



FY 2025 Municipal Community Mitigation Fund Grant Application

Application Instructions:

- I. All applications must be received by the Massachusetts Gaming Commission by January 31st, 2024, at 11:59 p.m. to be considered for funding for the FY 2025 grant round.
- II. Each Municipality may only submit ONE application as a Word Document.
- III. Each project must have its own form within the appropriate category. Forms can be found below as Parts A-E. If there is more than one project in a category, please copy the form. Provide a form and attachments for each project. All attachments should directly follow the relevant project form.
- IV. Be sure to fill in all the information requested on the application. Applications that are left incomplete will not be accepted.
- V. The application must be signed by the municipal administrator or an individual with signatory authority.
- VI. Submit this completed form as well as any relevant attachments to MGCCMF@Massgaming.gov or as a response to the COMMBUYS BID BD24-1068-1068C-1068L-95061

For more detailed instructions as well as the full FY 2025 Application Guidelines visit <https://massgaming.com/about/community-mitigation-fund/>

Municipal Grant Manager Information:
Applicant: City of Melrose
Vendor Code: VC6000192116
Name: Anthony Chui, MPH
Title: Director of Health and Human Services
Email Address: achui@cityofmelrose.org
Telephone: 781-979-4133
Address: 562 Main Street, Melrose, MA 02176

For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

Grant Budget Summary

Your community's FY 2025 proposed allocation can be found at <https://massgaming.com/about/community-mitigation-fund/>. Use the space below to total all requests by category. Please clarify how many discreet projects your community plans to undertake per category.

Total FY 2025 Allocation:		
Application Totals by Category	# of Projects	Requested Amount
A. Community Planning	2	\$124,694
B. Public Safety	1	\$44,406
C. Transportation	0	N/a
D. Gambling Harm Reduction	1	\$28,500
E. Specific Impact	1	\$2,400
TOTAL	5	\$200,000

- I. Are you requesting a waiver for any program requirement?
 Yes
 No
- II. If yes, you must fill out a CMF Municipal Waiver Form. The Waiver form can be found as Appendix E to the RFR on COMMBUYS or online at <https://massgaming.com/about/community-mitigation-fund/forms/>. Applications without a completed waiver form will not be considered for a waiver.

Budget Category Summary

Use the below space to provide an overview of all projects to be covered by this funding. You may add as many items as is pertinent to your application (you can add rows by right clicking on the row and selecting "add row"). Please provide a category, name, brief description, and amount for each item.

Category	Project Name	Description	Amount
A. Community Planning	1. Memorial Hall	Renovation	\$104,694
	2. Pop-Up Market	Economic Development	\$20,000
B. Public Safety	AED's	Portable, Stationary and Training	\$44,406
C. Transportation	N/a		\$0

For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

D. Gambling Harm Reduction	Youth & Adult Harm Reduction	Survey, Social Norm Campaign, Personalized Normative Feedback Training, Financial Management Classes	\$28,500
E. Specific Impact	Council on Aging Initiative	Older Adult Programming	\$2,400

For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

Applicant Certification

On behalf of the aforementioned applicant, I hereby certify that the funds that are requested in this application will be used solely for the purposes articulated in this application.



Signature:

Date: 1/31/24

Name and Title of Signatory: Jennifer
Grigoraitis, Mayor

Part A1-Community Planning

Project Name: Memorial Hall Renovation	
Please provide below the contact information for the individual managing this aspect of the grant.	
Project Contact	Additional Project Contact (if applicable)
Name: Denise Gaffey	Name:
Title: City Planner	Title:
Department: Office of Planning and Community Development	Department:
Email Address: dgaffey@cityofmelrose.org	Email Address:
Telephone: 781-979-4190	Telephone:
Address: 562 Main St. Melrose, MA 02176	Address:
<p>I. Please use the space below to identify the impact of the gaming establishment on your municipality. You may use the impacts identified in the FY 2025 Guidelines relevant to this category (Page 8-9). If you are using an impact not identified in the guidelines, please use the space below to identify the impact. 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, etc.)</p>	
<p>The City of Melrose, located approximately 3.5 miles from Encore Casino with access via the MBTA Orange Line, the Northern Strand Bike Trail, and local roadways, is fortunate to be comprised of abundant historic and cultural resources. The City’s cultural center, The Soldiers & Sailors Memorial Building, known as Memorial Hall, is a cherished community resource that is used year-round by local non-profits, school groups, and large regional entities for performances, recitals, community meetings and events. Organizations such as the Melrose Symphony Orchestra, the oldest continuously performing volunteer orchestra in the United States, and the Melrose Youth Ballet, regularly hold performances in the building’s large auditorium with musicians and dancers traveling from across New England to participate in the productions. In Fiscal Year 2023, Memorial Hall also hosted the Amazigh Indigenous Cultural Community Organization’s New Year Celebration, performances by the Hispanic Flamenco Ballet of Miami Beach, the Bulgarian Lodo Mlado Dance Ensemble, the O’Shea Chaplin Academy Irish Feis, and the Royal Scottish Country Dance Society of Boston, among many others. Altogether, approximately 48,964 guests attended 261 events sponsored by 77 different organizations.</p> <p>Apart from providing much needed performance and meeting space for groups large and small, Memorial Hall is a local economic driver, bringing thousands of patrons into the community to rehearse or attend concerts, events and meetings. Located within the City’s Downtown Historic District, ticketholders have access to an array of international dining options and many vibrant local businesses along Main Street. The Memorial Hall Executive Director works closely with the Melrose Chamber of Commerce to promote the City’s business community and encourage patrons to visit local establishments.</p>	

For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

Unfortunately, the effects of the gaming establishment and COVID-19 on Memorial Hall’s event bookings are significant. As shown in the supplemental table, the number of events held in Fiscal Year 2023 is still below the years prior to the casino opening and the Covid pandemic numbers. This is in part because popular events that were historically held at Memorial Hall, such as Murphy’s Boxing, have relocated to the Encore Casino. Together, COVID-19 and the presence of the casino have impacted the City’s economy and deprived the City of important revenue streams. To remedy this and capitalize on the large number of visitors and employees attracted to the region by the casino, the City is requesting funds to renovate the interior of Memorial Hall to accommodate additional events and programs that will draw patrons to the City’s cultural and commercial amenities.

II. Please describe the project in detail and how the proposed project will address the impact indicated above. Please include a breakdown of the proposed scope of work, the scope should be sufficiently detailed to allow the review team to understand the steps required for project completion.

Since the 1990s, the City has invested millions of dollars to preserve and restore Memorial Hall, an historic civil war memorial built almost 120 years ago. Most recently, in Fiscal Year 2022, \$3.8 million in municipal funds were allocated for critical building envelope repairs, including a new roof, restored windows and doors, and complete masonry repointing. However, additional financial support is required for the City to make all the repairs that are needed. Due to the previous deterioration of the building’s envelope, the structure’s interior spaces have been severely affected by water damage, as shown in the images attached.

Comprised of two main rooms, the focus of this project is on the Grand Army of the Republic Hall and Rotunda, known as the GAR. The work involves removing the water damaged wallpaper, replacing and restoring water damaged plaster, repairing cracks in the walls and ceiling, and painting the walls and ceiling. The timing of this grant is ideal as the exterior restoration work is close to completion which will ensure weathertight conditions and allow for the interior repairs to begin.

The outcomes associated with investing in the building’s interior include continuing to be able to host events in a safe and healthy environment, retaining the existing groups using the building and attracting new users. In turn, this will bolster Memorial Hall’s ability to attract new visitors and recoup the number of attendees lost since the casino’s opening and the COVID-19 pandemic. The economic activity generated from the increased patronage will support the City’s commercial base and contribute to the success and vitality of the City of Melrose.

Proposed MGC Grant Budget

Please use the following table to outline the project budget. Please include as an attachment any requests for proposals, quotes, or estimates that would quantify the costs associated with the mitigation.

Description of Purchase/Work	Timeline	QTY	Budget
Remove wallpaper & plaster	Fall 2024	1 room	\$104,694
Replace/repair water damaged plaster			
Repair cracks on ceiling			
Repaint ceiling & walls			
*See attached scope. Re-wallpapering	TOTAL:		\$104,694

For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

will be removed from the work and the City will fund any gaps in the budget.			
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Part A2- Community Planning

Project Name: Economic Development: Pop Up in Melrose	
Please provide below the contact information for the individual managing this aspect of the grant. If there are multiple people involved in the grants management, please add more lines to accommodate their information.	
Project Contact	Additional Project Contact (if applicable)
Name: Lauren Grymek	Name:
Title: Chief of Staff	Title:
Department: Mayor’s Office	Department:
Email Address: lgrymek@cityofmelrose.org	Email Address:
Telephone: 781-979-4441	Telephone:
Address: 562 Main Street, Melrose	Address:
<p>I. Please use the space below to identify the impact of the gaming establishment on your municipality. You may use the impacts identified in the FY 2025 Guidelines relevant to this category (Page 10-11). If you are using an impact not identified in the guidelines, please use the space below to identify the impact. 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, etc.)</p> <p>Projects to provide economic development opportunities for local businesses.</p>	
<p>II. Please describe the project in detail and how the proposed project will address the impact indicated above. Please include a breakdown of the proposed scope of work, the scope should be sufficiently detailed to allow the review team to understand the steps required for project completion.</p> <p>The City of Melrose will bring back a popular downtown holiday Pop-Up shopping experience for the Melrose community, located outside in the Melrose Family YMCA courtyard. This Pop-Up is an expansion of the City’s successful, two-year brick and mortar Project: Pop-Up program. Emerging brands, entrepreneurs, artists, and makers will take week-long turns popping up in the temporary mobile retail unit. To help ensure their success, the brands would be provided the opportunity at a subsidized rate and will receive access to a suite of resources provided by the City’s consultant and woman-owned business, Up-Next, LLC.</p> <p>This program allows smaller businesses without a traditional brick-and-mortar location to introduce their products to a wider audience during peak holiday shopping season in a way they would not be able to otherwise.</p>	

Proposed MGC Grant Budget			
Please use the following table to outline the project budget. Please include as an attachment any requests for proposals, quotes, or estimates that would quantify the costs associated with the mitigation.			
Description of Purchase/Work	Timeline	QTY	Budget
Consulting/Management Fee/	October – December	1	\$10,000

For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

Project: Pop-Up Continuity Planning	2024		
OpBox rental + delivery fee	October – December 2024	1	\$3,250
Marketing Foundations - Educational Crash Course – up to 15 brands	October 2024	1	\$1,000
YMCA Donation in lieu of space rent	October – December 2024	1	\$700
Signage	October – December 2024	1	\$1,800
Marketing, Event + Influencer Support	October – December 2024	1	\$3,250
	TOTAL:		\$20,000

Part C- Public Safety

Project Name: Automatic External Defibrillators (AED) purchase, install and training			
Please provide below the contact information for the individual managing this aspect of the grant			
Project Contact		Additional Project Contact (if applicable)	
Name: Chief Kevin Faller		Name: Officer R. Cooney	
Title: Chief of Police		Title: Police Officer	
Department: Police		Department: Police	
Email Address: kfaller@cityofmelrose.org		Email Address: rcooney@cityofmelrose.org	
Telephone: 781-979-4457		Telephone: 781-665-1212	
Address: 56 West Foster Street, Melrose		Address: 56 West Foster Street, Melrose	
<p>I. Please use the space below to identify the impact of the gaming establishment on your municipality. You may use the impacts identified in the FY 2025 Guidelines relevant to this category (Page 12-13). If you are using an impact not identified in the guidelines, please use the space below to identify the impact. 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, etc.)</p>			
<p>As identified in the guidelines, public safety grants are intended to assist municipalities in addressing the increased public safety operational costs associated with the introduction of a gaming establishment to the region. Increased visitation and employment due to the casino will likely increase the interaction between public safety personnel, casino patrons, employees and Melrose residents. The influx of visitors to a casino and its nearby communities can result in an increase in calls for service and put pressure on local emergency services including emergency responders like police and fire departments and EMS. This could lead to increased needs emergency services.</p>			
<p>II. Please describe the project in detail and how the proposed project will address the impact indicated above. Please include a breakdown of the proposed scope of work, the scope should be sufficiently detailed to allow the review team to understand the steps required for project completion.</p>			
<p>With the addition of this gaming establishment in the region, increased visitation will likely increase the calls for emergency services. Having updated working AED's inside emergency vehicles and municipal buildings, and staff training in utilizing these life-saving tools, is critical.</p>			
Proposed MGC Grant Budget			
Please use the following table to outline the project budget. Please include as an attachment any requests for proposals, quotes, or estimates that would quantify the costs associated with the mitigation.			
Description of Purchase/Work	Timeline	QTY	Budget
Portable AED's purchase	Fall 2024	7	\$14,571
Municipal Stationary AED purchase	Fall 2024	15	\$27,735
Municipal Stationary AED installation (in-kind)	Winter 2024	1	\$0
AED Trainings for Municipal Staff & First Responders	Winter 2024	3	\$2,100

For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

	TOTAL:		\$44,406
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For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

Part D- Gambling Harm Reduction

Project Name: Youth and Adult Harm Reduction	
Please provide below the contact information for the individual managing this aspect of the grant	
Project Contact	Additional Project Contact (if applicable)
Name: Anthony Chui, MPH	Name: Frank Olivieri, M.S., CPRE
Title: Director	Title: Director
Department: Health and Human Services (HHS)	Department: Recreation
Email Address: achui@cityofmelrose.org	Email Address: folivieri@CityofMelrose.org
Telephone: 781-979-4133	Telephone: 781-979-4179
Address: 562 Main Street	Address: 562 Main Street
<p>I. Please use the space below to identify the impact of the gaming establishment on your municipality. You may use the impacts identified in the FY 2025 Guidelines relevant to this category (Page 14-15). If you are using an impact not identified in the guidelines, please use the space below to identify the impact. 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, etc.)</p>	
<p>Gambling harm reduction funding would assist HHS in further identifying populations at-risk for problem gambling, studying the impact of gambling on those populations, identifying solutions to help mitigate identified harms and begin to implement solutions.</p>	
<p>II. Please describe the project in detail and how the proposed project will address the impact indicated above. Please include a breakdown of the proposed scope of work, the scope should be sufficiently detailed to allow the review team to understand the steps required for project completion.</p>	
<p>This would be an opportunity to collect and analyze existing quantitative (i.e. https://www.umass.edu/seigma/ and Youth Risk Behavior Data (YRBS)) and qualitative data from existing partners such as the Melrose Health and Wellness Coalition and Melrose Public Schools (MPS).</p> <p>Creating and using a specialized survey to gather information on current habits and perceptions from MPS middle and high school students will inform a social norming campaign. Social norms marketing uses campus-based media to inform students about the truly reported behavior among their peers. Accurate information can help lead to changes in perceptions of social norms and, in turn, lead to healthier behaviors i.e. most students are not gambling and here's why.</p> <p>Specific for those at-risk and current gambling students, a stand-alone brief intervention called Personalized Normative Feedback (PNF) will be used. Using a gambling PNF trainer to train MPS faculty and staff, as well as the City's Social Services Coordinator, on this intervention will work well to provide critical support to this particular part of the 6th-12th grade student population.</p> <p>Financial literacy can help enable responsible gambling habits. Partnering with the City's Recreation Department to offer financial management education classes for youth, adults, older adults and the business community is an integral part of this overall harm reduction strategy.</p>	

For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

Partnering with the Massachusetts DPH's Office of Problem Gambling, **gambling resource dissemination** for the Melrose community and visitors will be employed:
<https://www.mass.gov/problem-gambling>,
<https://massclearinghouse.ehs.state.ma.us/category/GAMB.html>. HHS has experience with past and present public health resource dissemination and a wide range of partnerships with public and private organizations that can assist with reaching diverse populations throughout the City.

Proposed MGC Grant Budget

Please use the following table to outline the project budget. Please include as an attachment any requests for proposals, quotes, or estimates that would quantify the costs associated with the mitigation.

Description of Purchase/Work	Timeline	QTY	Budget
Specialized Survey (Develop & Analyze)	Fall 2024	2 (Middle & High School)	\$6,000
Social Norming Campaign (Design & Materials)	Spring 2025	2 (Middle & High School)	\$7,000
Personalized Normative Feedback: Train the Trainer (Dr. Ty Lostutter (tylost@uw.edu) is an expert on gambling interventions (as well as motivational interviewing) at University of Washington School of Medicine)	Winter 2024	1	\$8,000
Financial Management Education Class Offerings	Winter 2025	5	\$7,500
	TOTAL:		\$28,500

For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

Part E- Specific Impact

Project Name: Council on Aging Initiative	
Please provide below the contact information for the individual managing this aspect of the grant.	
Project Contact	Additional Project Contact (if applicable)
Name: Erica Brown	Name: James Conforti
Title: Executive Director	Title: Milano Center Manager
Department: Council on Aging	Department: Council on Aging
Email Address: ebrown@cityofmelrose.org	Email Address: jconforti@cityofmelrose.org
Telephone: 781-665-4304	Telephone: 781-662-6886
Address: 201 West Foster Street, Melrose	Address: 201 West Foster Street, Melrose
<p>I. Please use the space below to identify the impact of the gaming establishment on your municipality. This category is for projects that do not fit in any other category but may use any impacts identified in the FY 2025 Guidelines that are relevant. If you are using an impact not identified in the guidelines, please use the space below to identify the impact. 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, etc.)</p>	
<p>Since the Milano Center reopened after the COVID-19 pandemic, there are certain days with discrepancies in participation. While there are many factors that this can be attributed to, one is the prevalence of a new casino in the community. The Milano Center organizes day trips for older adults by request. Over the past three years, the average percentage of participants across all trips that attended a trip to the Encore Casino was 29%. Almost one third of all trip participation was to the local casino. On days when the Milano Center organized a trip to Encore, the average attendance at the Center was 56 participants compared to the overall daily average of 68 during the same time period. This is an 18% reduction in center participation on days where there is a trip to the casino.</p>	
<p>II. Please describe the project in detail and how the proposed project will address the impact indicated above. Please include a breakdown of the proposed scope of work, the scope should be sufficiently detailed to allow the review team to understand the steps required for project completion.</p>	
<p>The Milano Center is proposing to increase participation in activities and trips for older adults that do not encourage gambling by offering a higher quality of programming. This could include contracting with local musical performers, theatre productions, and other entertainment options that the center would not typically be able to afford. This strategy would accomplish two goals. First, it would help support local arts and culture by hiring local entertainers, artists, and instructors to provide their talents to the Milano Center. Second, by offering a more diverse range of activities and programs, Milano Center participants would have greater access to affordable entertainment and may increase the number of participants who attend these types of events.</p>	

For full guidelines please see www.massgaming.com/about/community-mitigation-fund/application-guidelines/

Proposed MGC Grant Budget

Please use the following table to outline the project budget. Please include as an attachment any requests for proposals, quotes, or estimates that would quantify the costs associated with the mitigation.

Description of Purchase/Work	Timeline	QTY	Budget
Monthly entertainers, local artists, musicians	Monthly in FY'25	12	\$2,400
	TOTAL:		\$2,400



3151 Executive Way
 Miramar, FL 33025
 1-800-884-6480

Quote

#QUO27924

09/20/2023

Bill To
 City of Melrose
 MA
 United States

Ship To
 City of Melrose
 MA
 United States

TOTAL

\$14,571.00

Expires: 10/20/2023

Expires	Exp. Close	Shipping Attention	Sales Rep	Partner	Shipping Method
10/20/2023	10/20/2023		Alex - AA		FedEx Ground® , AA

QTY	Item	Options	Rate	Amount
7	Z-8511-001101-01 Semi-automatic ZOLL AED 3 - Color touchscreen LCD display, Real CPR Help®, CPR Uni-padz™, WiFi enable A		\$1,844.00	\$12,908.00
7	Z-8000-001250 Zoll AED3 Carry Case		\$126.00	\$882.00
1	Z-8028-000001-01 Zoll AED 3 Trainer		\$781.00	\$781.00
7	AMERSERV American AED Complimentary Items		\$0.00	\$0.00
7	OBC-FRK Fast Response Kit			
7	AA-Poster AED Poster			
14	AED Decals AED Window Decals			
7	AA-Tag Inspection Tag			
7	AMERICAN AED LIFETIME MAINTENANCE NOTIFICATION & SUPPORT AED Maintenance Notification			

Subtotal	\$14,571.00
Shipping Costs	\$0.00
Tax Total (%)	
Total	\$14,571.00





3151 Executive Way
Miramar, FL 33025
1-800-884-6480

Quote
#QUO30885
01/05/2024

Bill To

City of Melrose MA Health and
Human Services Department
MA
United States

Ship To

City of Melrose MA Health and
Human Services Department
MA
United States

TOTAL

\$28,435.00

Expires: 02/05/2024

Expires	Exp. Close	Shipping Attention	Sales Rep	Partner	Shipping Method
02/05/2024	02/05/2024		Alex - AA		FedEx Ground® AA

QTY	Item	Options	Rate	Amount
15	CR2 99512-001262 LPCR2 Semi-automatic, WIFI, English, Handle		\$1,750.00	\$26,250.00
15	W-PAC-W-N-AA American AED Premium White Non-Alarmed Universal Cabinet .Dim13.7 x 7.5 x 14.9 Includes: Fast Response Kit Red AED Wall Sign - Projection Style 3D Triangle Sign AED/CPR Guidelines poster AED Window Decals AED Inspection Hang Tag		\$99.00	\$1,485.00
1	T-CPR/AED CPR & AED Training Class - Up to 10 People		\$700.00	\$700.00

Subtotal	\$28,435.00
Shipping Costs	\$0.00
Tax Total (%)	
Total	\$28,435.00



Average attendance (04/28/22 - 12/31/2023)

Mondays	70.82
Tuesdays	69.46
Wednesdays	70.68
Thursdays	61.24
Average Daily Attendance	68.05

****Fridays have been excluded as we have shorter operating hours****

Casino Trip Daily Attendance

4/28/2022	34
5/26/2022	33
6/23/2022	43
7/28/2022	38
8/25/2022	36
9/29/2022	55
10/27/2022	57
1/26/2023	53
3/2/2023	56
3/23/2023	61
4/27/2023	74
5/25/2023	64
6/22/2023	54
7/27/2023	50
8/24/2023	65
9/28/2023	65
10/26/2023	83
11/30/2023	74
12/28/2023	65

Average **55.78947**

Memorial Hall Event and Occupancy Counts

	FY18 (typical year & similar to FY 19)	FY19 (Casino Opens last few days of FY)	FY20 (COVID)		FY21 (COVID)		FY22		FY23	
				% Change Since FY19		% Change Since FY19		% Change Since FY19		% Change Since FY19
Number of Days Open	362	362	362	0%	145	-60%	362	0%	362	0%
Number of Days with Events	266	252	159	-37%	145	-42%	211	-16%	224	-11%
Occupancy Rate (number of days with events/number of days open)	73%	70%	44%	-37%	100%	44%	58%	-16%	62%	-11%
Number of Events	373	301	182	-40%	180	-40%	224	-26%	261	-13%
Group Count	98	100	52	-48%	27	-73%	61	-39%	77	-23%
Attendance	60,190	62,014	32,394	-48%	17,486	-72%	37,786	-39%	48,964	-21%

Exhibit A: Water Damage

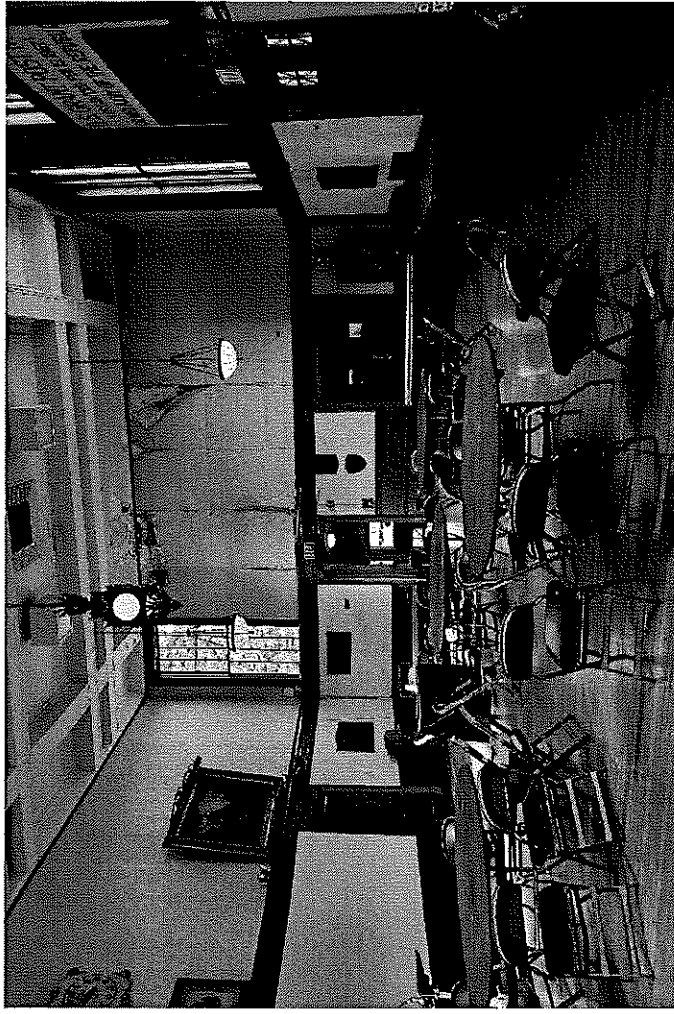
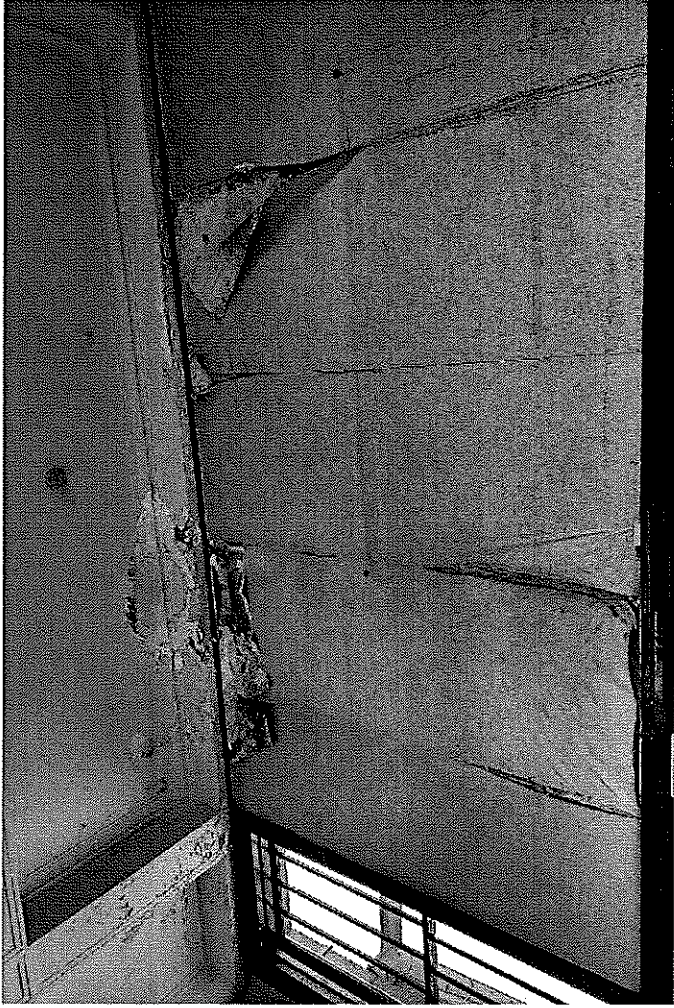
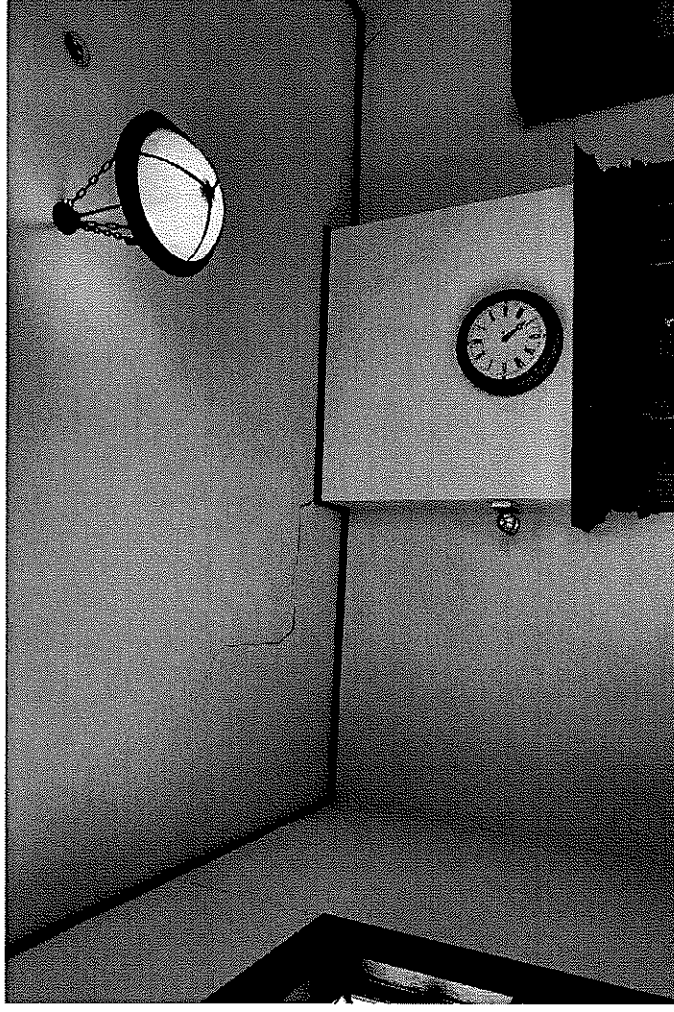
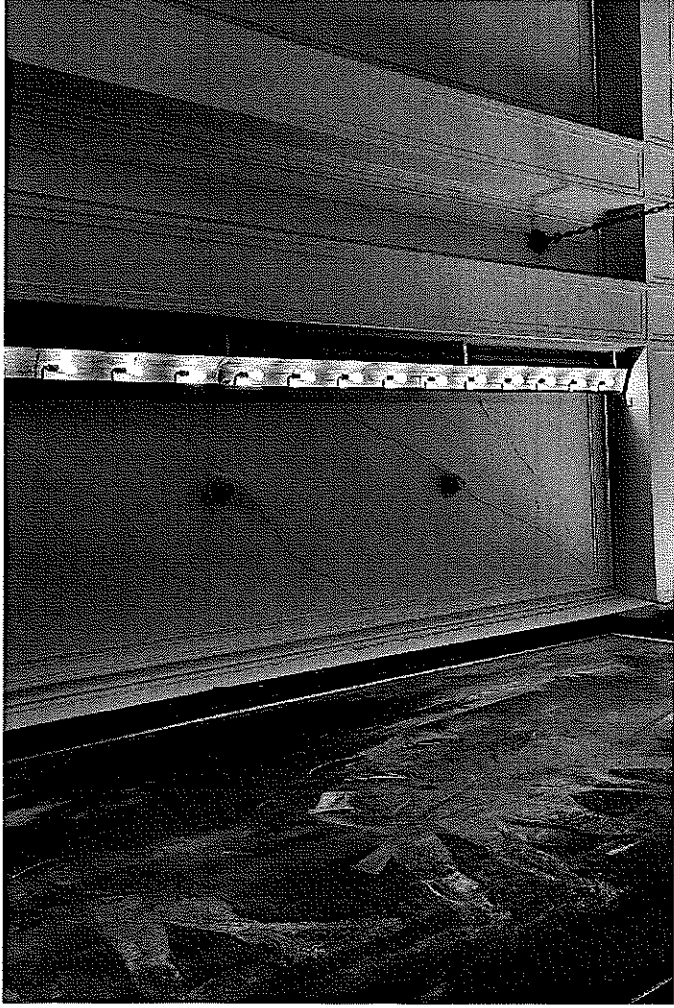


Exhibit B: Water Damage



Exhibit C: Ceiling Cracks





JOHN CANNING
PERFECTING PRESERVATION™

PROPOSAL

FROM: William Harmelink
TO: Brian H. Neely, Gale Associates, Inc
300 Ledgewood Place, Suite 300, Rockland, MA 02370
RE: Melrose Memorial Building GAR Room Plaster Repairs
DATE: December 21, 2023

SCOPE: The scope of work is limited to the following in the GAR room:

- Remove water damaged wall paper and plaster.
- Replace/repair water damaged plaster as needed.
- Repair cracks on ceiling.
- Repaint ceiling and replace wallpaper (owner furnished wallpaper).

PRICE: \$155,400.00 (*One Hundred Fifty-Five Thousand, Four Hundred and 00/100 Dollars*)

PAYMENT

TERMS: 25% deposit upon acceptance of this proposal. Monthly progress payments will be invoiced based upon work completed.

EXCLUSIONS: sales & use tax, overtime/premium time, hazardous materials abatement, handling, or disposal, scaffolding and/or other equipment to access our work, environmental controls & ventilation, framing, substrate repairs, paint removal, specialty and/or custom products (and associated express mail service), liquidated damages, permits & fees, bonds, and off-site disposal.

Accepted By: _____
Brian H. Neely DATE _____

This proposal price/fee is available for a period of 30 days from the time it is proposed. John Canning Co. (JCC) reserves the right to cancel, withdrawal, or change any portion or the entire proposal for convenience at any time. This proposal does not constitute an agreement or contract and should not be consider or taken as such by the receiver. JCC shall not be responsible for delays or defaults where occasioned by any causes of any kind beyond its control. Adequate light, heat, water, power, available elevators, hoists, etc. shall be furnished by others in sufficient amounts to complete our work. All mechanical systems provided by owner shall be in proper working order meeting current building codes. JCC shall have access to owner's trash disposal containers at no additional costs. Surfaces on which we are to perform/apply our work shall be made ready for us in sufficient quantity that our work will not be interrupted or delayed. These surfaces shall be in dry, clean, and in accessible condition and suitable for receiving our work. Others if necessary, shall remove all electrical fixtures, hardware and other obstructions to our work.