

Congressionally Directed Spending Project Request
Housing and Urban Development - Economic Development Initiative
Senator Ed Markey, Senator Elizabeth Warren, Congressman Jim McGovern

Town of Montague Request
Turners Falls Avenue A Streetscape Improvement Project



Montague Primary Point of Contact:

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**FY23 Community Project Submission
Avenue A Streetscape Improvement Project
Town of Montague, Village of Turners Falls, MA**

Congressional Directed Spending Project Request

Housing and Urban Development - Economic Development Initiative

Submission to: Senator Ed Markey and Senator Elizabeth Warren

(Also Submitted to Congressman Jim McGovern)

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Montague Town Hall, 1 Avenue A, Turners Falls, MA 01376

Project Priority: 1

Project Name: Montague/Turners Falls Avenue A Streetscape Improvements

Project Cost: \$975,000

Brief Description of Proposal

The Avenue A Streetscape Improvement Project will restore an ADA compliant, pedestrian-oriented streetscape in the Turners Falls village center. Located within an Environmental Justice Area, Avenue A is Montague’s retail, dining, and entertainment center, and a state-designated Cultural District. This bid ready project would complete the north end of the Avenue A Streetscape, replacing aged and heaving brick sidewalks with a new brick and cement concourse designed to enhance longevity and accessibility. New traffic signals and pedestrian-scale lighting will enhance safety, accessibility, visual appeal and walkability, consistent with the Town’s Livability, COVID “Rapid Recovery” and ADA Transition plans.

Importance to Massachusetts

The strength of the Commonwealth lies in the vitality of its municipalities. The Town of Montague, located in Franklin County, typifies both the opportunity and challenge faced by former industrial communities in the state’s northwestern corridor. Montague’s Turners Falls village center is renowned for its evolution from a declining industrial center to a vibrant community. At its heart is Avenue A, which is the setting for an arts, dining, and entertainment economy that has been carefully cultivated. A truly unique and important place, the Turners Falls downtown has the distinction of being both an Environmental Justice Area and a State designated Cultural District.

The health and vibrance of our downtown economy is both treasured and fragile. Incomes and property values in Franklin County substantially lag those of the state overall and that is most evident in Turners Falls. This economic disadvantage, coupled with substantial population loss in the broader

region, leave this economic and cultural center particularly vulnerable to economic crises. The pandemic severely damaged our downtown economy and the economic lives of our downtown residents; who are resilient, but also disproportionately disadvantaged economically.

We believe Montague is poised for recovery and that the Commonwealth desperately needs aspiring communities like Montague to thrive, particularly in western Massachusetts. The Commonwealth is stronger if all of its regions are actively moving toward prosperity and Turners Falls – an urban village that plays the role as a de facto Gateway City in our region – is central to the region’s prosperity.

This modest investment in the Avenue A Streetscape Improvement Project would help transform our downtown’s physical landscape, enhancing the appeal of existing businesses and entertainment venues and attracting new investment to restore those that have closed. It would create economic opportunity and restore jobs lost in a village center surrounded by affordable housing with only limited access to public transportation (no night or weekend service). It would also improve accessibility throughout the north end of the downtown corridor, improving access to Town Hall and the MA DCR’s Discovery Center. Further, it would uplift the immediate neighborhood, which is home to many of our most vulnerable residents.

This project is good for Montague and good for Massachusetts. It aligns with Commonwealth’s goals of “rapid recovery” in the wake of COVID; of creating opportunity in low-income communities; and of improving the accessibility of public and private services. It would accomplish in what year what would otherwise require several years – perhaps a decade – of CDBG funded projects. The Commonwealth needs communities such as Montague to prosper and rebuild their working age populations and this is a simple and cost-efficient approach to progressing toward that goal.

Description of Benefit to Local Community

The Avenue A Streetscape Improvement Project is a community priority because it would enhance the safety and accessibility in our arts, dining and retail district, which is also home to essential municipal services and educational resources, such as the state DCR’s Discovery Center. This is particularly important now in the wake of the COVID pandemic, which cause the closure of several businesses, including landmark dining establishments.

A designated Environmental Justice Area, Turners Falls benefits from over 200 units of affordable housing in the immediate vicinity of this project - a significant concentration for Franklin County. Residents without cars or with limited mobility require ADA compliant sidewalks and adequate lighting to accomplish everyday tasks, and need access to the employment provided by downtown establishments. Taking a slightly boarder view of our community, the Turners Falls village center serves as a critical gathering point for the larger Franklin County region.

These improvements have been a major point of emphasis in Montague for several years, resulting in a series of small projects funded by a succession of grants, largely from CDBG as well as the MA Office on Disability. This is reflected in our strategic planning. Improvements to lighting, safety and walkability were strongly featured in the 2013 Turners Falls Livability Plan and re-affirmed as a community priority in the 2020 Livability Plan update. They are also priorities in our ADA Transition Plan and COVID Rapid Recovery Plan. The Town has vetted this ongoing improvement project through numerous community hearings over several years.

Budget Breakdown Required *(Please provide a brief budget breakdown of the project, including the sources and amounts of non-federal matching funds.)*

A line item budget is available on the website that supports this request at...

<https://www.montague-ma.gov/p/1500/Avenue-A-Streetscape-Improvement-Project-FY23-CDS-Earmark-Request>).

The components of the work described in this proposal complement and complete improvements that have already been made or are in the process of construction or bid preparation. The total cost of the rehabilitation of sidewalks and traffic signals, and addition of pedestrian-scale lighting on the North End of Avenue A is projected to be \$1,534,594. The costs not included in this application include \$559,594 in previously awarded FY20 and FY21 CDBG grants. The FY20 grant is currently under construction, with the FY21 grant expected to be bid this spring. The Town will use staff resources to manage procurement and construction management, expected to be in the vicinity of \$25,000.

Construction Budget

GENERAL MOBILIZATION \$28,000
DEMOLITION \$43,055
EARTHWORK/SITE PREPARATION \$3,900
SITE DRAINAGE and UTILITIES \$91,400
PAVING and SITE IMPROVEMENTS \$520,273.75
Sub-Total \$686,628.75
15% Contractor O+P \$102,994.31
15% Contingency \$102,994.31
12% inflation \$82,395.45
TOTAL CONSTRUCTION \$975,012.83

The above budget is subject to inflation escalator due to the design cost having been last updated in December 2020, however, current FY21 CDBG funded project bids came in within those estimates in February 2022.

Note that Montague has previously used \$1.2M in CDBG grants, \$90,000 in MA Office on Disability grants, and \$66,737 in MA Complete Streets grants to make improvements to the larger and immediately adjacent Avenue A corridor.

List Any Entities or Organizations Partnering in or Supporting the Project

The Town of Montague is working closely with the Franklin County Housing and Redevelopment Authority (FCHRA), which is overseeing construction management for the current CDBG-funded improvements that will complement this proposed project to restore the North End of the Avenue A

Streetscape. FCHRA also owns and maintains many affordable housing units on and in the immediate vicinity of Avenue A.

The project is a critical priority of the Montague Selectboard and has the support of local businesses, the Franklin County Chamber of Commerce, The Franklin County Community Development Corporation, the Shea Theater, the Franklin Regional Council of Governments and Massachusetts legislators Representative Natalie Blais and Senator Jo Comerford. Further, agencies of the Commonwealth of Massachusetts funded Montague's COVID Rapid Recovery Plan and ADA Transition Plan, which call for these improvements.

Three Concise Points to Justify Use of Congressionally Directed Spending

1. This project is consistent with federal goals for economic recovery, social and economic equity, and accessibility. It directly impacts business sectors hardest hit by COVID, in an Environmental Justice Area, and facilitates access to essential government and other services.
2. This bid-ready project would dramatically accelerate streetscape improvements and progress toward those goals, avoiding the cost and time inefficiency of pursuing improvements piecemeal over many years.
3. It would allow the Town to deploy future CDBG and other grant resources to other critical infrastructure, housing rehabilitation/development, and human services-related initiatives.

Additional Details

Montague is a small community in a region largely forgotten by those with capital. It is substantially more challenging to attract resources and investment here than in most of Massachusetts, so government must make strategic investments to facilitate community and economic development. The village of Turners Falls is our largest and most complex population center. The halting pace of its redevelopment presents great risk to our future, but is the best we can afford. This earmark request would help catalyze our recovery, restoring and solidifying the slow and steady gains we'd made over the past two decades.

Additional information pertaining to this request, including the narrative, budget, and photo exhibits, can be found at: <https://www.montague-ma.gov/p/1500/Avenue-A-Streetscape-Improvement-Project-FY23-CDS-Earmark-Request>

Organization Capacity

Montague's success in redevelopment to date has been born of thoughtful investments in staff capacity. As a community of 8,500, we are fortunate to have a full time Town Administrator, a Community and Economic Development Planner, and Assistant Planner, as well as an experienced DPW superintendent and foreman. This team has implemented numerous projects of this or greater scale within the past five years, including construction of a new DPW facility, major wastewater collection system enhancements, numerous road and sidewalk construction projects, including nearly identical improvements on Avenue A, and an ongoing bridge replacement project that is beginning

construction now. Once approved, we are well positioned to bid this project in spring 2023 for construction in the summer 2023 season.

Jobs Created

We anticipate this project will result in the restoration of business activity along the full Avenue A corridor. This includes three restaurants that have permanently or temporarily closed and several now-vacant storefronts. It is also expected to help leverage construction of a 16,000 ft2 medical services complex, with a land development agreement under development for that site, which is located in the project area. Assumed employment impact of the project is in the vicinity of 110 jobs.

3 restaurants: 45 jobs

3 retail storefronts: 15 jobs

38 Avenue A Medical Complex: 50 jobs

Jobs Sustained

As noted, Montague’s Turners Falls village center is the primary retail, dining and entertainment destination for the community and the county. It is also economically fragile, with virtually all of its businesses locally owned and operated with a shoestring budget. We cannot say specifically how many jobs will be lost if this project is not completed, but we’ve received word from local businesses that we must do more to create a welcoming and accessible context in which they can operate their businesses. This doesn’t allow us to accurately estimate lost employment, but the presence of that possibility is very real.

Prior Federal Funding

The community is in receipt of the first half of \$2,402,826 in funding as a Non-Entitlement Unit through the ARPA CSLFRF program. The first installment of \$1,201,403 was received in July 2021 with the second equal installment expected on or about July 2022.

The Town received the following CDBG awards through the MA DHCD:

FY17: \$490,611

FY18: \$737,395

FY19: \$612,050

FY20: \$675,519

FY21: \$788,174

The Town of Montague has implemented all grant funded projects and complied with all requirements thereto, with no negative findings or concerns known.

Future Requests for CDS?

The Town does not presently anticipate a request but does not wish to foreclose on the possibility. This particular project is self-contained and should not require additional spending once completed through funding provided through this request.

Turners Falls Avenue A- Phase III Streetscape
Montague, MA
Apr-22

GENERAL MOBILIZATION					
Item	Description	Unit	Quantity	Unit Price	TOTAL
1	Mobilization	LS	2	\$6,000	\$12,000
2	Traffic Control	LS	2	\$8,000	\$16,000
Subtotal					\$28,000

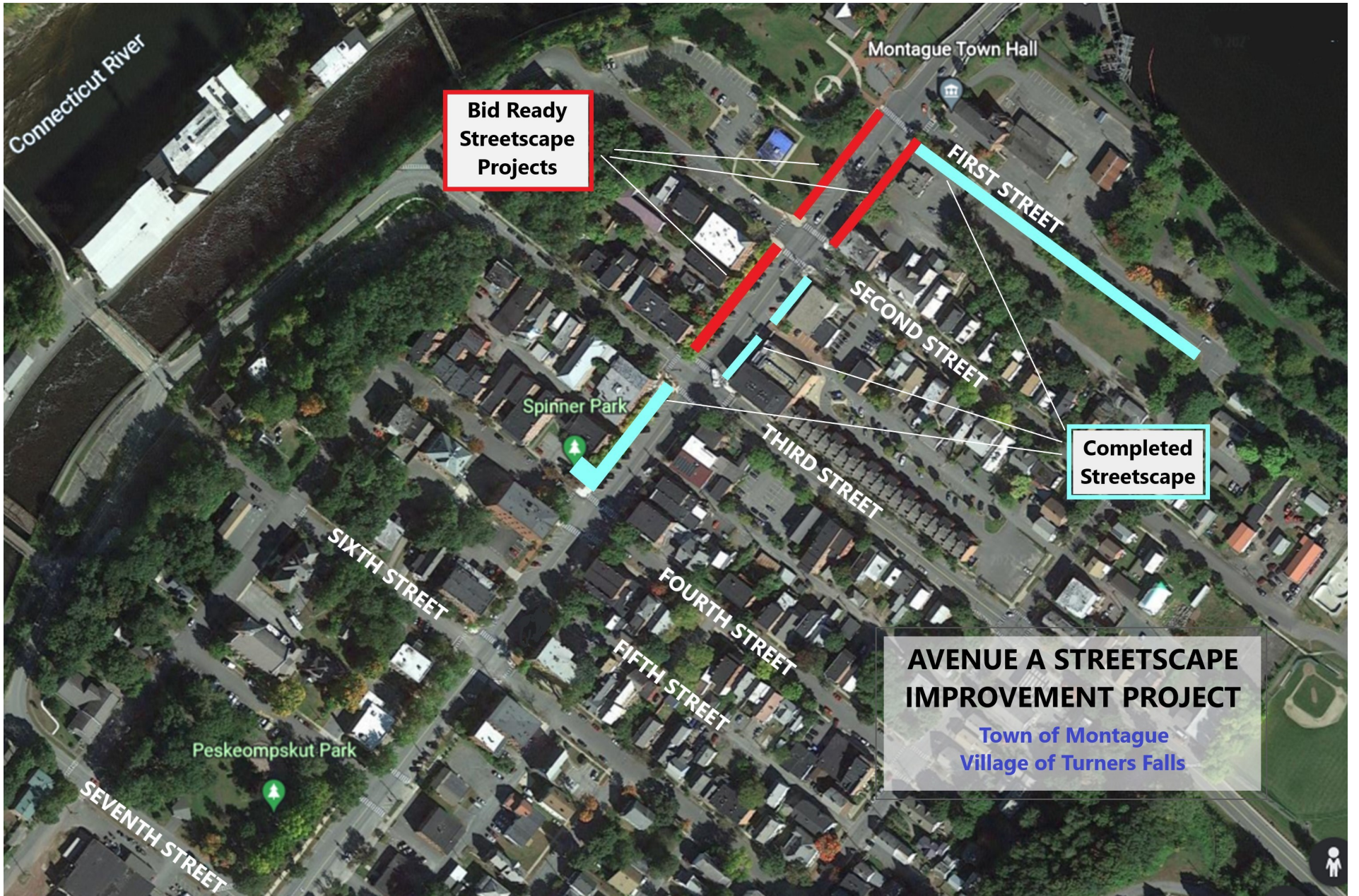
DEMOLITION					
Item	Description	Unit	Quantity	Unit Price	TOTAL
1	Removal of trees (including stump)	EA	5	\$300	\$1,500
2	Sawcut Concrete Pavement	LF	250	\$15	\$3,750
3	Sawcut Bit Conc. Pavement	LF	135	\$5	\$675
4	Remove Bit. Conc. Pavement	SF	300	\$3	\$900
5	Remove Conc. Pavement	SF	3150	\$5	\$15,750
6	Remove mud mat	SF	3310	\$3	\$9,930
7	Remove Brick	SY	125	\$6	\$750
8	Remove and dispose of planter	EA	7	\$1,000	\$7,000
10	trench in soil	LF	400	\$3.50	\$1,400
11	bore under walk	LF	100	\$14.00	\$1,400
Subtotal					\$43,055

EARTHWORK/SITE PREPARATION					
Item	Description	Unit	Quantity	Unit Price	TOTAL
1	Erosion control for catch basins	EA	3	\$800	\$2,400
2	excavate unsuitable gravel base	LS	1	\$1,500	\$1,500
Subtotal					\$3,900

SITE DRAINAGE and UTILITIES					
Item	Description	Unit	Quantity	Unit Price	TOTAL
1	fix and extend water lines	LS	1	\$6,400	\$6,400
3	connect to electric	LS	2	\$2,000	\$4,000
4	enclosure with meter	EA	2	\$5,500	\$11,000
5	pedestrian lights	EA	5	\$10,000	\$50,000
9	trenching conduits, etc	LS	1	\$20,000	\$20,000
Subtotal					\$91,400

PAVING and SITE IMPROVEMENTS

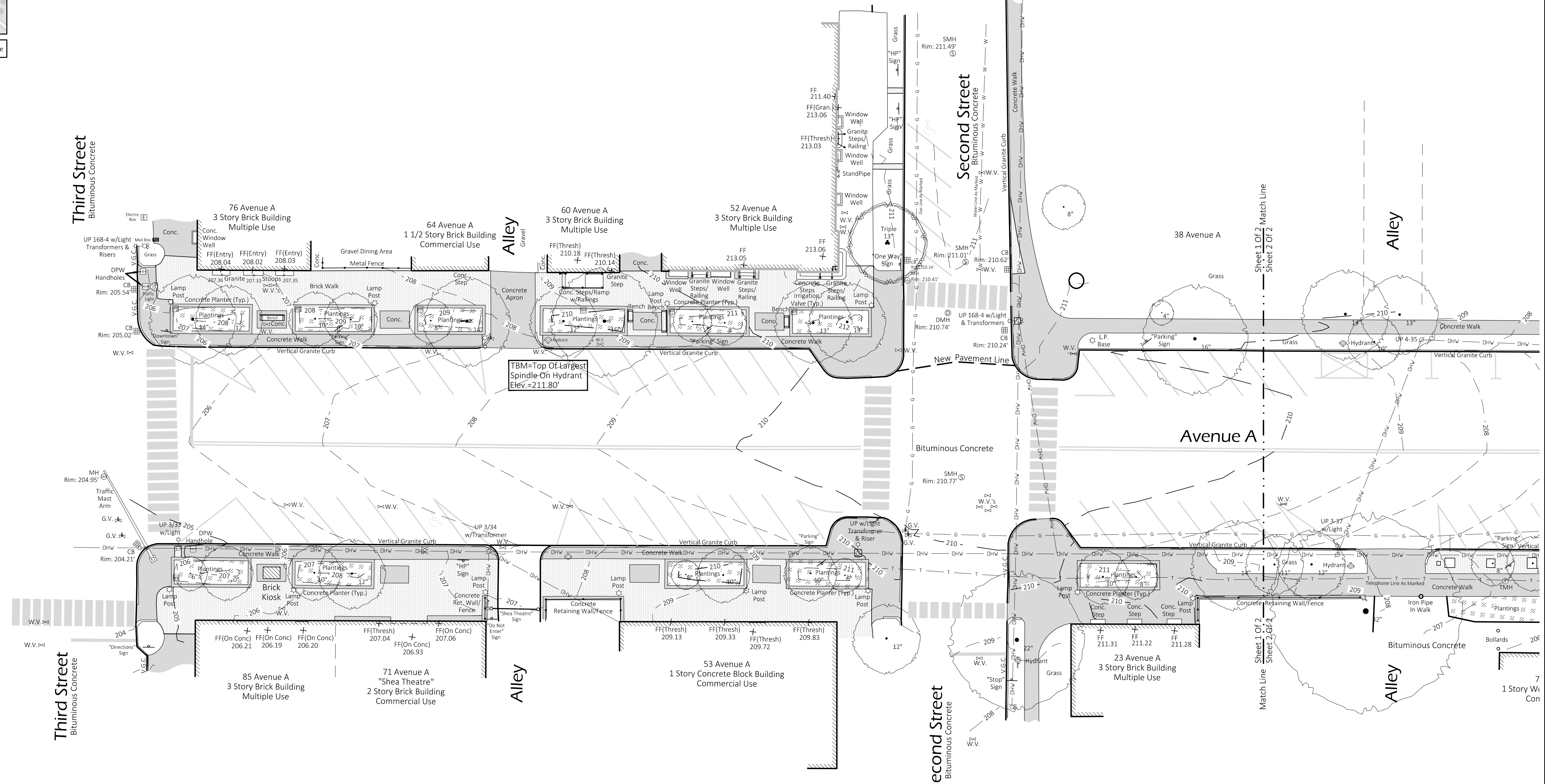
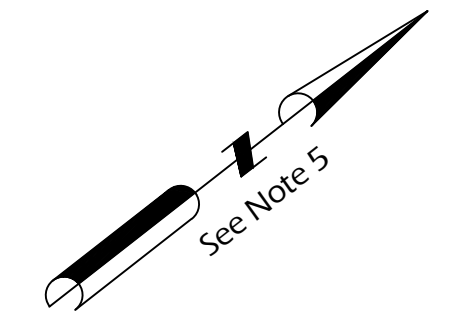
Item	Description	Unit	Quantity	Unit Price	TOTAL
1	Concrete Sidewalk and ramp	SF	3850	\$7.50	\$28,875.00
2	brick paving and concrete base	SF	2485	\$30	\$74,550.00
4	granite	LF	422.5	\$600	\$248,780.00
5	skate stoppers	EA	10	\$280	\$2,800.00
8	trees	EA	5	\$500	\$2,500.00
9	trash receptacle	EA	2	\$1,000	\$2,000.00
10	benches on planter	EA	4	\$2,235	\$8,940.00
11	top soil	CY	15	\$32	\$480.00
12	seed	SY	85	\$1.75	\$148.75
13	planting mix	CY	37.5	\$32.00	\$1,200.00
14	New Traffic Lights at 3rd	LS	1	\$150,000.00	\$150,000.00
				Subtotal	\$520,273.75
				TOTAL	\$686,628.75
				15% Contractor O+P	\$102,994.31
				15% Contingency	\$102,994.31
				12% inflation	\$82,395.45
				TOTAL CONSTRUCTION	\$975,012.83



**Bid Ready
Streetscape
Projects**

**Completed
Streetscape**

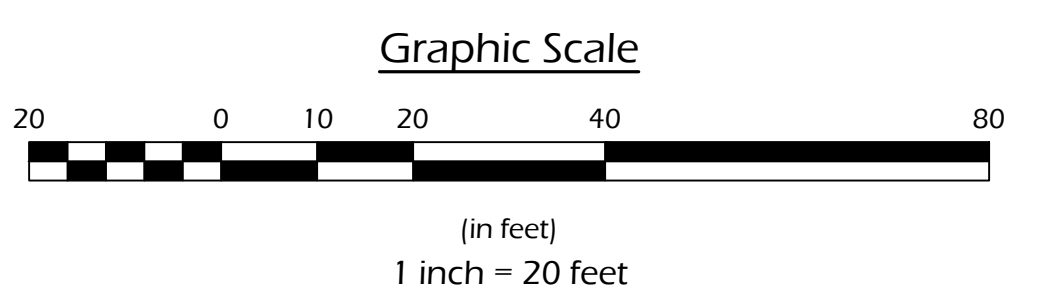
**AVENUE A STREETSCAPE
IMPROVEMENT PROJECT**
Town of Montague
Village of Turners Falls



Owner Of Record
Town Of Montague
1 Avenue A
Montague, Massachusetts 01376
LOCUS
Avenue A
Montague, Massachusetts 01376

The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Compilation Of Plans Of Record. Berkshire Design Group, Inc. Does Not Warranty The Location Of All Utilities Depicted. Only Record Information Provided By The Respective Utility Owner And Independently Verified By Berkshire Design Group, Inc. Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction Or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.

I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts And That This Plan And Survey Have Been Prepared In Accordance With The Rules And Regulations Of The Registers Of Deeds And That This Plan Shows The Property Lines Of Existing Ownership And The Lines Of Streets And Ways Shown Are Those Of Public Or Private Ways Already Established And That No New Lines For The Division Of Existing Ownership, Or New Ways Are Shown.



- Legend**
- Deciduous Tree
 - Coniferous Tree
 - Light Post
 - Floodlight
 - Plaque
 - Sign, Single Post
 - Utility Pole w/ Light
 - Utility Pole w/ Transformer
 - Catch Basin, Square
 - Drain Manhole
 - Gas Gate Valve
 - Water Gate Valve
 - Fire Hydrant
 - Guy Wire
 - Electric Meter
 - Sewer Manhole
 - Irrigation Control

- Notes**
- The Record Conditions Survey Depicted Hereon Was Obtained By Partial Field Surveys Performed Between July 30, 2015 And November 20, 2017 By The Berkshire Design Group, Inc.
 - The Purpose Of This Plan Is To Provide A Plan Illustrating This Surveyors Interpretation Of Constructed Improvements, Natural Features, Observable Monuments, Obtainable Plans And Deeds Of Record, Witness Testimony, And Any Other Plans And Deeds Which May Affect The Locus Property At The Time And Date Of The Partial Field Survey.
 - This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Exist. A Reasonable And Diligent Attempt Has Been Made To Observe Any Apparent, Visible Uses Of The Land; However, This Does Not Constitute A Guarantee That No Such Easements Exist.
 - This Plan And Survey Were Prepared Using GNSS And Conventional Survey Methods. A Leica TS15 Total Station Was Used Having An Accuracy Of 5" And 5 PPM. A Leica GS14 Network RTK Was Used Having Subcentimeter Accuracy. All GNSS Data Is Post Processed With Rapid And Precise Ephemeris To Produce The Most Accurate Results Possible.
 - The Basis Of Bearings, Azimuths, And The North Arrow Shown Hereon Is The Massachusetts State Plane Coordinate System (NAD83). The Basis Of The Elevations Depicted Hereon Is A Grid Separation Calculation Based On Geoid12A Resulting In NAVD88.

REGISTRY USE ONLY

Plan Of Land Located In Village Of Turners Falls Montague, Massachusetts (Franklin County) Prepared For The Town Of Montague

Revisions

Date:	Sheet Number
November 28, 2017	1 of 2
Scale: 1"=20'	
Drawn By: JSM	
Checked By: DRE	

Avenue A Streetscape Improvement Project

Town of Montague, Village of Turners Falls

Project Area, Even Side of Street: First to Third Street Block



Completed Area (After Shot), Even Side of Street: Third to Fourth Street Block

Municipal Investment Spurs Private Investment!



Project Areas, Odd Side of Street: First to Third Street Block (2nd to 3rd already funded)

