 - Executed 6/17/21	City of Worcester	1,660,000.00			
	URP Cooperation Agreement Amendment #12 - Executed 6/17/21	Worcester Red Sox Contribution	850,000.00			
	URP Cooperation Agreement Amendment #12 - Executed 6/17/21	EPA Grant	500,000.00			
	URP Cooperation Agreement Amendment #13 - Executed 6/17/21	City of Worcester	1,075,000.00			
	URP Cooperation Agreement Amendment #14 - Executed 7/20/21	City of Worcester / MassWorks Grant	400,000.00			
	URP Cooperation Agreement Amendment #15	City of Worcester	500,000.00			
	Insurance Claim	Hartford Insurance	45,252.95			
	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 #4 ¹		(19,320.00)		-
		Skanska U.S.A. - Amendment #5		(149,000.00)		-
		Skanska U.S.A. - Amendment #6		(631,519.00)		-
		Skanska U.S.A. - Amendment #7		(88,166.00)		-
		Total Skanska Contract Value		(3,760,145.00)		
	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)		-
		D'Agostino Izzo & Quirk - Amendment #10		-	103,447.23	-
		D'Agostino Izzo & Quirk - Amendment #11		-	5,855.00	-
		Total DAIQ Contract Value		(8,081,314.00)	824,905.29	
	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)		-
		Gilbane Hunt Amendment #4 ¹		(12,534,455.00)		-
		Gilbane Hunt Amendment #4 ¹ Change Order 1		(2,892,000.10)		-
		Gilbane Hunt Amendment #4 ¹ Change Order 2		(2,382,393.00)		-
		Gilbane Hunt Amendment #4 ¹ Change Order 4		(700,520.00)		-
		Gilbane Hunt Amendment #4 ¹ Change Order 6		332,043.00		-

**Worcester Redevelopment Authority
Polar Ballpark
as of 02/08/2022**

Category	Description	Vendor Name	Authorized Funding	Contract Amount	Adjustments ⁴	Funding Allocation Balance
		Gilbane Hunt Amendment #4 ¹ Change Order 7		(229,546.00)		-
		Gilbane Hunt Amendment #4 ¹ Change Order 8		-		-
		Total Gilbane Hunt Contract Value		(123,611,048.10)		
	Right of Entry Agreement	CSX Transportation ¹		(24,079.00)		-
		CSX Transportation Amendment #1 ¹		(139,878.00)		-
		CSX Transportation Amendment #2		97,836.07		-
		Total CSX Contract Value		(66,120.93)		
	MEPA Filing	TEC, Inc. ¹		(75,091.60)		-
	MEPA Filing	WSP ¹		(35,250.00)		-
	MEPA Filing	Epsilon Associates, Inc. ¹		(83,224.13)		-
	Inspections & Testing	LiRo Engineers, Inc. ¹		(139,938.00)		-
	Inspections & Testing	LiRo Engineers, Inc. Amendment #1		(313,596.00)		-
	Parking Study - Canal District	John M. Burke ¹		(19,560.00)	19,560.00	-
	Infrastructure Plan	Pawtucket Red Sox ²		(20,000.00)		-
	Bond Issuance Costs	Pawtucket Red Sox ²		(54,098.79)		-
	Reimbursable	Pawtucket Red Sox ²		(259,570.66)		-
	Series B Reimburseables	Pawtucket Red Sox ²		(1,000,000.00)		-
	Bond Issuance Costs	Worcester Red Sox		(17,500.00)		-
	Builder's Risk Insurance	Sullivan Insurance Group ²		(138,386.04)		-
	Owner's Protective Professional Indemnity	Sullivan Insurance Group ¹		(103,265.76)		-
	Installation of 5000 amp underground at 100 Madison St	National Grid ²		(187,618.15)		-
	National Grid	Service Pole Relocation		(40,880.06)		-
	16 Gold St 400 amp	National Grid ²		(9,213.37)		-
	38 Gold St Vault work	National Grid ²		(3,297.93)		-
	Ballpark Temp Electric	National Grid ²		(204,651.17)		-
	Ballpark Temp Gas	Eversource		(20,349.11)		-
	Overnight Package	Federal Express		(25.86)		-
	Bid Document Advertising	Telegram & Gazette		(111.31)		-
	Reimbursable - Legal Services	City of Worcester ²		(584,475.51)	584,475.51	-
	Police Detail	City of Worcester ²		(169,935.47)		-
		Total Ballpark Construction		\$ 143,951,377.55	\$ (138,998,666.95)	\$ 3,930,714.50
Ballpark Total				\$ 152,578,195.74	\$ (160,660,091.64)	\$ 9,510,013.63
						\$ 8,883,425.10
						\$ 1,428,117.73
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			
	URP Cooperation Agreement Amendment #8 - Executed 3/17/21	Department of Conservation and Recreation	50,000.00			
	URP Cooperation Agreement Amendment #11 - Executed 6/17/21	City of Worcester	865,080.00			
	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)		-
		Gilbane Hunt Amendment #4 ¹		6,862,158.00		-
		Gilbane Hunt Amendment #4 ¹ Change Order 3		(5,140,660.00)		-
		Gilbane Hunt Amendment #4 ¹ Change Order 5		430,000.00		-
		Gilbane Hunt Amendment #4 ¹ Change Order 10		(1,046,759.00)		-
		Total Gilbane Hunt Contract Value		(22,797,822.00)		-
	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	Walker Consultants - Amendment #4 ¹		(276,730.00)		-
	Design Services	DAIQ ¹		-	(824,905.29)	-
	Right of Entry Agreement	CSX Transportation ¹		(66,346.00)		-
	Inspections & Testing	LiRo Engineers - Amendment #2		(199,990.00)		-
	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		(50,680.00)		-
	Building Project Management	Skanska U.S.A. - Amendment #7		(168,655.00)		-
	Appraisal Services	Tyburnski Appraisal & Consulting ²		(8,000.00)		-
	Builder's Risk Insurance	Sullivan Insurance Group ²		(45,144.96)		-
	Pickett Plaza	UEL Contractors		(2,048,000.00)		-
	Pickett Plaza	UEL Contractors - Amendment #1		(137,597.58)		-
	Pickett Plaza	UEL Contractors - Amendment #2		(4,222.80)		-
	Pickett Plaza	Yankee Testing		(9,520.00)		-
	Pickett Plaza	Presidio - Equipment Line		(14,587.12)		-
	Pickett Plaza	Siemens - Equipment Line		(37,655.25)		-
	Pickett Plaza	Phoenix Communications - Equipment Line		(10,485.00)		-
	Utility Service Relocation	National Grid		(68,025.61)		-
	Garage Temp Electric	National Grid ²		(1,724.29)		-
	Bid Documents/Printing	Acme Blueprint ²		(469.20)		-
	Bid Document Advertising	Telegram & Gazette		(41.10)		-
	Registry of Deeds Recordings	Commonwealth of MA ²		(155.00)		-
	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		\$ 37,115,080.00	\$ (28,668,060.91)	\$ (9,510,013.63)
						\$ (1,062,994.54)
Total Ballpark/Garage/Infrastructure				\$ 189,693,275.74	\$ (189,328,152.55)	\$ -
						\$ 365,123.19

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.

**Worcester Redevelopment Authority
Fixed Guideways Funded Capital Projects
Executed Contracts and Payments as of 02/08/2022**

**Amendment # 1 to Design Services Agreement ¹
Lamoureux-Pagano Associates, Inc.
Total Amendment Amount \$33,750.00**

The following projects are included in the scope of this amendment:

- **Harding Street Improvements** – Preliminary Assessment through Bid Phase

Project Total	\$11,250.00
Payments to Date	(11,250.00)
Project Balance	\$ 0.00

- **Interior & Exterior Signage** – Preliminary Assessment through Bid Phase

Project Total	\$7,500.00
Payments to Date	(7,500.00)
Project Balance	\$ 0.00

- **First Floor Public Restrooms** – Survey Work through Schematic Design

Project Total	\$15,000.00
Payments to Date	(15,000.00)
Project Balance	\$ 0.00

Amendment Total	\$33,750.00
Payments to Date	(33,750.00)
Amendment Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

**Amendment # 2 to Design Services Agreement ¹
Lamoureux-Pagano Associates, Inc.
Total Amendment Amount \$45,090.00**

The following projects are included in the scope of this amendment:

- **First Floor Public Restrooms** – Design Development through Bid Phase

Project Total	\$45,090.00
Payments to Date	(45,090.00)
Project Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

**Amendment # 3 to Design Services Agreement ¹
Lamoureux-Pagano Associates, Inc.
Total Amendment Amount \$76,784.00**

The following projects are included in the scope of this amendment:

- **Wall & Drainage System Proposal** – Design Development through Bid Phase

Project Total	\$76,784.00
Payments to Date	(76,784.00)
Project Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

Amendment # 5 to Design Services Agreement ¹**Lamoureux-Pagano Associates, Inc.****Total Amendment Amount \$23,040.00**

The following projects are included in the scope of this amendment:

- **Harding Street Improvements** – Bird Netting & Over light screen protection, Hardin St. crosswalks, curb work & bicycle storage, and banners

Project Total	\$ 8,600.00
Payments to Date	(8,600.00)
Project Balance	\$ 0.00

- **First Floor Public Restrooms** – Contract Administration

Project Total	\$14,440.00
Payments to Date	(14,440.00)
Project Balance	\$ 0.00

Amendment Total	\$23,040.00
Payments to Date	(17,385.00)
Amendment Balance	\$ 4,300.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

Amendment # 6 to Design Services Agreement ¹**Lamoureux-Pagano Associates, Inc.****Total Amendment Amount \$650,000.00**

The following projects are included in the scope of this amendment:

- **Train Plaza and Platform Leak Remediation** – Design, Contract Documents, and Bid/Contract Administration Services.

Project Total	\$650,000.00
Payments to Date	(357,730.50)
Project Balance	\$ 292,269.50

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

Amendment # 7 to Design Services Agreement**Lamoureux-Pagano Associates, Inc.****Total Amendment Amount (\$192,451.00)**

The following projects are included in the scope of this amendment:

- **Train Plaza and Platform Leak Remediation** – Reduce the scope of the project.

Project Total	(\$192,451.00)
Payments to Date	
Project Balance	(\$192,451.00)

Amendment # 1 to Design Services Agreement**Nault Architects, Inc.****Total Amendment Amount \$22,705.00**

The following projects are included in the scope of this amendment:

- **Phase 2 Capital Improvement Projects at Union Station** – Exterior Lighting, Automated Lighting Controls, Handicapped Lift, Exterior Stucco Repairs, Refinishing of Elevator, Second Floor Bathrooms, Bathroom Mirrors, and Interior Painting.

Project Total	\$22,750.00
Payments to Date	(22,750.00)
Project Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

Amendment # 2 to Design Services Agreement**Nault Architects, Inc.****Total Amendment Amount \$71,300**

- **Exterior Stucco Repairs**

Project Total	\$54,300.00
Payments to Date	(54,300.00)
Project Balance	\$ 0.00

- **Exterior Lighting**

Project Total	\$17,000.00
Payments to Date	(0.00)
Project Balance	\$17,000.00

Amendment Total	\$71,300.00
Payments to Date	(0.00)
Amendment Balance	\$71,300.00

Amendment # 3 to Design Services Agreement**Nault Architects, Inc.****Total Amendment Amount \$69,700.00**

- **Phase 2 Capital Improvement Projects at Union Station** – Automated Lighting Controls, Handicapped Lift, Refinishing of Elevator, Second Floor Bathrooms, and Interior Painting.

Project Total	\$69,700.00
Payments to Date	(69,700.00)
Project Balance	\$ 0.00

Amendment # 4 to Design Services Agreement**Nault Architects, Inc.****Total Amendment Amount \$10,000.00**

- **Phase 2 Capital Improvement Projects – Flag Pole Repair/Replacement**

Project Total	\$10,000.00
Payments to Date	(0.00)
Project Balance	\$10,000.00

Amendment # 5 to Design Services Agreement**Nault Architects, Inc.****Total Amendment Amount \$2,244.00**

- Phase 2 Capital Improvement Projects – Flag Pole Repair/Replacement – Drone Service

Project Total	\$2,244.00
Payments to Date	(0.00)
Project Balance	\$2,244.00

Amendment # 6 to Design Services Agreement**Nault Architects, Inc.****Total Amendment Amount \$1,600.00**

- Phase 2 Capital Improvement Projects – Union Station Sign Pylons

Project Total	\$1,600.00
Payments to Date	(0.00)
Project Balance	\$1,600.00

Amendment # 7 to Design Services Agreement**Nault Architects, Inc.****Total Amendment Amount \$15,200.00**

- Phase 2 Capital Improvement Projects – Corridor Project

Project Total	\$15,200.00
Payments to Date	(15,200.00)
Project Balance	\$ 0.00

Amendment # 8 to Design Services Agreement**Nault Architects, Inc.****Total Amendment Amount \$56,800.00**

- Generator Replacement

Project Total	\$21,800.00
Payments to Date	(16,570.00)
Project Balance	\$ 5,230.00

- Police Substation

Project Total	\$17,800.00
Payments to Date	(17,800.00)
Project Balance	\$ 0.00

- Harding St. Entrance Improvements

Project Total	\$17,200.00
Payments to Date	(0.00)
Project Balance	\$17,200.00

Amendment # 9 to Design Services Agreement

Nault Architects, Inc.

Total Amendment Amount \$15,200.00

- **Generator Replacement – Additional Services**

Project Total	\$1,800.00
Payments to Date	(0.00)
Project Balance	\$1,800.00

Amendment # 10 to Design Services Agreement

Nault Architects, Inc.

Total Amendment Amount \$10,600.00

- **Police Substation – Additional Services**

Project Total	\$4,000.00
Payments to Date	(4,000.00)
Project Balance	\$ 0.00

- **Exterior Stucco Project**

Project Total	\$6,600.00
Payments to Date	(6,600.00)
Project Balance	\$ 0.00

Amendment # 11 to Design Services Agreement

Nault Architects, Inc.

Total Amendment Amount \$1,900.00

- **Cost Estimating Services – Cannabis Control Commission**

Project Total	\$1,900.00
Payments to Date	(1,900.00)
Project Balance	\$ 0.00

Amendment # 12 to Design Services Agreement

Nault Architects, Inc.

Total Amendment Amount \$39,820.00

- **Exterior Stucco Project**

Project Total	\$39,820.00
Payments to Date	(25,598.25)
Project Balance	\$14,221.75

Amendment # 3 to Design Services Agreement

Nault Architects, Inc.

Total Amendment Amount \$121,650.00

- **Roof Replacement**

Project Total	\$13,500.00
Payments to Date	
Project Balance	\$ 13,500.00

- **Toilet/Shower**

Project Total	\$14,175.00
Payments to Date	
Project Balance	\$14,175.00

- **Masonry Repairs**

Project Total	\$25,700.00
Payments to Date	
Project Balance	\$ 25,700.00

- **Rooftop HVAC**

Project Total	\$30,050.00
Payments to Date	
Project Balance	\$30,050.00

- **Front Driveway**

Project Total	\$7,800.00
Payments to Date	
Project Balance	\$ 7,800.00

- **Bus Floor**

Project Total	\$5,400.00
Payments to Date	
Project Balance	\$5,400.00

- **Bike Storage**

Project Total	\$23,375.00
Payments to Date	
Project Balance	\$23,375.00

- **Renderings**

Project Total	\$1,650.00
Payments to Date	
Project Balance	\$1,650.00

Service Agreement for Video Surveillance Installation**Coghlin Electrical Contractors, Inc.****Total Service Agreement Amount \$150,174.50**

The following services are included in the scope of this contract:

- Labor and resources for the installation of video surveillance equipment and low voltage cabling

Contract Total	\$150,174.50
Payments to Date	(118,732.49)
Contract Balance	\$ 31,442.01

Service Agreement for Video Surveillance Equipment**Siemens Industry, Inc.****Total Service Agreement Amount \$100,381.00**

The following services and equipment are included in the scope of this contract:

- Furnish all service, labor, materials, equipment, staging, and parts for an operational CCTV Security Camera system

Contract Total	\$100,381.00
Payments to Date	(100,381.00)
Contract Balance	\$ 0.00

Service Agreement for Additional Video Surveillance Equipment**Siemens Industry, Inc.****Total Service Agreement Amount \$17,982.04**

The following services and equipment are included in the scope of this contract:

- Furnish all service, labor, materials, equipment, staging, and parts for an operational CCTV Security Camera system

Contract Total	\$17,982.04
Payments to Date	(17,982.04)
Contract Balance	\$ 0.00

Service Agreement for Video Surveillance Network Switches ¹**Presidio Network Solutions, Inc.****Total Service Agreement Amount \$28,623.00**

The following services and equipment are included in the scope of this contract:

- Furnish all services, labor, materials, equipment, staging, and parts necessary and proper for the installation of 3 Catalyst 3560X 48 Port PoE IP Switches.

Contract Total	\$28,623.00
Payments to Date	(28,623.00)
Contract Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

Contractor Agreement for Interior Signage at Union Station**Sunshine Sign Company, Inc.****Total Service Agreement Amount \$47,255.35**

The following services and equipment are included in the scope of this contract:

- Furnish and install interior signage throughout Union Station.

Contract Total	\$47,255.35
Payments to Date	(47,255.35)
Contract Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

Contractor Agreement for Union Station First Floor Bathroom Construction**Northern Contracting Corporation****Total Contractor Agreement Amount \$489,931.72 (Inclusive of Change Order No. 1 & 2)**

The following services are included in the scope of this contract:

- Provide all supplies, materials and equipment, and perform all the labor, services and supervision necessary and proper to undertake and complete the First Floor Public Restrooms Project at Union Station.

Contract Total	\$489,931.72
Payments to Date	(483,272.42)
Contract Balance	\$ 6,659.30

Contractor Agreement for Harding Street Improvements – Retaining Wall Improvements**Raymond James Restoration, Inc.****Total Contractor Agreement Amount \$43,325.00**

The following services are included in the scope of this contract:

- Provide all supplies, materials and equipment, and perform all the labor, services and supervision necessary and proper to undertake and complete the Retaining Wall Improvements – Harding Street.

Contract Total	\$43,325.00
Payments to Date	(43,325.00)
Contract Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

Contractor Agreement for Harding Street Improvements – Electrical Improvements**Elm Electrical, Inc.****Total Contractor Agreement Amount \$75,769.00**

The following services are included in the scope of this contract:

- Provide all supplies, materials and equipment, and perform all the labor, services and supervision necessary to undertake and complete the Electrical Improvements – Harding Street.

Contract Total	\$75,769.00
Payments to Date	(75,769.00)
Contract Balance	\$ 0.00

**Contractor Agreement for Harding Street Improvements – Taxi Loading & Crosswalks Road Work
Ricciardi Bros., Inc.**

Total Contractor Agreement Amount \$24,900.00

The following services are included in the scope of this contract:

- Provide all labor and materials to perform a curb cut on Harding St., including the installation of a detectable warning panel, traffic signs, and pavement markings.

Contract Total	\$24,900.00
Payments to Date	(20,400.00)
Contract Balance	\$ 4,500.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

**Master Product & Service Agreement for Electronic Message Board
HB Communications, Inc.**

Total Contractor Agreement Amount \$43,400.00 (inclusive of Change Order #1 \$1,271.00)

The following services are included in the scope of this contract:

- Furnish all services, labor, materials, equipment, staging, and parts necessary to install 4HDn Channel Players and Digital Signage Monitors in connection with the installation of a digital signage system at Union Station.

Contract Total	\$43,400.00
Payments to Date	(43,400.00)
Contract Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

**Contractor Agreement for Harding Street Improvements – Bird Netting
Raymond James Restoration, Inc.**

Total Contractor Agreement Amount \$43,530.00

The following services are included in the scope of this contract:

- Provide all supplies, materials and equipment, and perform all the labor, services and supervision necessary and proper to undertake and complete the Harding Street Bird Netting.

Contract Total	\$43,530.00
Payments to Date	(23,580.00)
Contract Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

**Contractor Agreement for Harding Street Improvements – Banners
Sunshine Sign Company, Inc.**

Total Contractor Agreement Amount \$17,737.11

The following services are included in the scope of this contract:

- Provide all supplies, materials and equipment, and perform all the labor, services and supervision necessary and proper to furnish and install banners in and around the Harding Street entrance of Union Station.

Contract Total	\$17,737.11
Payments to Date	(17,737.11)
Contract Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

Contractor Agreement for Electronic Message Board
Ostrow Electric Company
Total Contractor Agreement Amount \$8,300.00

The following services are included in the scope of this contract:

- Furnish, deliver and install power and communication wiring for four new digital signage message boards at Union station, including the installation of branch circuit wiring, fittings, boxes, receptacles, plates, and connections to existing power sources.

Contract Total	\$8,300.00
Payments to Date	(8,300.00)
Contract Balance	\$ 0.00

¹ Payments were signed by Michael E. Traynor, Chief Executive Officer, as they were under the \$25,000.00 threshold

Contractor Agreement for Exterior Stucco Repairs
Kronenberger & Sons Restoration, Inc.
Total Contractor Agreement Amount \$725,000.00

The following services are included in the scope of this contract:

- Furnish all supplies, materials and equipment, and perform all labor, services and supervision necessary and proper to undertake and complete the exterior stucco repairs to Union Station.

Contract Total	\$725,000.00
Payments to Date	(725,000.00)
Contract Balance	\$ 0.00

Change Order #1
Kronenberger & Sons Restoration, Inc.
Total Contractor Agreement Amount \$68,855.02

The following services are included in the scope of this change order:

- Two rounds of abatement mock-ups necessitated by the discovery of asbestos-containing materials in areas on the exterior of Union Station.

Change Order Total	\$68,855.02
Payments to Date	(68,855.02)
Change Order Balance	\$ 0.00

Change Order #2
Kronenberger & Sons Restoration, Inc.
Total Contractor Agreement Amount \$108,775.89

The following services are included in the scope of this change order:

- Carrying costs from 7/1/18-9/1/18, including scaffolding, supervision, and portable toilets, and additional costs for increased caulking around the windows. This change order also includes a change in the coating system that is being used for the repairs.

Change Order Total	\$108,775.89
Payments to Date	(108,775.89)
Change Order Balance	\$ 0.00

Change Order #3
Kronenberger & Sons Restoration, Inc.
Total Contractor Agreement Amount \$1,495,750.07

The following services are included in the scope of this change order:

- Carrying costs from 7/1/18-9/1/18, including scaffolding, supervision, and portable toilets, and additional costs for increased caulking around the windows. This change order also includes a change in the coating system that is being used for the repairs.

Change Order Total	\$1,495,750.07
Payments to Date	(1,495,750.07)
Change Order Balance	\$ 0.00

Change Order #4
Kronenberger & Sons Restoration, Inc.
Total Contractor Agreement Amount \$490,626.52

The following services are included in the scope of this change order:

- Cleaning/Coating of East & West Towers

Change Order Total	\$490,625.52
Payments to Date	(490,626.52)
Change Order Balance	\$ 0.00

Change Order #5
Kronenberger & Sons Restoration, Inc.
Total Contractor Agreement Amount \$144,803.26

The following services are included in the scope of this change order:

- North elevation de-scaling and patching incorrectly places weep holes.

Change Order Total	\$144,803.26
Payments to Date	(144,803.26)
Change Order Balance	\$ 0.00

Change Order #6
Kronenberger & Sons Restoration, Inc.
Total Contractor Agreement Amount \$273,835.94

The following services are included in the scope of this change order:

- Extend the general conditions and rentals.
- Install blue debris netting at North Elevation

Change Order Total	\$273,835.94
Payments to Date	(273,835.94)
Change Order Balance	\$ 0.00

Consultant Agreement for Professional Asbestos Abatement Monitoring Services**ATC Group Services, LLC****Total Consultant Agreement Amount \$17,245.00**

The following services are included in the scope of this contract:

- Conduct asbestos inspection for asbestos-containing materials (ACM) as part of the Exterior Stucco project.

Contract Total	\$17,245.00
Payments to Date	(17,245.00)
Contract Balance	\$ 0.00

Amendment #1**ATC Group Services, LLC****Total Consultant Agreement Amount \$3,950.00**

The following services are included in the scope of this contract:

- Conduct additional asbestos inspection for asbestos-containing materials (ACM) as part of the Exterior Stucco project.

Contract Total	\$3,950.00
Payments to Date	(3,950.00)
Contract Balance	\$ 0.00

Amendment #2**ATC Group Services, LLC****Total Consultant Agreement Amount \$28,809.50**

The following services are included in the scope of this contract:

- Conduct additional asbestos inspection for asbestos-containing materials (ACM) as part of the Exterior Stucco project.

Contract Total	\$28,809.50
Payments to Date	(28,809.50)
Contract Balance	\$ 0.00

Contractor Agreement for Interior Painting at Union Station**O'Byrne Painting & Contracting, Inc.****Total Contractor Agreement Amount \$163,050.00 (inclusive of Change Order #1 reduction of \$4,630.00)**

The following services are included in the scope of this contract:

- Provide all supplies, materials and equipment, and perform all labor, services and supervision necessary and proper to undertake and complete the interior painting at Union Station.

Contract Total	\$163,050.00
Payments to Date	(163,050.00)
Contract Balance	\$ 0.00

Contractor Agreement for Miscellaneous Interior Renovations at Union Station**APC Development Group, Inc.****Total Contractor Agreement Amount \$743,024.52**

The following services are included in the scope of this contract:

- Provide all supplies, materials and equipment, and perform all labor, services and supervision necessary and proper to undertake and complete the miscellaneous interior renovations at Union Station. These renovations include the WPD substation, lounge corridor, flag pole upgrades, public restroom upgrades, leak remediation repairs, and Harding St. corridor upgrades.

Contract Total	\$743,024.52
Payments to Date	(743,024.52)
Contract Balance	\$ 0.00

Worcester Redevelopment Authority
FTA State of Good Repair Allocation Balance
as of 02/08/2022

Description	Grant #MA-54-0004-00					
	80% FTA	20% WRA	100% Total	Expended	Balance	% Complete
1st Floor Restrooms	510,620.81	127,655.20	638,276.01	(638,276.01)	-	100%
Harding St. Improvements	187,775.22	46,943.80	234,719.02	(222,797.01)	11,922.01	95%
Leak Repairs - Design	660,723.90	165,180.98	825,904.88	(554,224.26)	271,680.62	67%
Security Cameras	227,195.20	56,798.80	283,994.00	(282,478.53)	1,515.47	99%
Interior Signage	47,724.80	11,931.20	59,656.00	(59,633.66)	22.34	100%
Electronic Message Board	41,360.00	10,340.00	51,700.00	(51,700.00)	-	100%
Exterior Stucco Project	240,433.67	60,108.42	300,542.09	(300,542.09)	-	100%
Total Phase I Projects	1,915,833.60	478,958.40	2,394,792.00	(2,109,651.56)	285,140.44	88%

Description	Grant #MA-2016-016-00					
	80% FTA	20% WRA	100% Total	Expended	Balance	% Complete
Exterior Lighting	151,834.14	37,958.54	189,792.68	(2,821.36)	186,971.32	1%
Automated Lighting Control	335,685.94	83,921.48	419,607.42	(39,804.36)	379,803.06	9%
Handicapped Lift - Design	7,130.70	1,782.68	8,913.38	(8,913.38)	-	100%
Tenant Space Corridor - Design	12,686.10	3,171.52	15,857.62	(15,857.62)	-	100%
Interior Wayfinding Signage	11,253.60	2,813.40	14,067.00	(14,066.58)	0.42	0%
Exterior Stucco Repairs - Design	117,961.45	29,490.36	147,451.81	(147,451.81)	-	100%
Refinishing Elevators	60,464.22	15,116.06	75,580.28	(4,208.81)	71,371.47	6%
Second Floor Bathrooms	29,445.29	7,361.32	36,806.61	(9,083.14)	27,723.47	25%
Bathroom Mirrors	1,682.49	420.62	2,103.11	(711.36)	1,391.75	34%
Security Watch Tour System	651.42	162.85	814.27	(814.27)	-	100%
Interior Painting	11,173.10	2,793.28	13,966.38	(13,966.38)	-	100%
Walkway Canopies - Design	-	-	-	-	-	0%
Flag Pole - Design	8,000.00	2,000.00	10,000.00	(10,000.00)	-	100%
Bike Racks	-	-	-	-	-	0%
Harding St. East Wall - Design	-	-	-	-	-	0%
Digital Signage Software - PM	-	-	-	-	-	0%
Security Services - PM	187,304.00	46,826.00	234,130.00	(234,130.00)	-	100%
Total Phase II Projects	935,273.45	233,818.11	1,169,090.56	(501,829.07)	667,261.49	43%

Description	Grant #MA-2017-027-00					
	80% FTA	20% WRA	100% Total	Expended	Balance	% Complete
Exterior Stucco	2,462,656.00	615,664.00	3,078,320.00	(3,078,320.00)	-	100%
Harding Street Wall	-	-	-	-	-	0%
Leak Remediation	-	-	-	-	-	0%
Interior Painting	131,009.28	32,752.32	163,761.60	(163,761.60)	-	100%
Handicap Ramp	155,641.66	38,910.41	194,552.07	(194,552.07)	-	100%
Replacement Generator	13,256.00	3,314.00	16,570.00	(16,570.00)	-	100%
Cleaning Services - PM	75,744.48	18,936.12	94,680.60	(94,680.60)	-	100%
Security Services - PM	323,590.18	80,897.55	404,487.73	(404,487.73)	-	100%
Total Phase IIA Projects	3,161,897.60	790,474.40	3,952,372.00	(3,952,372.00)	-	100%

Description	Grant #MA-2018-018-01-00					
	80% FTA	20% WRA	100% Total	Expended	Balance	% Complete
Corridor Construction	80,800.00	20,200.00	101,000.00	(101,000.00)	-	100%
WPD Sub-Station - Design	18,094.09	4,523.52	22,617.61	(22,617.61)	-	100%
Bus Waiting Area Floor - Design	3,365.68	841.42	4,207.10	-	4,207.10	0%
Bicycle Storage - Design	-	-	-	-	-	0%
Front Driveway - Design	-	-	-	-	-	0%
Public Address System - Design	95,920.00	23,980.00	119,900.00	-	119,900.00	0%
Flag Pole Upgrades	-	-	-	-	-	0%
Building Maintenance - PM	34,409.82	8,602.45	43,012.27	(43,012.27)	(0.00)	100%
Cleaning Services - PM	86,529.41	21,632.35	108,161.76	(108,161.76)	-	100%
Security Services - PM	877,782.61	219,445.65	1,097,228.26	(1,097,228.26)	-	100%
Total Phase III Projects	1,196,901.60	299,225.40	1,496,127.00	(1,372,019.90)	124,107.10	92%

Worcester Redevelopment Authority
FTA State of Good Repair Allocation Balance
as of 02/08/2022

Description	Grant #MA-2019-019-00					
	80% FTA	20% WRA	100% Total	Expended	Balance	% Complete
Worcester Police Substation	180,132.87	45,033.22	225,166.09	(225,166.09)	-	100%
Terrazzo Floor Crack Repair - Design	12,000.00	3,000.00	15,000.00	-	15,000.00	0%
Carpet Replacement - Design	1,200.00	300.00	1,500.00	-	1,500.00	0%
Regrade Boiler Room Entrance - Design	2,000.00	500.00	2,500.00	-	2,500.00	0%
Replace Exhaust Fans - Design	880.00	220.00	1,100.00	-	1,100.00	0%
Gypsum Wall System - Design	16,000.00	4,000.00	20,000.00	-	20,000.00	0%
Replacement Generator - Design	40,000.00	10,000.00	50,000.00	-	50,000.00	0%
Exterior Masonry - Design	12,000.00	3,000.00	15,000.00	-	15,000.00	0%
Marquee Canopy - Design	1,200.00	300.00	1,500.00	-	1,500.00	0%
Harding St. Entrance - Design	20,000.00	5,000.00	25,000.00	-	25,000.00	0%
Interior Bus Waiting Area Floor	8,000.00	2,000.00	10,000.00	-	10,000.00	0%
Public Address System	904,000.00	226,000.00	1,130,000.00	-	1,130,000.00	0%
Terrazzo Floor Crack Repair	120,000.00	30,000.00	150,000.00	-	150,000.00	0%
Carpet Replacement	12,000.00	3,000.00	15,000.00	-	15,000.00	0%
Regrade Boiler Room Entrance	20,000.00	5,000.00	25,000.00	-	25,000.00	0%
Replace Exhaust Fans	8,800.00	2,200.00	11,000.00	-	11,000.00	0%
Gypsum Wall System	160,000.00	40,000.00	200,000.00	-	200,000.00	0%
Repair Train Platform Tactile System	1,600.00	400.00	2,000.00	-	2,000.00	0%
Replace Bike Lockers	32,623.13	8,155.78	40,778.91	-	40,778.91	0%
Replacement Generator	400,000.00	100,000.00	500,000.00	-	500,000.00	0%
Building Maintenance - PM	91,172.39	22,793.10	113,965.49	(113,965.49)	-	100%
Security Services - PM	533,480.08	133,370.02	666,850.10	(666,850.10)	-	100%
Cleaning Services - PM	135,223.15	33,805.79	169,028.94	(169,028.94)	-	100%
Terrazzo Floor Care - PM	58,363.74	14,590.94	72,954.68	(72,954.68)	-	100%
Snow Removal - PM	168,960.63	42,240.16	211,200.79	(211,200.79)	-	100%
Total Phase IV Projects	\$ 2,939,636.00	\$ 734,909.00	\$ 3,674,545.00	\$ (1,459,166.09)	\$ 2,215,378.91	40%

Description	Grant #MA-2021-048-01-00					
	80% FTA	20% WRA	100% Total	Expended	Balance	% Complete
Renovate - Replace Bike Lockers	24,000.00	6,000.00	30,000.00	-	30,000.00	0%
Renovate - Front Driveway	49,600.00	12,400.00	62,000.00	-	62,000.00	0%
Renovate - Canopy Marquee	12,000.00	3,000.00	15,000.00	-	15,000.00	0%
Renovate - Exterior Masonry	817,687.20	204,421.80	1,022,109.00	-	1,022,109.00	0%
Renovate - Harding St Entrance Improv.	200,000.00	50,000.00	250,000.00	-	250,000.00	0%
Renovate - New Common Space Rtus	331,200.00	82,800.00	414,000.00	-	414,000.00	0%
Renovate - Roof	723,254.40	180,813.60	904,068.00	-	904,068.00	0%
Restrooms Staff/WPD Single Stall	72,000.00	18,000.00	90,000.00	-	90,000.00	0%
Design - Bicycle Storage	23,120.00	5,780.00	28,900.00	-	28,900.00	0%
Design - Front Driveway	7,360.00	1,840.00	9,200.00	-	9,200.00	0%
Design - Restrooms Staff/WPD	12,000.00	3,000.00	15,000.00	-	15,000.00	0%
Design - Exterior Masonry	71,799.20	17,949.80	89,749.00	-	89,749.00	0%
Design - New Common Space Rtus	28,800.00	7,200.00	36,000.00	-	36,000.00	0%
Design - Roof	62,891.20	15,722.80	78,614.00	-	78,614.00	0%
Project Admin	40,000.00	10,000.00	50,000.00	-	50,000.00	0%
Building Maintenance - PM	63,040.00	15,760.00	78,800.00	(24,992.13)	53,807.87	32%
Security Services - PM	345,328.00	86,332.00	431,660.00	(92,071.18)	339,588.82	21%
Cleaning Services - PM	160,000.00	40,000.00	200,000.00	-	200,000.00	0%
Terrazzo Floor Care - PM	42,644.00	10,661.00	53,305.00	-	53,305.00	0%
Snow Removal - PM	144,000.00	36,000.00	180,000.00	-	180,000.00	0%
Total Phase V Projects	3,230,724.00	807,681.00	4,038,405.00	(117,063.31)	3,921,341.69	53%
Total Projects - All Grants	\$ 13,380,266.25	\$ 3,345,066.31	\$ 16,725,331.56	\$ (9,512,101.93)	\$ 7,213,229.63	57%

Worcester Redevelopment Authority
FTA State of Good Repair Allocation Balance
as of 02/08/2022

Federal Fiscal Year	Federal Apportionment 80% ¹	Required Match Funds 20%	Capital Match - Loan Orders	Preventative Maintenance Match - Operating Funds	Total Match Allocated	Total Funding	Obligation Due Date
2013	2,372,795.00	593,198.75	-	-	-	2,965,993.75	9/30/2016
2014	2,400,374.00	600,093.50	450,000.00	-	450,000.00	3,000,467.50	9/30/2017
2015	2,412,319.00	603,079.75	-	46,826.00	46,826.00	3,015,398.75	9/30/2018
2016	2,762,771.00	690,692.75	-	94,634.00	94,634.00	3,453,463.75	9/30/2019
2017	2,792,011.00	698,002.75	1,000,000.00	250,995.94	1,250,995.94	3,490,013.75	9/30/2020
2018	3,261,985.00	815,496.25	1,300,000.00	493,312.84	1,793,312.84	4,077,481.25	9/30/2021
2019	3,142,493.00	785,623.25	-	-	-	3,928,116.25	9/30/2022
Total	19,144,748.00	4,786,187.00	2,750,000.00	885,768.78	3,635,768.78	23,930,935.00	
Phase I Obligations	(1,915,833.60)	(478,958.40)	(478,958.80)	-	(478,958.80)	(2,394,792.40)	
Phase II Obligations	(935,273.45)	(233,818.11)	(186,722.00)	(46,826.00)	(233,548.00)	(1,168,821.45)	
Phase IIA Obligations	(3,161,897.60)	(790,474.40)	(695,840.40)	(94,634.00)	(790,474.40)	(3,952,372.00)	
Phase III Obligations	(1,196,901.60)	(299,225.40)	(48,230.46)	(249,680.45)	(297,910.91)	(1,494,812.51)	
Phase IV Obligations	(2,939,636.00)	(734,909.00)	(488,109.00)	(246,800.00)	(734,909.00)	(3,674,545.00)	
Phase V Obligations	(3,230,724.00)	(807,681.00)	(618,928.00)	(188,753.00)	(807,681.00)	(4,038,405.00)	
Total Obligations	(13,380,266.25)	(3,345,066.31)	(2,516,788.66)	(826,693.45)	(3,343,482.11)	(16,723,748.36)	
Balance to be Obligated	5,764,481.75	1,441,120.69	233,211.34	59,075.33	292,286.67	7,207,186.64	

¹ FTA Section 5337 State of Good Repair Grant funds are apportioned by statutory formulas on a federal fiscal year basis. The federal share of eligible capital costs is 80% of the net project cost. These funds are available for obligation for four fiscal years; the fiscal year in which the amount is made available and appropriated plus three additional years.