



23

COMMUNITY MITIGATION FUND

2023 Transportation Construction Grant Application

Bid No. Bid No. BD-23-1068-1068C-1068L-81256

All completed applications must be sent by January 31st to be considered for funding for the 2023 Grant Round. Please submit this completed form as well as any relevant attachments to MGCCMF@Massgaming.gov.

For more detailed instructions as well as the 2023 Application Guidelines please visit <https://massgaming.com/about/community-mitigation-fund/>

I. Project Summary
Legal Name of Applicant: City of Everett Massachusetts
Project Name (Please limit to 5 words): Northern Strand Trail Extension – Supplemental Funding
Amount Requested: \$255,131
Brief Project Description (approx. 50 words): The funds being requested from this grant application are intended to supplement a 2020 Community Mitigation Fund award for construction of the Northern Strand Bike Path extension. The project, which is now 95% complete, incurred several construction challenges and necessary scope increases worth \$831,127 above the original cost to the City of Everett of \$1,550,000. This grant application is requesting \$276,765, or 33% of the project cost increase.

II. Applicant Contact Information
Please provide below the manager for this grant and any other individuals you would like to be copied on all correspondence.
Grant Manager: Jay Monty
Email Address: jay.monty@ci.everett.ma.us
Telephone Number: 617-544-6033
Address:
Address: 484 Broadway, Everett, MA 02149

III. Detailed Project Description & Mitigation

1) Please describe in detail the impact that is attributed to the operation of a gaming facility. Please provide documentation or evidence that gives support for the determination that the operation of the gaming facility caused or is causing the impact (i.e. surveys, data, reports)

During the construction of the Northern Strand Trail extension, a ¾ mile trail running from West Street in Everett to the Mystic River and Encore Casino, two significant change orders were required to complete the project as follows.

1: A re-design of a segment of trail beneath the Rte 16 overpass to include a series of retaining walls that MassDOT deemed necessary due to poor soil conditions that were discovered by the contractor. Cost increase to the project is \$429,640

2: Drainage repairs and new trail connections at 3 intersecting streets to the existing Northern Strand Trail. Cost increase to the project \$336,000.

3. Additional landscaping and tree plantings along existing sections of the Northern Strand Trail to increase shade coverage and prevent vehicle trespass on the trail. Cost increase to the project is \$64,965

2) *(If applicable)* Please explain how this impact was not anticipated in the Applicant's Host or Surrounding Community Agreement.

The extension of the Northern Strand Trail was approved and funded by the MGC in 2020 through a Transportation Construction grant. That application referenced sections of the FEIR, SSFEIR, and host community agreement which demonstrated the relationship of those documents to the project. The change-order work being performed as described above, was not anticipated due to environmental conditions that were not known when the project was designed.

Additionally, a 2021 Transportation Construction Grant was awarded to the City of Everett for the purpose of installing pedestrian lighting along the existing Northern Strand Trail. This application justified improvements such as lighting and landscaping to the existing trail as it connects Encore owned properties at Rivergreen to the main resort. The need to connect these two properties had not been anticipated at the time of the Host Community Agreement.

3) Please describe what the Applicant is proposing and how the mitigation request will address the impact indicated.

As described above, the work being performed includes:

Additional geotechnical and structural work beneath a highway overpass that is necessary to complete the Northern Strand Trail to the Mystic River. This will allow the full completion of the Northern Strand Trail to the Mystic River.

Drainage work to correct areas of perennial flooding on the existing trail. This will correct recurring issues of flooding along the trail which have historically caused the need to close the trail or render it un-usable for pedestrians and bicyclists after periods of high rain or snow melt.

Additional landscaping and tree plantings on the existing trail to mitigate “heat island” effects by providing shade to trail users and creating a more comfortable experience during the summer months.

4) For all Transportation Construction Applications, the applicant should consult with MassDOT and the appropriate regional planning agency to obtain input on the project and identify opportunities for regional efforts. The results of this consultation should be included in this section of the application.

All necessary permits and maintenance agreements for this work have been procured from MassDOT, the MBTA and DCR. These permits were obtained prior to construction work on the Northern Strand Extension commencing in 2021.

IV. Scope, Budget, and Timeline	
Applicant: City of Everett, Massachusetts	Vendor Code:
Total Grant Amount Requested: \$276,765	Estimated Total Project Cost: \$831,127

Scope of Work
Please include below a breakdown of the proposed work. The project scope should be sufficiently detailed to allow the review team to understand the steps required for project completion.
See attached Change Order requests for a detailed description of the proposed work.

Proposed MGC Grant Budget
Please use the following table to outline the budget of your project. Include any requests for proposals, quotes, or estimates that would quantify the costs associated with the mitigation as an attachment. In determining the funding request, please round up to the nearest hundred dollars.
Please provide the estimate and percentage of the costs projected to be funded from other federal, state, local or private contributions (Applicants may include contributions from gaming licensees).
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.

Timeline	Description of Purchase/Work	QTY	Budget
	TOTAL:		

Funding Source	Description of Purchase/Work	QTY	
In Kind Services			
Federal			
State			
Local Match			

V. Regional Incentive Award

Are you applying for a Regional Incentive Award?

Yes

No

Partner Community Contact-

Name:

Role:

Email Address:

Telephone Number:

Address:

VI. Waiver

If you are applying for a waiver, please submit the Waiver Form with your application. The form can be found at www.massgaming.com/about/community-mitigation-fund/forms/

Are you applying for a waiver?

Yes

No

VII. Please provide a brief description of each attachment.

Attachment 1 – Change Order dated 7/8/2021 for the amount of \$336,522

Attachment 2 – Change Order proposal dated 3/30/2022 for the amount of \$429,640

Attachment 3 – Change Order proposal dated 11/17/21 for the amount of \$64,965

VIII. Applicant Certificate

On behalf of the aforementioned applicant/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.



1/31/23

Signature of Responsible Municipal
Official/Governmental Entity

Date:

Joseph D. Monty

(print name)

Director of Transportation and Mobility

Title:



AIA[®] Document G701[™] – 2017

Change Order

PROJECT: Laurel Street Drainage Improvements	CONTRACT INFORMATION: Contract For: Date: 2/4/2021	CHANGE ORDER INFORMATION: Change Order Number: 5 Date: 7/8/2021
OWNER: City of Everett	ARCHITECT:	CONTRACTOR: J.J. Phelan & Son Co., Inc.

THE CONTRACT IS CHANGED AS FOLLOWS:

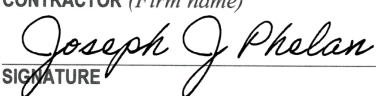
Owner requested additional work to achieve the Norman Street and Parlin Street connections to the Northern Strand Community Trail, per plans titled "Laurel Street Drainage Improvements, Everett, MA" by BETA Group, Inc., issue date May 2021, sheets 1-3.

Contractor shall provide all labor, equipment and materials necessary to complete the additional scope of work per plan for the lump sum price of \$336,522.00. Details of the lump-sum price can be found on the attached bid form.

The original (Contract Sum) (Guaranteed Maximum Price) was	\$ 2,238,276.50
The net change by previously authorized Change Orders	\$ 143,817.82
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$ 2,382,094.32
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$ 336,522.00
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be	\$ 2,718,616.32
The Contract Time will be (increased) (decreased) (unchanged) by	(45) days.
The new date of Substantial Completion will be	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

	J.J. Phelan & Son Co., Inc.	City of Everett
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
SIGNATURE		SIGNATURE
PRINTED NAME AND TITLE	Joseph J. Phelan III, President	PRINTED NAME AND TITLE
DATE	7/8/2021	DATE

Item No.	Approx. Qty.	Item Description	Unit Price		Amount	
			Dollars	Cents	Dollars	Cents
1	240 850	REMOVE EXISTING PATH STA 6+50 – 14+50 At	25	-	6,000	-
		Per Square Yard				
2	1	CLEAR AND GRUB At	44,500	-	44,500	-
		Per Lump Sum				
3	1	INVASIVE PLANT TREATMENT AND REMOVAL At	36,757	-	36,757	-
		Per Lump Sum				
4	Ø 425	FILL FOR PATHS AND SLOPES STA 6+50 – STA 14+50 At	-	-	-	-
		Per Cubic Yard				
5	550 425	GRAVEL FILL FOR PATHS AND SIDEWALKS STA 6+50 – STA 14+50 At	57	-	31,350	-
		Per Cubic Yard				
6	2	ADJUST LIGHT POLE AND FIRE BOX FOUNDATIONS At	4,500	-	9,000	-
		Per Each				

Item No.	Approx. Qty.	Item Description	Unit Price		Amount	
			Dollars	Cents	Dollars	Cents
7	3	ADJUST MADHOLE FAME & COVERS At	800	-	2,400	-
		Per Each				
8	820 1,300	FINE GRADING AND COMPACTION – PAVEMENT AREAS (STA 6+50-STA 14+50) At	11	-	9,020	-
		Per Square Yard				
9	50	BLOCK RETAINING WALL At	200	-	10,000	-
		Per Linear Foot				
10	195 300	HMA PATHS – 4" DEPTH (STA 6+50 – STA 14+50) At	175	-	34,125	-
		Per Ton				
11	100	WOOD FENCE At	85	-	8,500	-
		Per Linear Foot				
12	42	EVERGREEN TREE At	575	-	24,150	-
		Per Each				

2/4

Item No.	Approx. Qty.	Item Description	Unit Price		Amount	
			Dollars	Cents	Dollars	Cents
13	18	DECIDUOUS TREE	900	-	16,200	-
		At				
		Per Each				
14	125	SHRUBS	100	-	12,500	-
		At				
		Per Each				
15	515	LOAM (6-INCH DEPTH)	80	-	41,200	-
		At				
		Per Cubic Yard				
16	3,100	NATIVE SEED MIX	3	50	10,850	-
		At FINE GRADE + HYDROSEED				
		Per Square Yard				
17	30	GRANITE CURBING	100	-	3,000	-
		At				
		Per Linear Foot				
18	35 50	CEMENT CONCRETE SIDEWALKS	115	-	4,025	-
		At				
		Per Square Yard				
19	2	BOLLARDS	2,000	-	4,000	-
		At				
		Per Each				

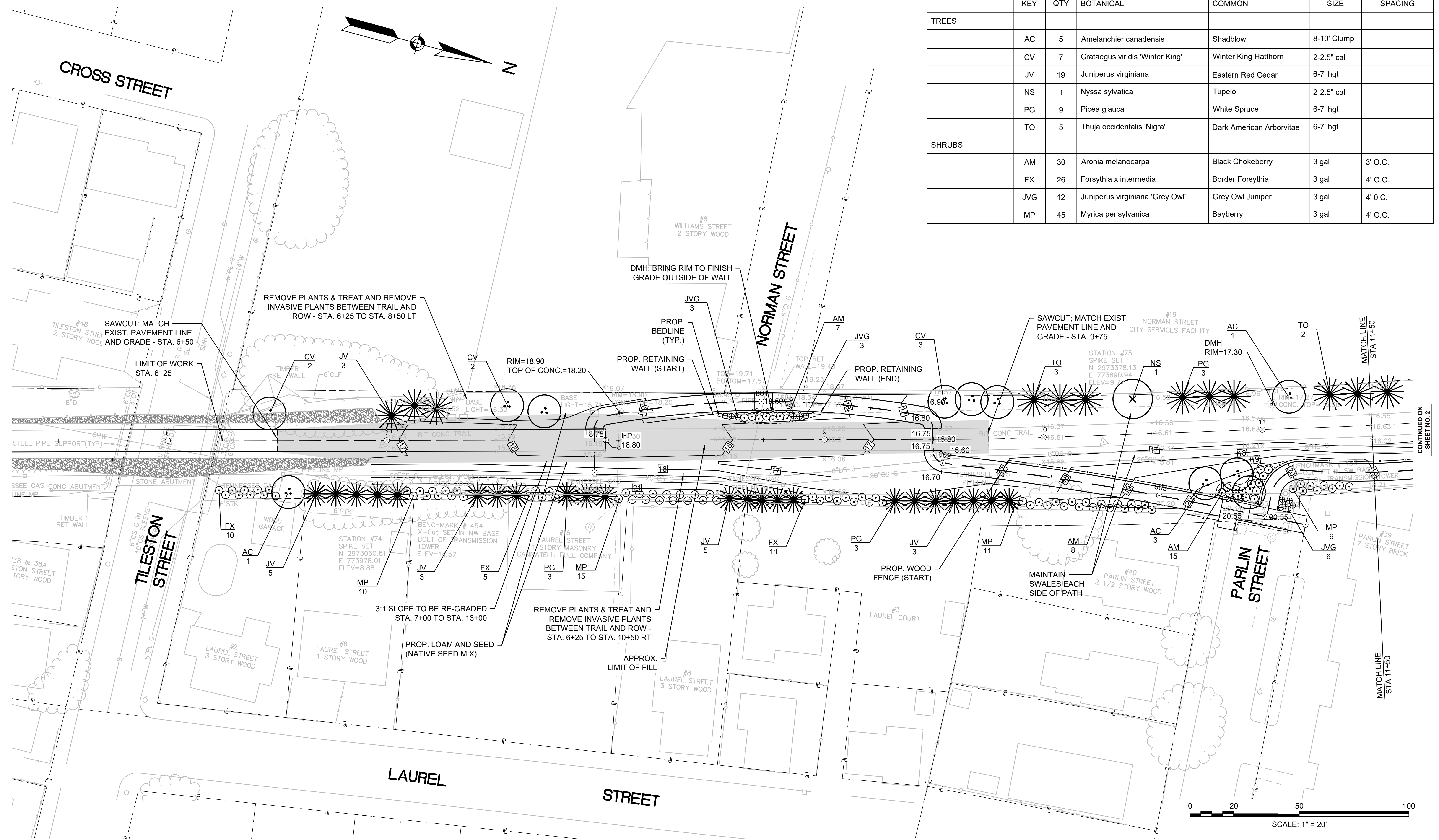
3/4

Item No.	Approx. Qty.	Item Description	Unit Price		Amount	
			Dollars	Cents	Dollars	Cents
20	1	LAWN, TREE AND SHUB WATERING AND MAINTENCE At	15,500	-	15,500	-
		Per Lump Sum				
21	1	3' MINUS RIP RAP ALONG STEEP SLOPES (Approx. 45 CY)	7,450	-	7,450	-
		Per Lump Sum				
22	1	DOWNSPOUT CONNECTIONS INTO SWALE (140 LF 8" HDPE) 3 FITTINGS AND 2 NEW LENGTH OF GUTTER	5,995	-	5,995	-
		Per Lump Sum				
		TOTAL THIS CHANGE ORDER :	\$336,522.00			

4/4

PLANT LIST - THIS SHEET ONLY

	KEY	QTY	BOTANICAL	COMMON	SIZE	SPACING
TREES						
	AC	5	Amelanchier canadensis	Shadblow	8-10' Clump	
	CV	7	Crataegus viridis 'Winter King'	Winter King Hatthorn	2-2.5" cal	
	JV	19	Juniperus virginiana	Eastern Red Cedar	6-7' hgt	
	NS	1	Nyssa sylvatica	Tupelo	2-2.5" cal	
	PG	9	Picea glauca	White Spruce	6-7' hgt	
	TO	5	Thuja occidentalis 'Nigra'	Dark American Arborvitae	6-7' hgt	
SHRUBS						
	AM	30	Aronia melanocarpa	Black Chokeberry	3 gal	3' O.C.
	FX	26	Forsythia x intermedia	Border Forsythia	3 gal	4' O.C.
	JVG	12	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 gal	4' O.C.
	MP	45	Myrica pensylvanica	Bayberry	3 gal	4' O.C.



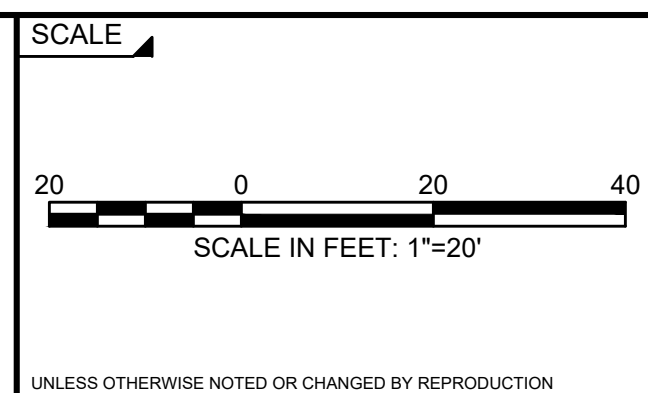
NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY:
CC/SR
DESIGNED BY:
SR
CHECKED BY:
SR

REGISTERED PROFESSIONAL
For Review Only



SUBCONSULTANT

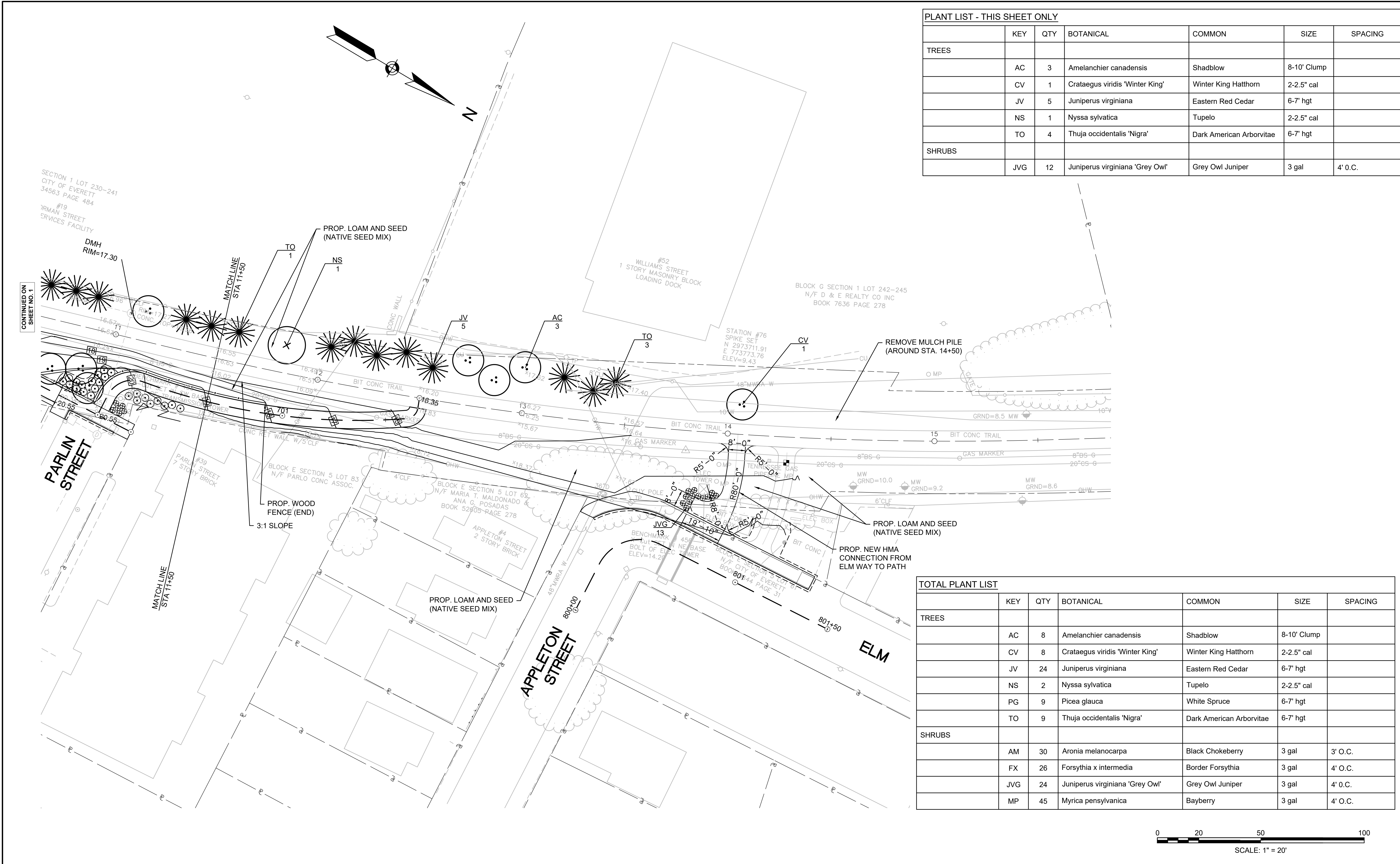


TITLE
**Laurel Street Drainage Improvements
Everett, MA
GRADING & PLANTING PLAN**

BETA JOB NO. 7526
ISSUE DATE May 2021
SHEET NO. **1**

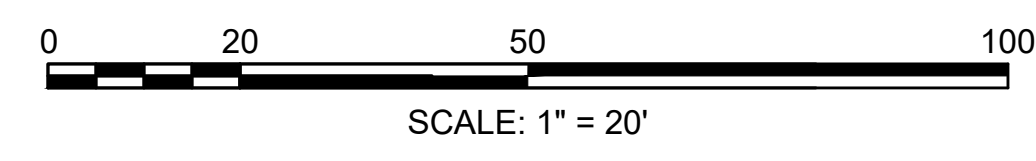
PLANT LIST - THIS SHEET ONLY

	KEY	QTY	BOTANICAL	COMMON	SIZE	SPACING
TREES						
	AC	3	Amelanchier canadensis	Shadblow	8-10' Clump	
	CV	1	Crataegus viridis 'Winter King'	Winter King Hatthorn	2-2.5" cal	
	JV	5	Juniperus virginiana	Eastern Red Cedar	6-7' hgt	
	NS	1	Nyssa sylvatica	Tupelo	2-2.5" cal	
	TO	4	Thuja occidentalis 'Nigra'	Dark American Arborvitae	6-7' hgt	
SHRUBS						
	JVG	12	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 gal	4' O.C.



TOTAL PLANT LIST

	KEY	QTY	BOTANICAL	COMMON	SIZE	SPACING
TREES						
	AC	8	Amelanchier canadensis	Shadblow	8-10' Clump	
	CV	8	Crataegus viridis 'Winter King'	Winter King Hatthorn	2-2.5" cal	
	JV	24	Juniperus virginiana	Eastern Red Cedar	6-7' hgt	
	NS	2	Nyssa sylvatica	Tupelo	2-2.5" cal	
	PG	9	Picea glauca	White Spruce	6-7' hgt	
	TO	9	Thuja occidentalis 'Nigra'	Dark American Arborvitae	6-7' hgt	
SHRUBS						
	AM	30	Aronia melanocarpa	Black Chokeberry	3 gal	3' O.C.
	FX	26	Forsythia x intermedia	Border Forsythia	3 gal	4' O.C.
	JVG	24	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 gal	4' O.C.
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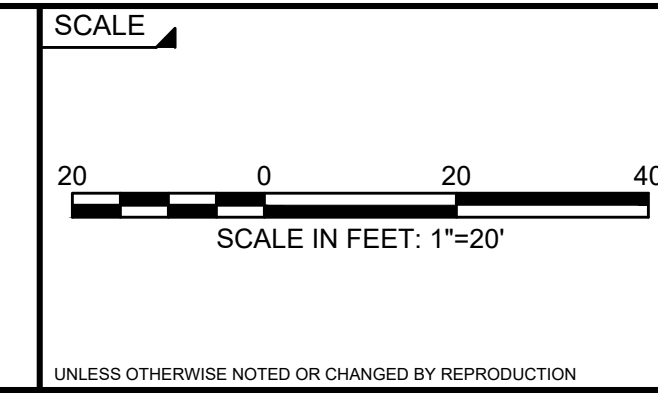
NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY:
CC/SR
DESIGNED BY:
SR
CHECKED BY:
SR

REGISTERED PROFESSIONAL
For Review Only



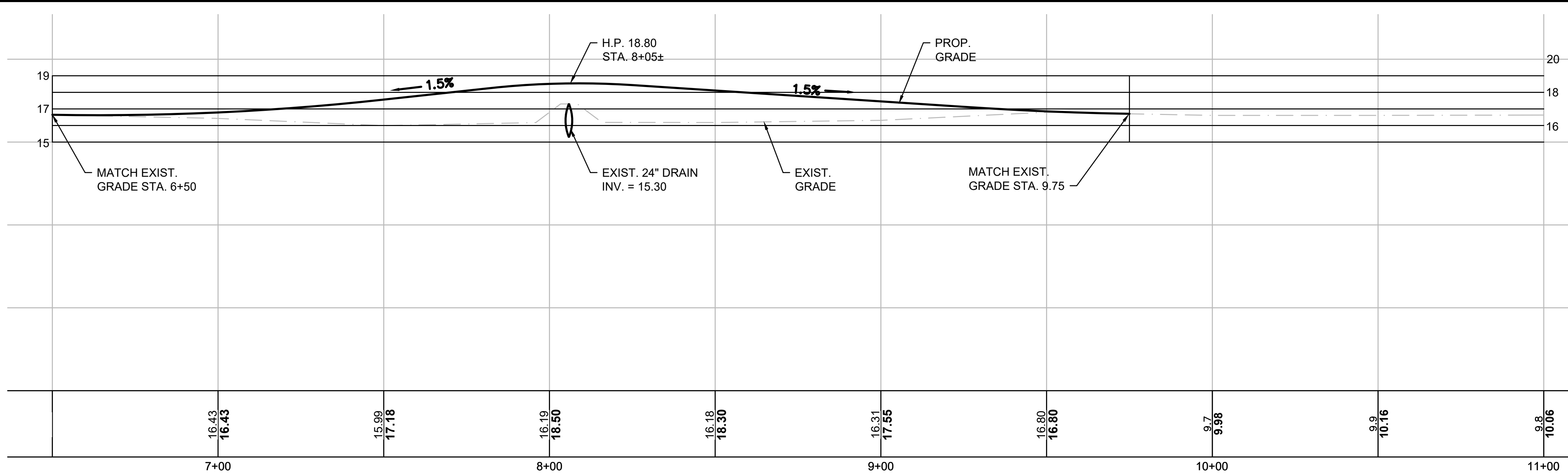
SUBCONSULTANT



TITLE
**Laurel Street Drainage Improvements
Everett, MA**
GRADING & PLANTING PLAN

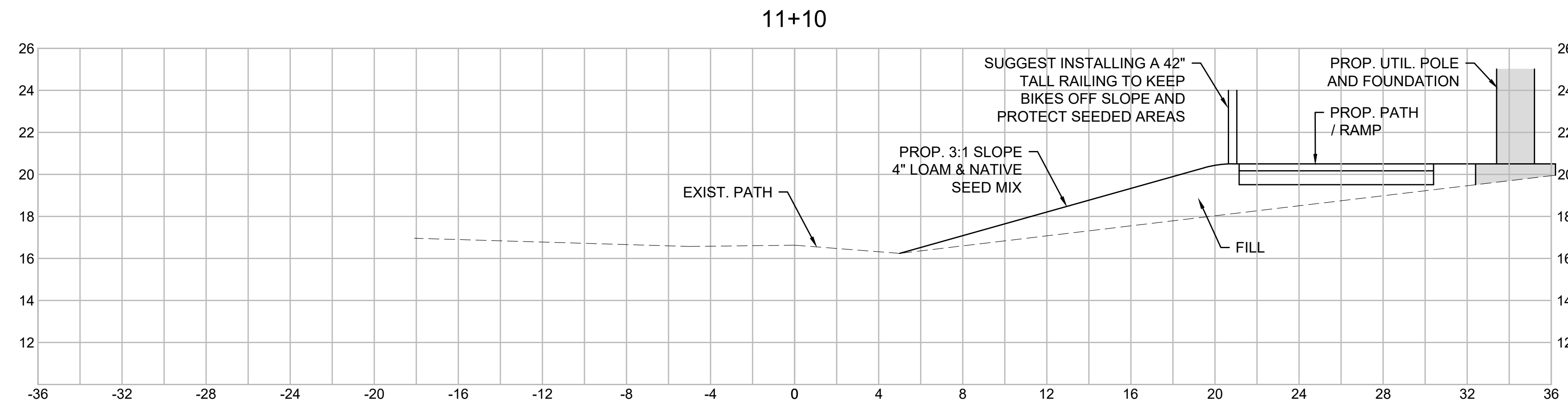
BETA JOB NO. 7526
ISSUE DATE May 2021
SHEET NO. **2**

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION



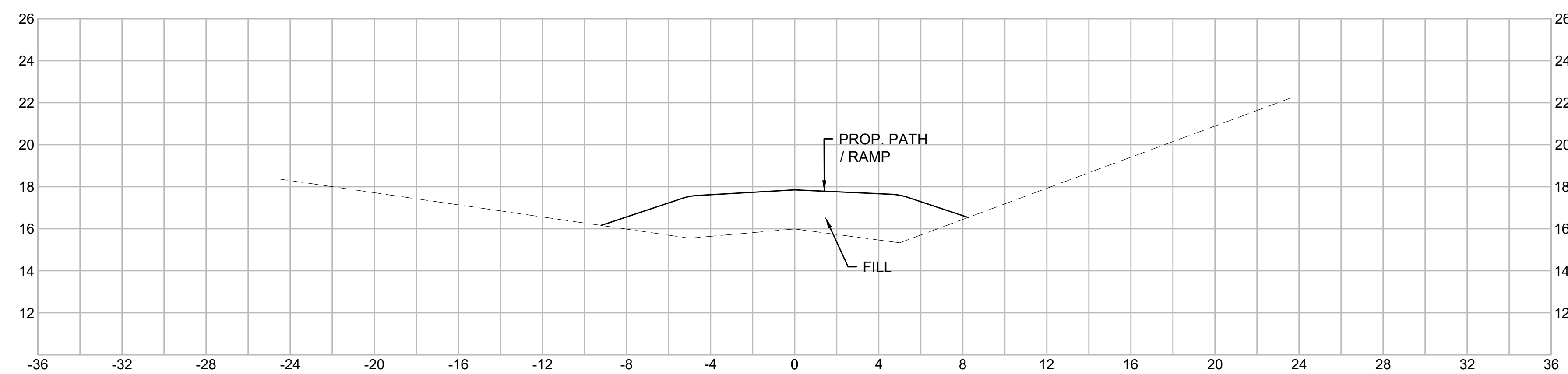
PROFILE OF FILL ALONG PATH

SCALE: 1"=20'-0"



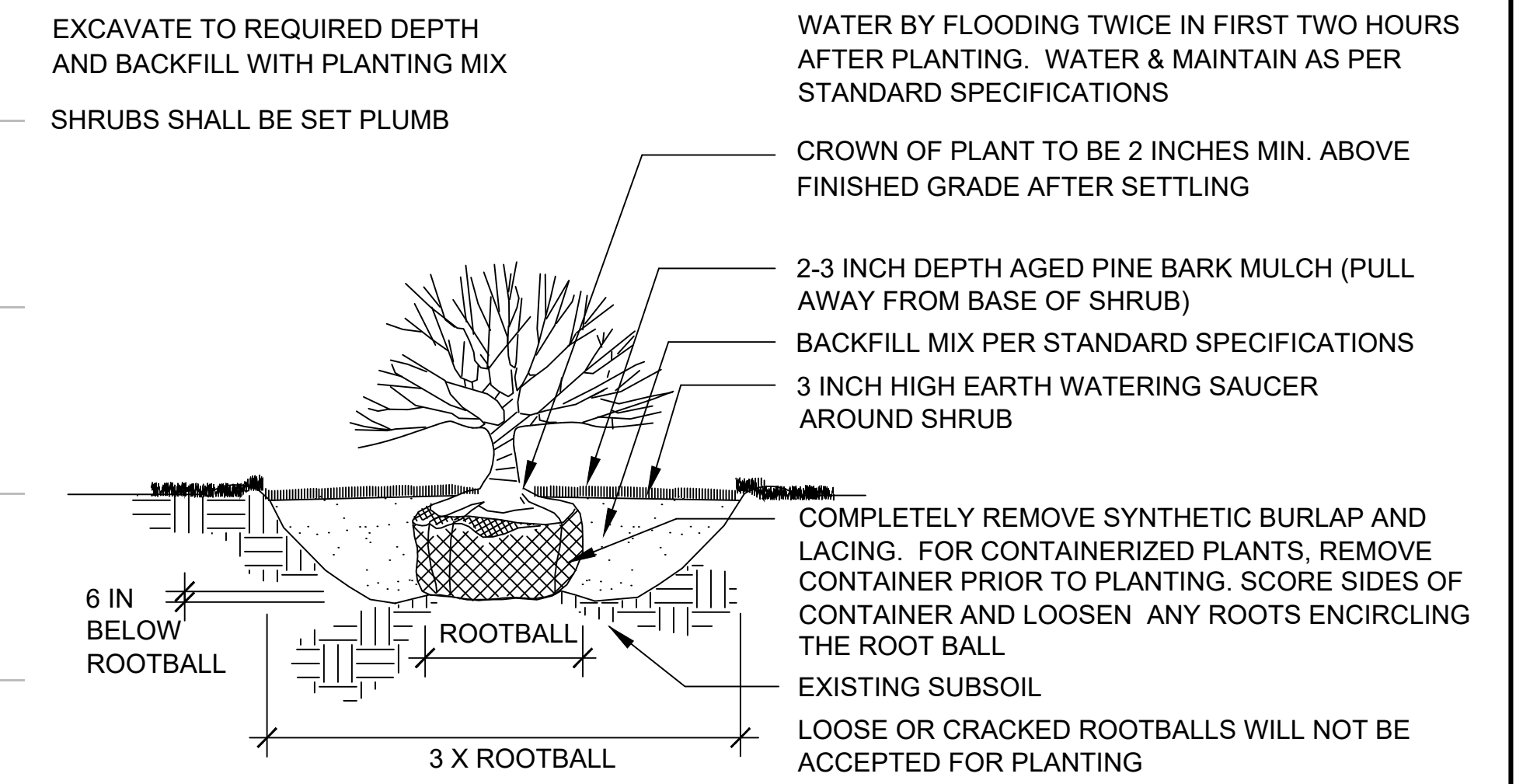
CROSS SECTION 11+10

SCALE: 1/4"=4'-0"



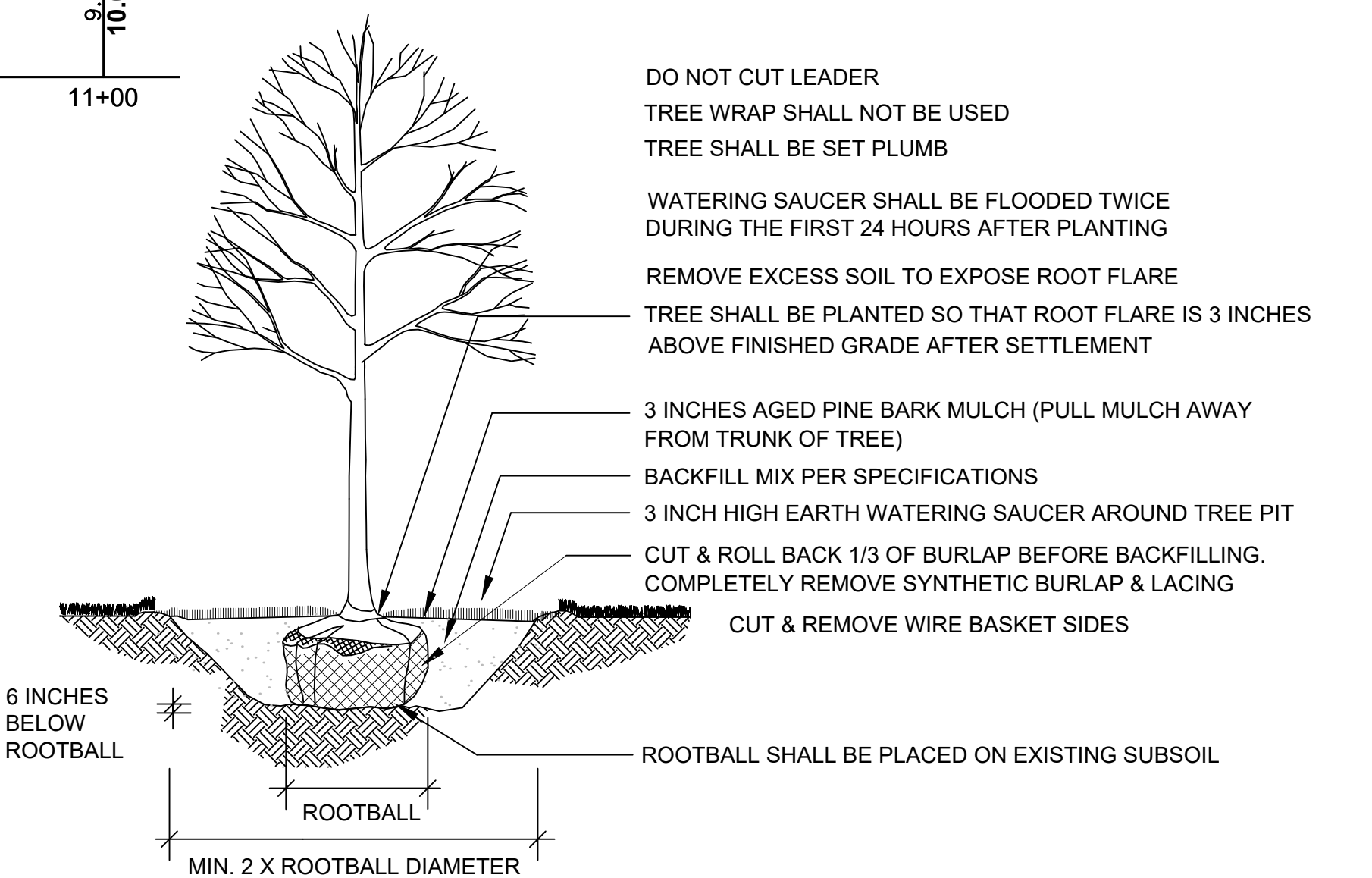
TYPICAL CROSS SECTION

SCALE: 1/4"=4'-0"



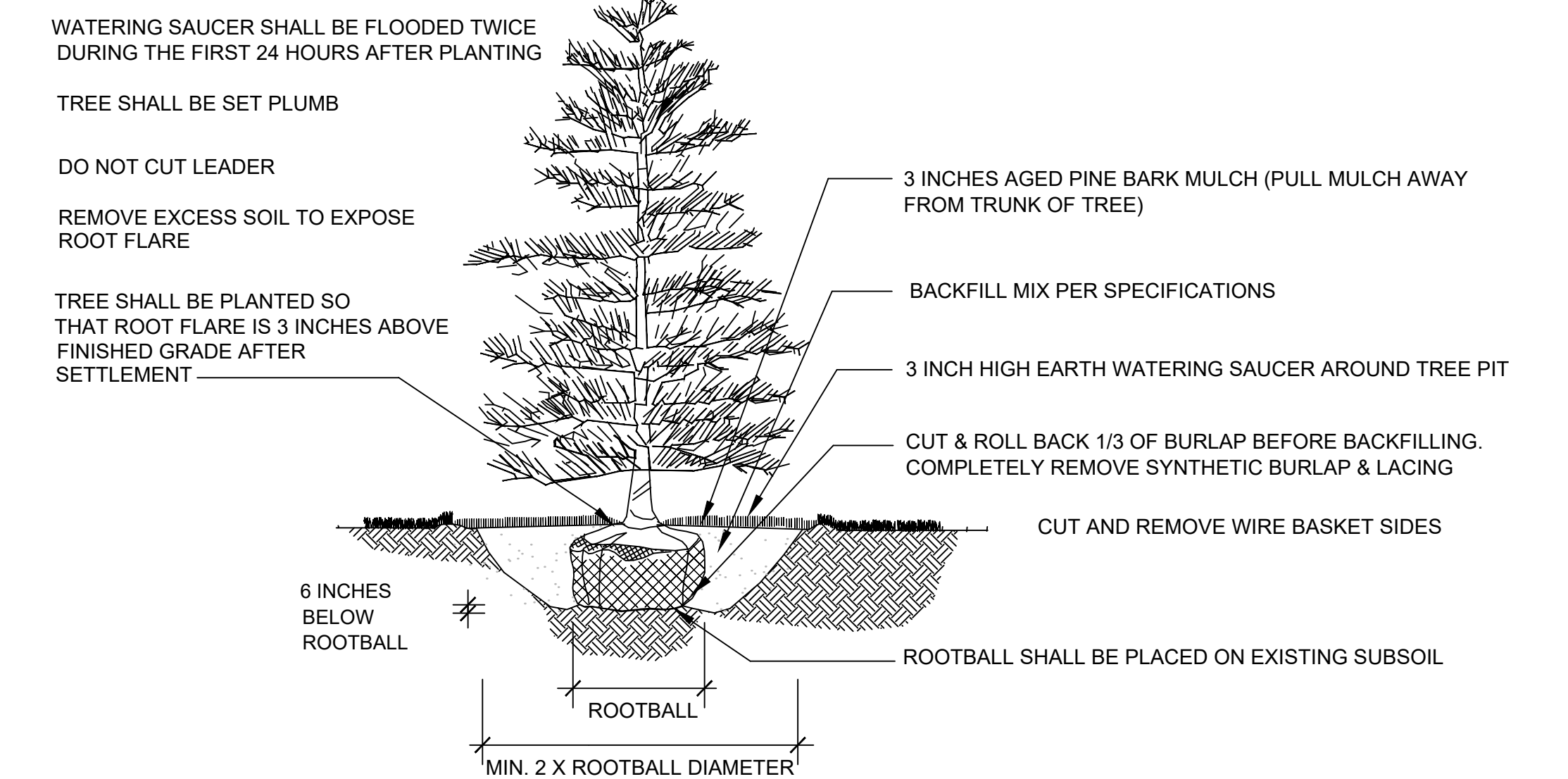
SHRUB PLANTING

NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE



EVERGREEN TREE PLANTING

NOT TO SCALE

NUMBER	DATE	MADE BY	CHECKED BY	REVISIONS

DRAWN BY:
CC/SR

DESIGNED BY:
SR

CHECKED BY:
SR

REGISTERED PROFESSIONAL

PREPARED BY

For Review Only



SUBCONSULTANT

SCALE

NONE

TITLE

**Laurel Street Drainage Improvements
Everett, MA**

PLANTING DETAILS

BETA JOB NO. 7526

ISSUE DATE May 2021

SHEET NO. **3**

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION



March 30, 2022

City of Everett, MA
Attn: Jay Monty

Re: Sol Nail Wall Construction Under MASSDOT Bridge on NSCTE Project

J.J. Phelan & Son Co., Inc., proposes to complete the following work:

General Conditions: \$22,940.00

- Bonding and Insurance
- Site Safety and Security - It is understood that at the top of the excavation there is an existing abutment which will remain active carrying live traffic.
- Mobilization
- Layout and Construction Staking
- Project Management and Office Support
- Maintain efficient access/egress to work areas
- Site Cleanliness and disposal of all waste from project
- Temporary facilities and temporary power: (240 volts, 3 phase, 20 amp).
- Keolis Training and licensing expenses
- ***Note: We are uncertain what Keolis will require in terms of railroad safety and flaggers. This cost can be billed at the time of service at cost, no overhead or mark up.

Excavation, Dewatering, and Support for Soil Nail Wall: \$129,900.00

- Note: The area of soil nailing SOE shall not exceed 1,450 sf with a maximum height of cut of 10 feet.
- Soil nail wall construction shall require excavation support to proceed in lifts not to exceed five feet (reduce lifts for soils with little stand-up time may be required) to within one inch of the back of the shotcrete wall line. Soil nail wall may be battered up to 1:8 (minimum). Groundwater must be prevented from seeping through the face of the soil nail. *The stability of the soil and shotcrete facing is dependent of the control of this groundwater and diversion of surface run-off by J.J. Phelan & Son Co., Inc.*
- A stable ramp (or other suitable means) shall be provided for initial access and upon completion of this work for egress of equipment from excavation area.
- A dry, level and stable base (30-ft wide minimum) will be provided at all times to support drilling and lagging operation. Concrete trucks must be able to access soldier pile locations while drill rig is close by.
- Manned hoisting shall be provided by J.J. Phelan & Son Co., Inc. to:

- Unload all HUB equipment, materials and tools and moving them to their work areas.
- Movement of materials and tooling throughout duration of HUB work.
- Hoist out all of HUB's equipment and tools at the end of our work.
- All spoils generated by our operations (wet soils, water, and excess grout) shall be collected, contained, and properly disposed of.
- J.J. Phelan & Son Co., Inc. will have the following resources on site during the entire duration of this work:
 - Site Superintendent
 - PC200 Excavator and Operator
 - PC75 Excavator and Operator
 - CAT950 Loader with Forks/attachments with Operator
 - Compact Loader
 - 500-gallon water tanks
 - JJP Utility Truck – full loaded with tools and necessary equipment

Soil Nail Wall by HUB Foundations: \$286,800.00

- HUB proposal amount is carried in this proposal by J.J. Phelan & Son Co., Inc.
- General Contractor (J.J. Phelan & Son Co., Inc.) markup for ownership, overhead and profit on HUB scope of work as part of our project.
- HUB's detailed proposal will be sent to Jay Monty for record.

Total Price:	\$439,640.00
Allowance in Contract:	<u>(\$10,000.00)</u>
Grand Total Price	\$429,640.00

Joseph J Phelan IV

April 5, 2022

**Joseph J. Phelan IV
J.J. Phelan & Son Co., Inc.**

J.J. Phelan & Son Co., Inc.
120 Lumber Lane
Tewksbury, MA 01876

TEL: (978) 851.5850

FAX: (978) 851.4980



11/17/21

Attn: Jay Monty

RE: Landscape Plantings/Renovation on NSCTE from Waters Ave to Tremont Street

Scope of Work:

Tree Planting along Air Force Roadside of trail: Waters Ave to Tremont Street

- Furnish and Install (16) Red sunset Maple Trees, 2.5-3" caliper
 - Premium planting soil and mulch included
- Furnish and Install (16) Colorado Blue Spruce Trees, 8'
 - Premium planting soil and mulch included

Landscape Renovation, plantings

- Clearing and Grubbing at Trail Section near Waters Ave: both sides of trail: approximately 9,500 square feet
- Furnish and install premium planting soil
- Furnish and Install (4) Colorado Blue Spruce Trees, 6'
- Furnish and Install (4) Red sunset Maple Trees 2.5-3" caliper
- Relocate existing boulders and granite blocks to be incorporated in landscape renovation
- Install Park Bench near Waters Street trail entrance

Arborvitae Berm extension along curve at Air Force Road (across from Waters Ave)

- Excavate for berm extension, 50 linear feet by 9' wide.
- Furnish and install premium planting soil at 30"
- Furnish and install (5) 6-7' arborvitae trees to match existing.
- Furnish and install premium bark mulch

Total Price: \$64,965.00

Available Start Date: 11/19/21