

**22****COMMUNITY  
MITIGATION  
FUND****APPENDIX H - TRANSPORTATION CONSTRUCTION GRANT APPLICATION****BD-22-1068-1068C-1068L-68403*****Please complete the entire Application.*****1. PROJECT INFORMATION****a) NAME OF MUNICIPALITY/GOVERNMENT ENTITY/DISTRICT AND VENDOR CODE**

City of Everett

**VENDOR CODE:****b) PROJECT NAME (LIMIT 10 WORDS)**

Mystic Riverwalk Boardwalk

**c) BRIEF PROJECT DESCRIPTION (LIMIT 50 WORDS)**

To complete a missing section of the Mystic Riverwalk between Mystic View Park and the Route 16/Woods Memorial Bridge. This proposed section of trail would utilize a boardwalk to cross a wetland between the park and the bridge.

**d) CONTACT PERSON(S)/TITLE (Persons with responsibility for this grant)**

Jay Monty – Director of Transportation

**e) PHONE # AND EMAIL ADDRESS OF CONTACT PERSON(S)**

617-544-6033, jay.monty@ci.everett.ma.us

**f) MAILING ADDRESS OF CONTACT PERSON(S)**

484 Broadway, Everett, MA 02149

**2. IMPACT DESCRIPTION / CONNECTION TO GAMING FACILITY**

**a) Please describe in detail the impact that is attributed to the operation of a gaming facility.**

A commitment of the Encore casino was the construction of the Mystic Riverwalk. Connecting from lower Broadway to Mystic View park. This has been a crucial trail connection and one that has been well patronized since the casino opening, in part because it provides walk access to the Wellington MBTA station as well as other trail connections along the Mystic River. However, from Mystic View Park to the Woods Memorial bridge, pedestrians must transition from the Riverwalk onto narrow sidewalks that are directly adjacent to high speed traffic. These sidewalks are not adequate for the type of users such as families and children who currently utilize the other trails. In addition, the existing sidewalks provide an indirect route to the Woods Bridge.

**b) Please provide documentation, specificity or evidence that gives support for the determination that the operation of the gaming facility caused, is causing the impact (i.e. surveys, data, reports).**

Wellington MBTA station is a key hub for patrons and employees of the Encore Casino. It is the hub for Encore's transit operations with shuttle services for both employees who utilize transit or remote parking to access the resort. The reconstruction of the Woods Bridge between Wellington and Everett has also encouraged more pedestrian and bicycle traffic between Encore and Wellington as the new bridge has adequate pedestrian accommodations and some trail connections. The use of Wellington as a transit point for the casino, was through the EIR process part of the design to mitigate traffic on Lower Broadway in Everett. Additionally, the introduction of bike sharing facilities at Wellington in 2022, part of the same Blue Bikes system in which Encore has two on-site stations, will further increase the multimodal interdependencies of the two facilities. However, mitigation to improve pedestrian facilities between Wellington and the casino was limited at the time and has since proved insufficient, with pedestrians and cyclists forced to navigate an indirect choke point around Santilli Circle as described in the previous section.

**c) How do you anticipate your proposed remedy will address the identified impact?**

The proposed boardwalk and trail connection will provide a safe and direct route for pedestrians and cyclists wishing to access the Mystic River and Malden River path system from the Encore casino. It will provide route of adequate width and protection for users of all ages and abilities to travel between the casino and the MBTA station at Wellington as well as complete a missing link in the Malden/Mystic Riverwalk system.

**3. PROPOSED USE OF TRANSPORTATION CONSTRUCTION FUNDS (Please attach additional sheets/supplemental materials if necessary.)**

**a) Please describe how you propose to use the Transportation Construction Grant for a transportation construction project related to the gaming facility.**

The Transportation Construction Grant will be used to fund a portion of the total construction costs to build the boardwalk and trail connection between Mystic View Park and the Woods Memorial Bridge.

**b) Please describe how the mitigation request will address the impact indicated.**

The mitigation request will allow construction of a multi-use trail and boardwalk that will shorten the walking distance between Encore and Wellington by approximately ¼ mile and provide a safer and more comfortable facility that is separated from traffic on which to walk and bike than the current route.

**4. BUDGET & TIMELINE**

**a) Please identify the amount of funding requested. In determining the funding request, please round up to the nearest hundred dollars.**

\$1,335,000

**b) Please provide a detailed budget for the use of funds.**

See attached preliminary cost estimate.

**c) Please provide the estimate and percentage of the costs projected to be funded from other federal, state, local, private contributions or unspent CMF Reserves. (Applicants may include contributions from gaming licensees and private contributions.) Please provide a detailed itemized estimate for each type of funding.**

The total construction costs are estimated to be funded as follows:

City of Everett 2022 CIP: \$1,000,000 (allocated)

City of Everett 2023 CIP: \$1,700,000 (anticipated funding request)

Massachusetts Gaming Commission: \$1,335,000 (current funding request)

The City will simultaneously pursue other potential grant opportunities including DCR Mass Trails and Mass DOT Complete Streets to further offset the total cost of the project.

**d) Please indicate, through a commitment letter or otherwise, how such other funding will be available for the project. In the absence of a final commitment to such funding, please provide detail on any process needed to secure any non-CMF funding.**

The Everett City council appropriated \$1,000,000 in its 2022 CIP specifically for improvements to the Everett waterfront and trail network. The City plans to utilize all of these funds to construct the boardwalk. A similar request for FY 2023 will be made based on the final cost estimate and the results from this grant application.

**e) Please include a detailed timetable for the project, including but not limited to, the timetable for planning, for securing additional funds and the timetable to implement the project. Construction of the project must commence by June 30, 2023.**

Planning for this project began in summer of 2021 utilizing a combination of a 2021 Community Mitigation Fund award as well as some City of Everett CIP funds. Design and permitting is approximately 50% complete with construction documents anticipated to be completed in the third quarter of 2022. The current status and schedule would allow to the City to bid the project for construction during the 3rd or 4th quarter of 2022 with a construction start in the 4<sup>th</sup> quarter of 2022 or the 1<sup>st</sup> quarter of 2023. This schedule would coincide with the schedule on which the remaining funds for this project would be procured, with funds from this grant and additional CIP funds becoming available in the 3<sup>rd</sup> quarter of 2022. The current schedule is shown below:

**February 17, 2022:** Conservation Commission Hearing for Borings (geotechnical investigation)  
**Late February-March:** Conduct borings onsite (for geotechnical/structural work)  
**End of April 2022:** Submit 25% CDs  
**End of June 2022:** Submit 75% CDs  
**Late June-September:** Permit Applications + Hearings (for final boardwalk design)  
**End of Nov 2022:** Submit Final Bid Documents  
**Dec 2022-Jan 2023:** Bidding  
**Feb 2023-May 1, 2024:** Construction Period; Note: boardwalk construction would be complete by end of 2023 and landscaping completed by spring 2024

**5. MEASUREMENT OF IMPACT**

**a) Please describe how you propose to measure the impact of your project.**

The impact of the project can be measured in several ways. Annual transportation counts and surveys performed by the casino will inform as to whether more patrons or employees are traveling between Wellington and the casino and what mode they are utilizing. It will also measure any changes in pedestrian counts through Santilli Circle which could be attributed to the new trail connection. The City may also opt to perform its own counts of users on the new trail, though this would be inclusive of all users regardless of whether their destination or origin is the casino.

**6. CONSULTATION WITH MASSDOT/ REGIONAL TRANSIT AGENCY (RTA) / REGIONAL PLANNING AGENCY (RPA) AND NEARBY COMMUNITIES**

**a) Please provide details about the Applicant's consultation with MassDOT, the Regional Transit Agency/MBTA and the Regional Planning Agency serving the community, and nearby communities to determine the potential for cooperative regional efforts regarding transportation construction activities.**

Previously, the City worked with the Communities of Medford and Malden to create the Malden River greenway Plan to create one continuous waterfront path along the Malden River from the Encore Resort to Malden Center. <https://mysticriver.org/maldenriver>. Several public meetings were held in all three communities. Including one hosted by DEP. During design development of the path, the City has coordinated with DCR, SITE Centers (owners of Gateway Mall), the Friends of the Malden River, and the Mystic River watershed Association.

**7. RELEVANT EXCERPTS FROM HOST OR SURROUNDING COMMUNITY AGREEMENTS**

**a) Please describe and include excerpts from any relevant sections of any Host or Surrounding Community Agreement.**

Section 5B of the Host Community Agreement specifies that Wynn/Encore shall make the waterfront accessible to the public and do so in accordance with the City's greater vision for the waterfront. In addition, Section 6 details the numerous transportation improvements including at Santilli Circle and greater access to public transportation. Specifically 6C.5 specifies that Encore will enhance "the City/DCR park and pathway system to and from Wellington Station on the MBTA Orange Line." This project furthers the advancement of safety and accessibility commitments at these locations.

**b) Please explain how this impact was either anticipated or not anticipated in that Agreement.**

The MEPA decision did not make specific recommendations as to the quality and exact routing of the trail connections and pedestrian improvements. Because these project components were primarily under the jurisdiction of state agencies and private property owners, the City of Everett did not have a direct input or ability to make specific design decisions.

**8. INTERNAL CONTROLS/ADMINISTRATION OF FUNDS**

**a) Please provide detail regarding the internal controls that will be used to ensure that funds will only be used to address the impact.**

The City's internal control structure regarding all grants have been designed to ensure compliance with the federal Office of Management and Budget circulars A-87 "Cost Principles for State, Local, and Indian Tribes", and A-102 "Grants and Cooperative Agreements with State and Local Governments" regardless if the grants are not federal. The control structure ensures all transactions are properly recorded and accounted for, and all transactions are executed in compliance with Laws, regulations, and the provisions of contracts and grant agreements. Some examples of these controls include, but are not limited to: The City's accounting system records all grants and the related grant activity in separate funds, and does not commingle grant activity between grants.

The City utilizes a requisition and purchase order system within the accounting system to ensure expenditures are sufficiently authorized for their intended purpose and adequate funding exists prior to procuring goods or services.

The City individual responsible for the management of the grant will be the only individual allowed to authorize expenditures to the grant, ensuring that only legitimate grant activity is charged to the

grant. The City's accounting system automatically controls this process, which is then manually reviewed by the City Auditor's office during the payment processing.

Grant records maintained by the City Individual responsible for the management of the grant will be reconciled with the City Auditor's office on a quarterly basis. Any discrepancies identified during this process will be researched and corrected within 15 days from the date identified.

b) If non-governmental entities will receive any funds, please describe what reporting will be required and how the applicant will remedy any misuse of funds.

Non-governmental entities will not directly receive any of these funds. Funds will be expended according to Massachusetts procurement law.

**9. CERTIFICATION BY MUNICIPALITY/GOVERNMENTAL ENTITY**

On behalf of the aforementioned municipality/governmental entity I hereby certify that the funds that are requested in this application will be used solely for the purposes articulated in this Application.

*Jay Mealy*

Date: *1-27-22*

Signature of Responsible Municipal  
Official/Governmental Entity

*Jay Mealy*

(print name)

*Director of Transportation's*

Title:

# 2022 Transportation Construction Grant Application

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Shadley Associates, P.C.

Landscape Architects

Site Planners

1730 Massachusetts Ave.

Longfellow, MA 02420

TEL: (781) 452-0809

FAX: (781) 862-2687

**Estimate of Probable Construction Cost**

Job: Everett Riverfront Boardwalk - Everett, MA

Status: Preliminary Construction Cost Estimate for Budgeting

Date: January 13, 2022

| Estimate Summary |   | TOTALS                |
|------------------|---|-----------------------|
|                  | Contractor General Conditions (15%)                 | \$147,042.00          |
| A.               | Demolition and Site Preparation                     | \$73,580.00           |
| B.               | Earthwork   | \$61,800.00           |
| C.               | Paving and Curbing                                  | \$33,900.00           |
| D.               | Drainage and Utilities                              | \$0.00                |
| E.               | Site Improvements                                   | \$2,523,600.00        |
| F.               | Landscaping   | \$20,400.00           |
| G.               | Technical   | \$267,000.00          |
|                  | <b>Subtotal Construction Cost</b>                   | <b>\$3,427,322.00</b> |
|                  | Design Contingency (12%)                            | \$411,278.64          |
|                  | Owner's Construction Contingency (5%)               | \$171,366.10          |
|                  | <b>TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST</b> | <b>\$4,009,966.74</b> |

**NOTES:**

- 1 This estimate of probable construction cost is based on the "Preliminary Boardwalk Layout Plan" dated November 23, 2021. This estimate is for budget purposes only as technical engineering work has not yet occurred.
- 2 This is an ESTIMATE OF PROBABLE CONSTRUCTION COST. It is based on recent public bid prices. It does NOT include costs for design fees, environmental permitting, legal fees, and other SOFT COSTS.
- 3 This estimate includes a design contingency for construction costs not yet known at this preliminary level of design.
- 4 The items under "Earthwork" are approximate only at this early stage of design and are for general budget purposes. Detailed earthwork calculations will be necessary once a field survey is developed, construction drawings are prepared, and the exact quantities and earthwork can be calculated.
- 5 It is assumed that the project will be bid in late 2022. Prices are based on current public bid prices.
- 6 This estimate does not include any costs related to reconstructing or modifying the existing wetlands.

| Item #                                    | Item/Remarks   | Quantity | Unit  | Unit Cost   | Subtotal           |
|---|--|----------|-------|-------------|--------------------|
| <b>A. Demolition and Site Preparation</b> |  |          |       |             |                    |
| 1   | Erosion control (compost filter tube, haybales, silt fence, etc.)    | 1,500    | LF    | \$15.00     | \$22,500.00        |
| 2   | Remove & dispose of bituminous macadam pavement                      | 35       | SY    | \$18.00     | \$630.00           |
| 3   | Remove & dispose of chain link fence, cut/pose flush with grade      | 30       | LF    | \$15.00     | \$450.00           |
| 4   | Cut opening in existing guardrail, new post → rails (north entrance) | 1        | LS    | \$2,500.00  | \$2,500.00         |
| 5   | Tree protection  | 1        | ALLOW | \$2,500.00  | \$2,500.00         |
| 6   | Budget for tree removal, cut to grade + leave stumps                 | 1        | ALLOW | \$10,000.00 | \$10,000.00        |
| 7   | Clear and grub vegetation for improvements → views                   | 1        | LS    | \$10,000.00 | \$10,000.00        |
| 8   | Treatment of invasive species along boardwalk location               | 1        | LS    | \$10,000.00 | \$10,000.00        |
| 9   | Budget for site fencing / construction security                      | 1        | ALLOW | \$5,000.00  | \$5,000.00         |
| 10  | Miscellaneous demolition and site protection                         | 1        | ALLOW | \$10,000.00 | \$10,000.00        |
|   | <b>Subtotal Demolition and Site Preparation</b>                      |          |       |             | <b>\$73,580.00</b> |
| <b>B. Earthwork</b>                       |  |          |       |             |                    |
| 1   | Rough grading  | 800      | SY    | \$10.00     | \$5,000.00         |
| 2   | Clean fill   | 130      | CY    | \$80.00     | \$10,400.00        |
| 3   | Engineered fabric below clean fill                                   | 2,500    | SF    | \$3.00      | \$7,500.00         |
| 4   | New foam for lawn & seeded areas, 6" depth                           | 65       | CY    | \$60.00     | \$3,900.00         |
| 5   | Handling of contaminated soil  | 1        | ALLOW | \$30,000.00 | \$30,000.00        |
| 6   | Miscellaneous earthwork  | 1        | ALLOW | \$5,000.00  | \$5,000.00         |
|   | <b>Subtotal Earthwork</b>  |          |       |             | <b>\$61,800.00</b> |
| <b>C. Paving and Curbing</b>              |  |          |       |             |                    |
| 1   | Bituminous concrete pavement   | 180      | SY    | \$55.00     | \$9,900.00         |
| 2   | Specialty plaza pavement   | 400      | SF    | \$60.00     | \$24,000.00        |
|   | <b>Subtotal Paving and Curbing</b>                                   |          |       |             | <b>\$33,900.00</b> |

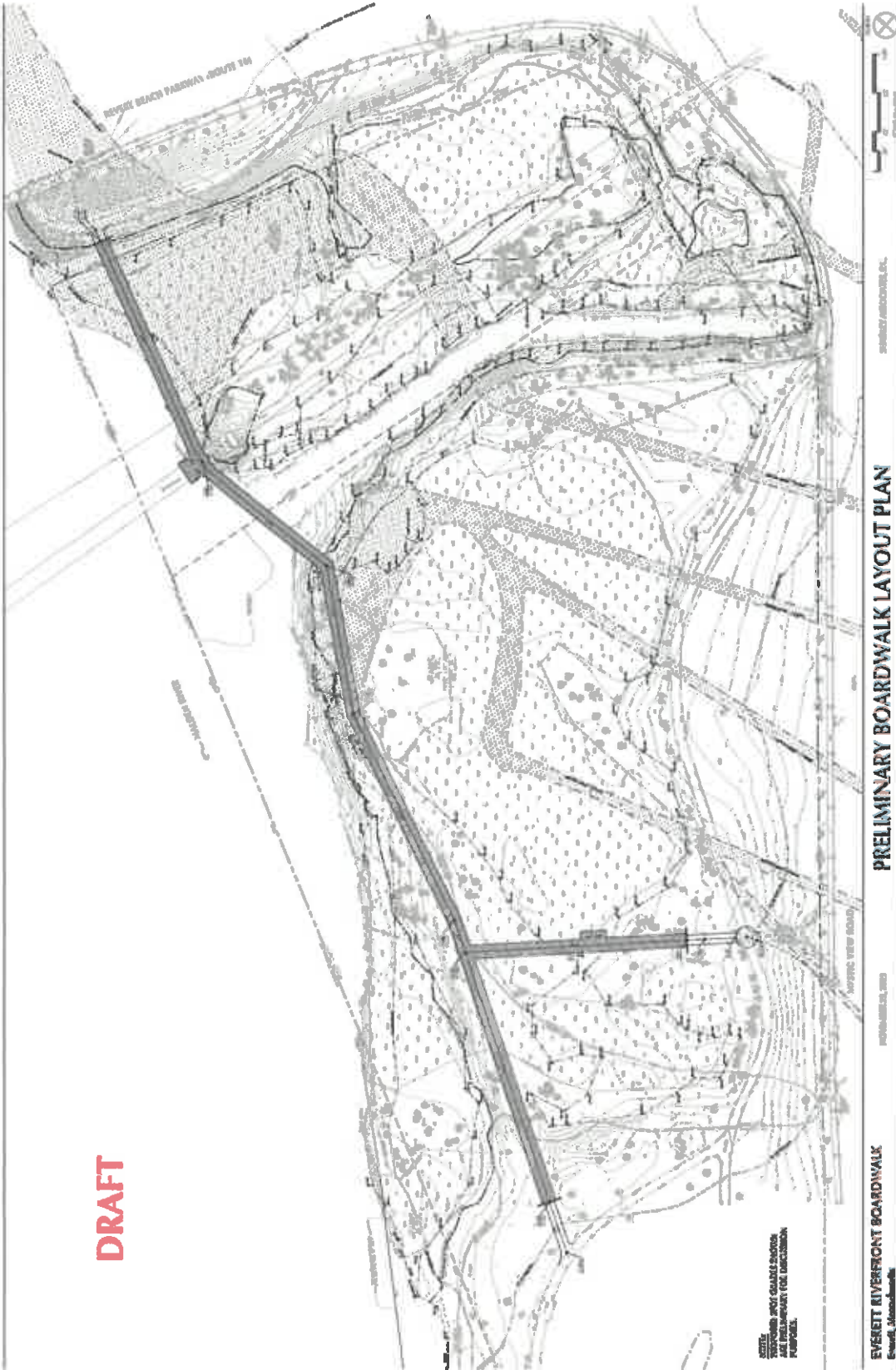


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|           |  |       |       |  |                       |
|-----------|--|-------|-------|--|-----------------------|
| <b>D.</b> | <b>Drainage and Utilities</b>                                  |       |       |  |                       |
| 1         | No drainage (surface only) or utilities, electrical below      |       |       |  |                       |
|           |  |       |       | <b>Subtotal Drainage and Utilities</b> | <b>\$0.00</b>         |
| <b>E.</b> | <b>Site Improvements</b>                                       |       |       |  |                       |
| 1         | 6' Bench with back   | 8     | EA    | \$3,500.00                             | \$28,000.00           |
| 2         | Salvaged boulder for seating                                   | 12    | EA    | \$1,000.00                             | \$12,000.00           |
| 3         | Bicycle parking post   | 4     | EA    | \$900.00                               | \$3,600.00            |
| 4         | Trash receptacle   | 1     | EA    | \$2,500.00                             | \$2,500.00            |
| 5         | Wayfinding sign, metal with custom colour                      | 3     | EA    | \$1,500.00                             | \$4,500.00            |
| 6         | Boardwalk  |       |       |  |                       |
|           | Boardwalk structure and decking, 12' wide, on helical piers    | 1,200 | LF    | \$1,250.00                             | \$1,500,000.00        |
|           | bridge crossing  | 200   | LF    | \$1,750.00                             | \$350,000.00          |
|           | Guardrail  | 2,690 | LF    | \$200.00                               | \$538,000.00          |
|           | Concrete abutment  | 7     | EA    | \$10,000.00                            | \$70,000.00           |
| 7         | Budget for miscellaneous site improvements                     | 1     | ALLOW | \$15,000.00                            | \$15,000.00           |
|           |  |       |       | <b>Subtotal Site Improvements</b>      | <b>\$2,523,600.00</b> |
| <b>F.</b> | <b>Landscaping</b>   |       |       |  |                       |
| 1         | Deciduous trees (2"-2.5" cal.)                                 | 5     | EA    | \$800.00                               | \$4,500.00            |
| 2         | Ornamental tree (2"-6" ht.)                                    | 3     | EA    | \$750.00                               | \$2,250.00            |
| 3         | Shrubs, mixed sizes  | 40    | EA    | \$100.00                               | \$4,000.00            |
| 4         | Perennials, ornamental grasses, groundcover (1 or 2 gal cont.) | 1,500 | EA    | \$25.00                                | \$3,750.00            |
| 5         | New planting soil (12" depth)                                  | 55    | CY    | \$60.00                                | \$2,100.00            |
| 6         | Lawn seed and fine grading                                     | 200   | SY    | \$4.00                                 | \$800.00              |
| 7         | Conservation seed mix  | 500   | SY    | \$4.00                                 | \$3,000.00            |
|           |  |       |       | <b>Subtotal Landscaping</b>            | <b>\$20,400.00</b>    |
| <b>G.</b> | <b>Electrical</b>  |       |       |  |                       |
| 1         | Ornamental site light with concrete footing                    | 20    | EA    | \$6,250.00                             | \$125,000.00          |
| 2         | Handhole   | 20    | EA    | \$1,250.00                             | \$25,000.00           |
| 3         | Conduit & wiring   | 1,800 | LF    | \$40.00                                | \$72,000.00           |
| 4         | Blue light call box (solar-powered)                            | 1     | EA    | \$10,000.00                            | \$10,000.00           |
| 5         | Electrical cabinet   | 1     | EA    | \$10,000.00                            | \$10,000.00           |
| 6         | Power connection, coordination with NGrid                      | 1     | LS    | \$15,000.00                            | \$15,000.00           |
| 7         | Miscellaneous electrical (mobilization, markup, etc.)          | 1     | LS    | \$10,000.00                            | \$10,000.00           |
|           |  |       |       | <b>Subtotal Electrical</b>             | <b>\$267,000.00</b>   |



**DRAFT**

**PRELIMINARY BOARDWALK LAYOUT PLAN**

**EVERETT RIVERFRONT BOARDWALK**  
Everett, Massachusetts

NOTE:  
SPOT GRADES AND STATIONING  
ARE PRELIMINARY FOR INFORMATION  
PURPOSES.