



CITY OF AMESBURY
IN THE YEAR TWO THOUSAND EIGHTEEN

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AMESBURY CITY CLERK

SPONSORED BY:

C. Kenneth Gray, Mayor

BILL No. 2018-080

An Order to authorize the Mayor to accept and expend a MassWorks Infrastructure Program grant in the amount of \$2,500,000 from the Executive Office of Housing and Economic Development.

Summary: This Order will authorize the Mayor to accept and expend a MassWorks Infrastructure Program grant in the amount of \$2,500,000 from the Executive Office of Housing and Economic Development. The grant will fund major infrastructure improvements in the area of South Hunt Road.

Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same as follows:

That the City Council hereby authorizes the Mayor to accept and expend a MassWorks Infrastructure Program grant in the amount of \$2,500,000 from the Executive Office of Housing and Economic Development.



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF
HOUSING & ECONOMIC DEVELOPMENT**
One Ashburton Place, Room 2101, Boston, MA 02108

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY

TELEPHONE: (617) 788-3610
www.mass.gov/hed

October 2018

Mayor Ken Gray
City of Amesbury
62 Friend Street
Amesbury, MA 01913

Dear Mayor Gray:

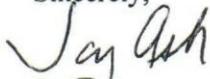
Thank you for submitting an application to the 2018 Round of the MassWorks Infrastructure Program. The Executive Office of Housing and Economic Development (EOHED) received 107 applications requesting over \$207 million in grant funding. The program continues to be highly competitive and received many strong proposals. The team at EOHED along with our other state agency partners worked together to recommend the most shovel-ready and highest-impact projects for funding.

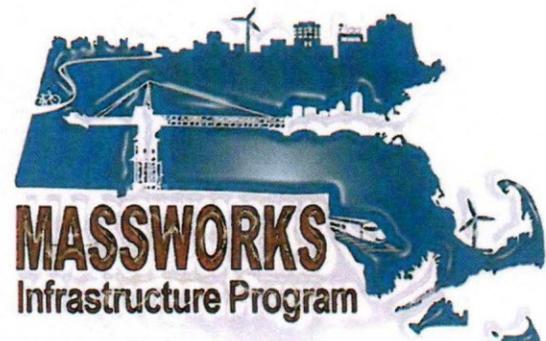
On behalf of the Baker-Polito Administration, I am pleased to inform you that a grant in the amount of \$2,500,000 has been approved for the City of Amesbury. We are excited to support the South Hunt Area Infrastructure Improvement. You will be contacted by a MassWorks staff member to discuss any conditions and/or specific requirements related to this grant award, as well as next steps for contracting.

Please be advised that this letter does not constitute an agreement or contract with EOHED or the Commonwealth of MA for the grant award specified above. The Grantee is not authorized to proceed with any purchases or construction work, for which it expects reimbursement from this MassWorks grant, until a contract has been fully executed between the Grantee and EOHED. The award is contingent upon the Grantee's demonstrated compliance with relevant statutes and regulations, as well as submission of any required documentation confirming the project plan/budget, and EOHED's approval of such plan/budget. This letter does not confer any rights onto the Grantee.

Again, thank you for your participation in the MassWorks Infrastructure Program. We look forward to working with you to advance the economic growth of your community and the Commonwealth.

Sincerely,


Jay Ash
Secretary



MassWorks Infrastructure Program Revised: Dec. 2017
2018 PRE-CONTRACT INFORMATION WORKSHEET

Please complete all sections below as fully as possible. This information will be incorporated into the contract documents for this grant award.

Project City/Town:	Amesbury		
Grant Summary Information			
Project Name:	South Hunt Area Infrastructure Project		
MassWorks Award Amount: (Total Maximum Obligation)	\$ 2,500,000	Anticipated Project Start Date:	July 2019
Total Project Budget:	\$ 3,700,000	Requested Contract End Date:	December 2020
Public Entity (Contractor) – Legal information for the execution of the contract documents. This will be used to complete the Standard Contract Form.			
Public Entity Legal Name:	City of Amesbury		
Public Entity Vendor Code:	04-6001067		
Authorized Signatory Name/Title:	Mayor Ken Gray		
Mailing Address:	62 Friend Street, City Hall		
City/State/Zip	Amesbury, Mass		
Telephone/Email	1-978-388-8121, kenneve@amesburyma.gov Mayor's Aid		
Municipal Project Contact – Single point of contact who will be responsible for grant administration and project updates. The contact will also be responsible for participating in the monthly status meetings with your MassWorks Project Manager. Please coordinate a time/day with your Project Manager for status calls.			
Contact Name/Title:	William J. Scott, Community and Economic Development Director		
Contact Telephone/Email	1-978-992-1782 cell scottw@amesburyma.gov		

PROJECT SCOPE AND BUDGET

A. Description of Project Site – Describe the location where work will be completed specifying roadways and other geographic landmarks. Include reference to Attachment B-Site Plan.

The proposed South Hunt Area Infrastructure Improvement Project, Phase I [the “Project”] will undertake roadway and transportation improvements at the two Route 150 / Route 495 Ramp intersections in the South Hunt Road area. The Project will provide traffic mitigation necessary to support the development of the Atlantic Sports Center [“ASC”] - a 410,000 square foot athletic facility estimated to be valued at over \$40 million.

B. Economic Development Goals – Please provide a brief description of the economic development opportunities supported by the infrastructure project. This should incorporate immediate and future growth opportunities that will be realized by the infrastructure.

The Project will directly benefit and unlock the development of the ASC , a \$40 million mixed-use/athletic complex), The build out of the ASC will create the equivalent of 50 new full-time jobs based on the EDIP definition of jobs (not including relocated jobs). Additionally, an estimated 200 construction jobs will be realized over the course of the anticipated 18 month construction timeline. Global Property Developers’ analysis anticipates that approximately 500,000 people will be visiting the ASC, Amesbury, and Greater Essex County annually. A comparison of six similar facilities nationwide finds the average annual attendance is over 1,000,000, or 240,000 per rink. Summary data for 25 tournaments nationwide finds an average of 2,700 hotel room-nights per event with an economic impact per tournament of \$2.3 million. The ability to host corporate governance, team-building, and best practice sessions Monday through Friday will draw business clientele in Massachusetts and border states to Amesbury for their meeting needs. The result is an estimated annual impact of nearly \$53 million to the local economy for all ASC tournaments combined. Some of this spending will be in hotel stays of which the ASC’s 23 tournaments will generate 62,100 local room-nights annually.

C. Project Description – Please provide a brief description (no more than 100 words) of the public infrastructure project funded by the MassWorks grant.

The Project is proposed to be developed in two to three phases, depending on funding and MassDOT planning. The proposed Project addresses phase I and is located along the Route 150 (Hillside Ave. / Pond View Ave.) corridor. Specifically, roadway improvements are proposed at the intersections of Route 150 / South Hunt Rd. / Route I-495 northbound ramps and Route 150 / Route I-495 southbound ramps as the gateway intersections to the South Hunt Development Area. Future phases will focus on transportation improvements along the Route 150 and South Hunt Rd. corridors for Complete Streets upgrades to address projected growth.

D. Project Budget – Please itemize (3-5 items) the scope of work funded by the MassWorks grant. When possible, spending categories should be developed with your contractor or DPW staff. Examples include, but are not limited to: design/engineering, permitting, police details, and various construction components. Construction should be broken down into major subcategories. PLEASE NOTE: The total sum must equal the amount of your MassWorks grant. If the project has not yet been bid, the cost of each category may shift to correspond with bid results. However the collective scope and MassWorks grant amount must remain unchanged. Add/Edit categories as needed. *The chart below is an embedded MS Excel worksheet. Double click to open and edit.*

Spending Category	MassWorks Funding Allocation
Construction	\$ 2,085,000
Police Detail	\$ 255,000
Construction Phase Engineering	\$ 160,000
TOTAL	\$ 2,500,000

PROJECT MILESTONES AND DRAWDOWN SCHEDULE

Information collected below should demonstrate the project timeline and monthly reimbursements that will be sought through the program. Both timeline and drawdown schedules should align to reflect the parallel milestone and spending projections for the grant.

E. Project/Construction Timeline – Enter dates (MONTH/YEAR) for specific milestones to be achieved. Please provide additional Milestones as needed.

- 8/19 – Design, Engineering, and Survey Complete
- 8/19 – Bid advertised
- 9/19 – Bids Opened
- 10/19 – Contract Awarded
- 10/19 – Construction Started
- 12/19 – 25% Complete
- 6/20 – 50% Complete
- 8/20 – 75% Complete
- 10/20 – 100% Complete
- 11/20 – Contract Expires

F. Funds Drawdown Schedule* - Enter the amount of funds that the project will submit for reimbursement by the 15th of each month. *Grand Total must not exceed the Maximum Obligation of this contract.* – This is a breakdown of the contract’s projected monthly spending. Consult with your contractor to get the most updated information. *The chart below is an embedded MS Excel worksheet. Double click to open and edit.*

Period	Amount	Period	Amount	Period	Amount
		Jul-2019		Jul-2020	\$ 200,000
		Aug-2019		Aug-2020	\$ 200,000
		Sep-2019		Sep-2020	\$ 200,000
		Oct-2019	\$ 200,000	Oct-2020	\$ 150,000
		Nov-2019	\$ 200,000	Nov-2020	\$ 150,000
		Dec-2019	\$ 25,000	Dec-2020	
Jan-2019		Jan-2020	\$ 25,000	Jan-2021	
Feb-2019		Feb-2020	\$ 50,000	Feb-2021	
Mar-2019		Mar-2020	\$ 250,000	Mar-2021	
Apr-2019		Apr-2020	\$ 250,000	Apr-2021	
May-2019		May-2020	\$ 300,000	May-2021	
Jun-2019		Jun-2020	\$ 300,000	Jun-2021	
FY19 Total	\$ -	FY20 Total	\$ 1,600,000	FY21 Total	\$ 900,000
				Grand Total	\$ 2,500,000
				Retainage*	\$ 125,000

*EOHED will withhold 5% of the total grant award as retainage until the project (or the portion of the project covered by these grant funds) is complete. The 5% will be deducted from the final invoice and will be paid promptly upon verification that the project has been successfully completed.

PROJECT STATUS UPDATES

An update on the project's current status, since the submission of the application, is required. Please answer all applicable questions below.

A. Current Design Status – Has the design received proper approval? If incomplete, please provide an expected date of completion.
Phase one construction of the rinks will be completed in the winter of 2019 with full completion inter of 2020. The Project design is outlined in the grant and will begin in July of 2019 with completion in November 2020.
B. Permitting Update – Outstanding permits needed for project and expected date of completion. Please also include any permits received since application submission.
To align with the development schedule for the ASC, it is anticipated that the Project construction will begin in the summer of 2019. To meet this schedule, the City began survey and permitting in June, 2018 with design to follow in September 2018. This schedule allows sufficient time for MassDOT to review the Route 150 improvements within the State Highway Layout and issue a Highway Access Permit for construction in the fall of 2019.
C. Other Funding Sources – Describe any additional funding sources being sought to support the project. Provide an update on the status of those funds (secured, pending, denied, etc.). If any sources are not secured please provide a description of how funding gap will be addressed.
The Project will leverage \$1.2 million of City funds and a requested \$2.5 million of MassWorks funding to initiate \$3.7 million of infrastructure improvements necessary to fully realize the economic benefits of the DIF District covering over 425 acres that is known as the South Hunt Area Development District.
D. Utilities Update – Does this project involve construction which will need to be approved or completed by a utility company? If so, please detail the elements of the project which will need to be coordinated with the utility and the status of your conversations with the utility to prepare for this work.
Potential move of utility lines. This is in coordination with MassDOT.
E. Status of Private Development – Provide an update of the status of any private development that is supported by this project. (Include investor, project timeline, permitting status, etc.). Any changes to the development since application was submitted (job creation, number of housing units, ect) should be highlighted in the section.
The ASC private development project is fully designed and permitted to the site plan standards of the Amesbury Planning Board. The developer is in the process of completing building plans to apply for a building permit. The ASC is the financial driver to leverage growth for the South Hunt Area Development District. The City is employing multiple programs such as Tax Increment Financing (“TIF”) and District Improvement Financing (“DIF”). The facility is proposed as a 410,000 square-foot athletic complex with 5.5 hockey rinks, 2,500 event seats, 105,000 SF of fitness areas, a 7,000 SF medical office, 43,000 SF of office space, and a 100-seat conference room and restaurant. See Design Renderings attached.
F. Other / Additional Details – Outline any other issues or concerns that might have an impact on the project's start date, timeline, and/or budget.

Completed by: William Scott Date: 7/30/2018



Cost Estimate
South Hunt Road / Pond View
Avenue / I-495 Ramps
Amesbury, MA

146 Dascomb Road, Andover, MA 01810
 169 Ocean Blvd., Hampton, NH 03842
 978-794-1792 "TheEngineeringCorp.com"

Project: South Hunt Road / Pond View Avenue / I-495 Ramps
Location: Amesbury, Massachusetts
Title: MassWorks Grant Application
Estimated By: EA

Project No.: T0778
Date: 7/17/2018
Sheet: 1 of 1
Checked By: JPC

Item	Quantity	Units	Unit Price	Total
Mobilization	1	LS	\$ 80,000	\$ 80,000
Earthwork	10,000	CY	\$ 32	\$ 320,000
Full Depth Pavement	8500	SY	\$ 90	\$ 765,000
HMA Mill & Overlay	8000	SY	\$ 25	\$ 200,000
Curbing	1	LS	\$ 220,000	\$ 220,000
Guardrail	1	LS	\$ 100,000	\$ 100,000
Cement Concrete Sidewalk	1500	SY	\$ 90	\$ 135,000
Wheelchair Ramps	8	EA	\$ 1,200	\$ 9,600
Drainage Modifications	2500	FT	\$ 110	\$ 275,000
Traffic Signals	2	EA	\$ 180,000	\$ 360,000
Traffic Signs	1	LS	\$ 10,000	\$ 10,000
Pavement Markings	1	LS	\$ 30,000	\$ 30,000
Landscape	1	LS	\$ 40,000	\$ 40,000
Subtotal				\$ 2,544,600
Traffic Management/Police Detail (10%)				\$ 254,460
15% Contingency				\$ 381,690
Subtotal				\$ 3,180,750
Construction Engineering (5%)				\$ 159,038
Design Engineering & Permitting				\$ 350,000
Total				\$ 3,689,788
Say				\$ 3,700,000