



# MALDEN RIVER WORKS

## FOR WATERFRONT EQUITY + RESILIENCE

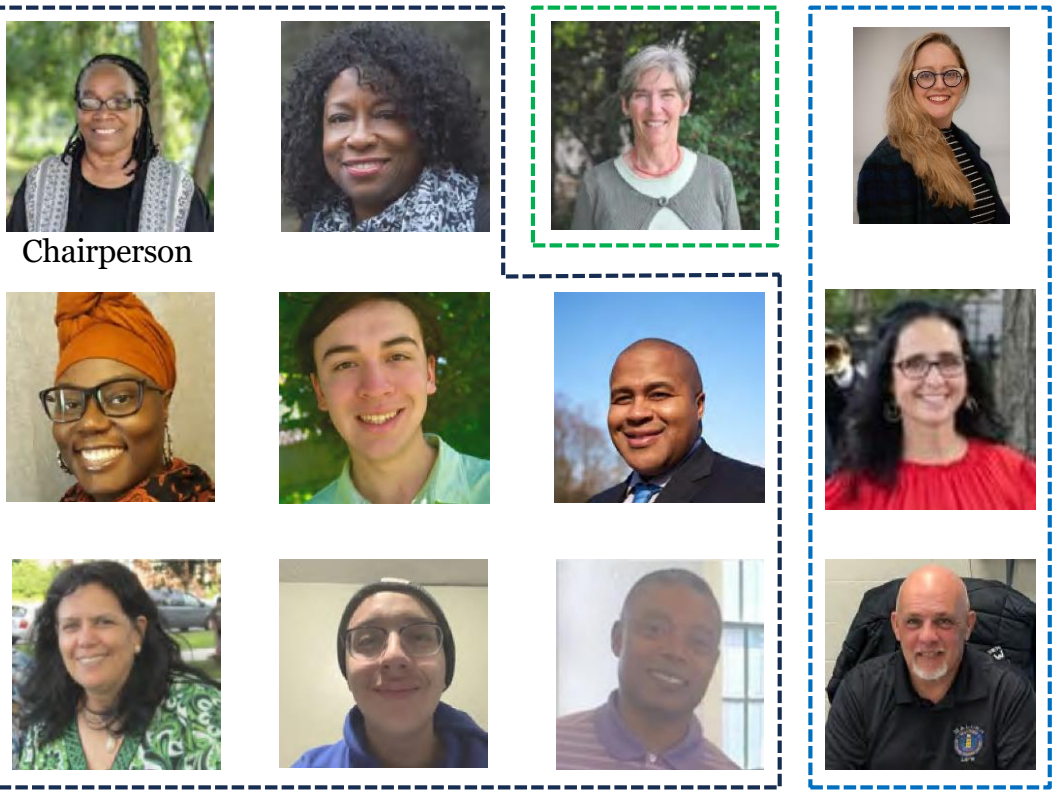
Words on the Water, 9/2022 Photo by Khalil Kaba



# How Malden River Works: Governance structure

## Malden River Works Steering Committee

Environmental advocate



Chairperson

Resident leaders of color

City representatives

## Malden River Works Project Team



+ design, planning, engagement & organizing

Not pictured: Caroline Santos, Steve MacEahern, Karl Alexander

Formerly: Amber Christoffersen, Melanie Garate, Emily Granoff, Khalil Kaba, Laura Le, Barbara Murphy, Evan Spetrini, Billy Zheng



# Project Location



356 Commercial St  
Malden Department of  
Public Works



# Department of Public Works



View from Commercial Street



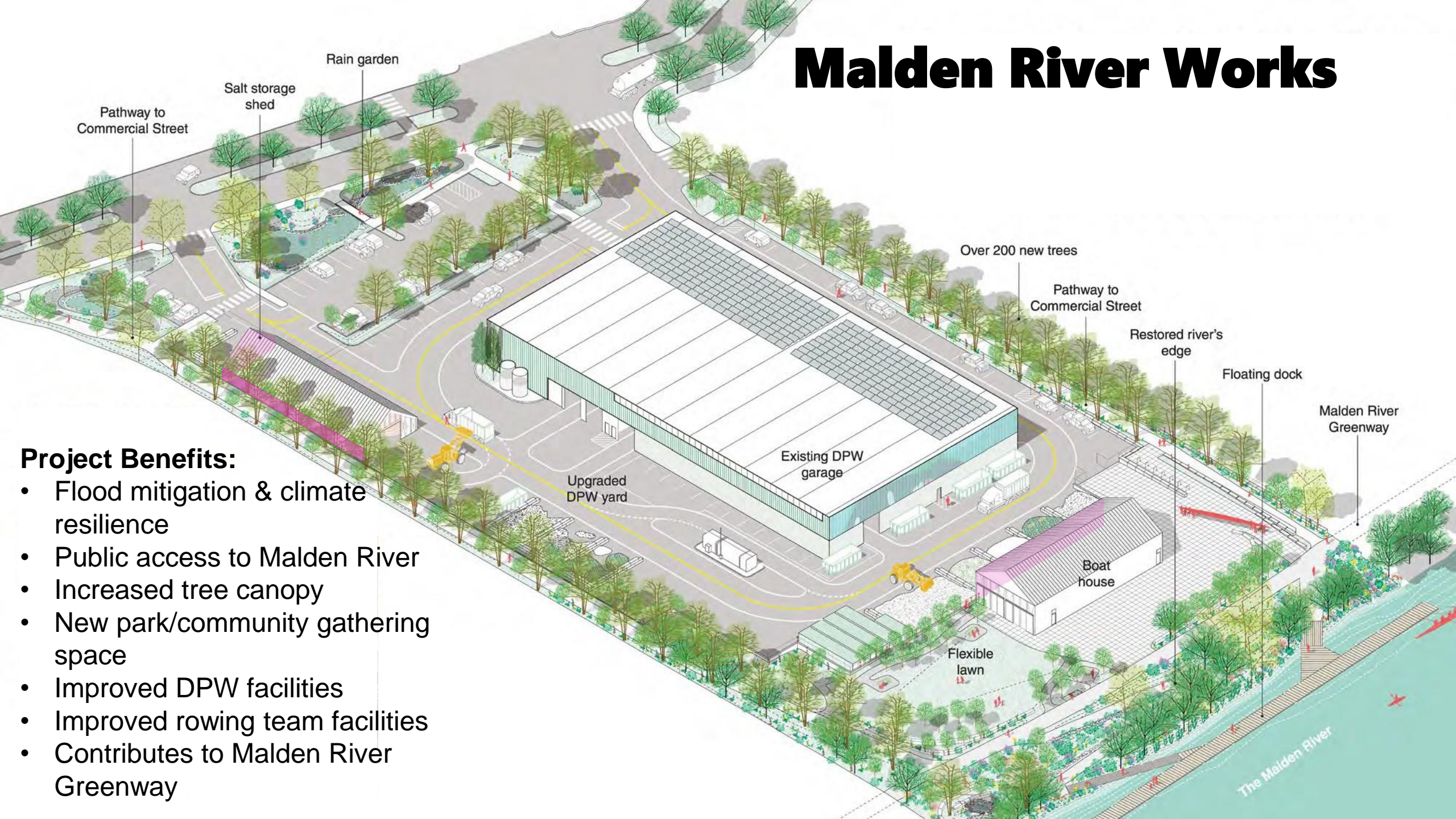
# Department of Public Works



The Malden River at the DPW



# Malden River Works



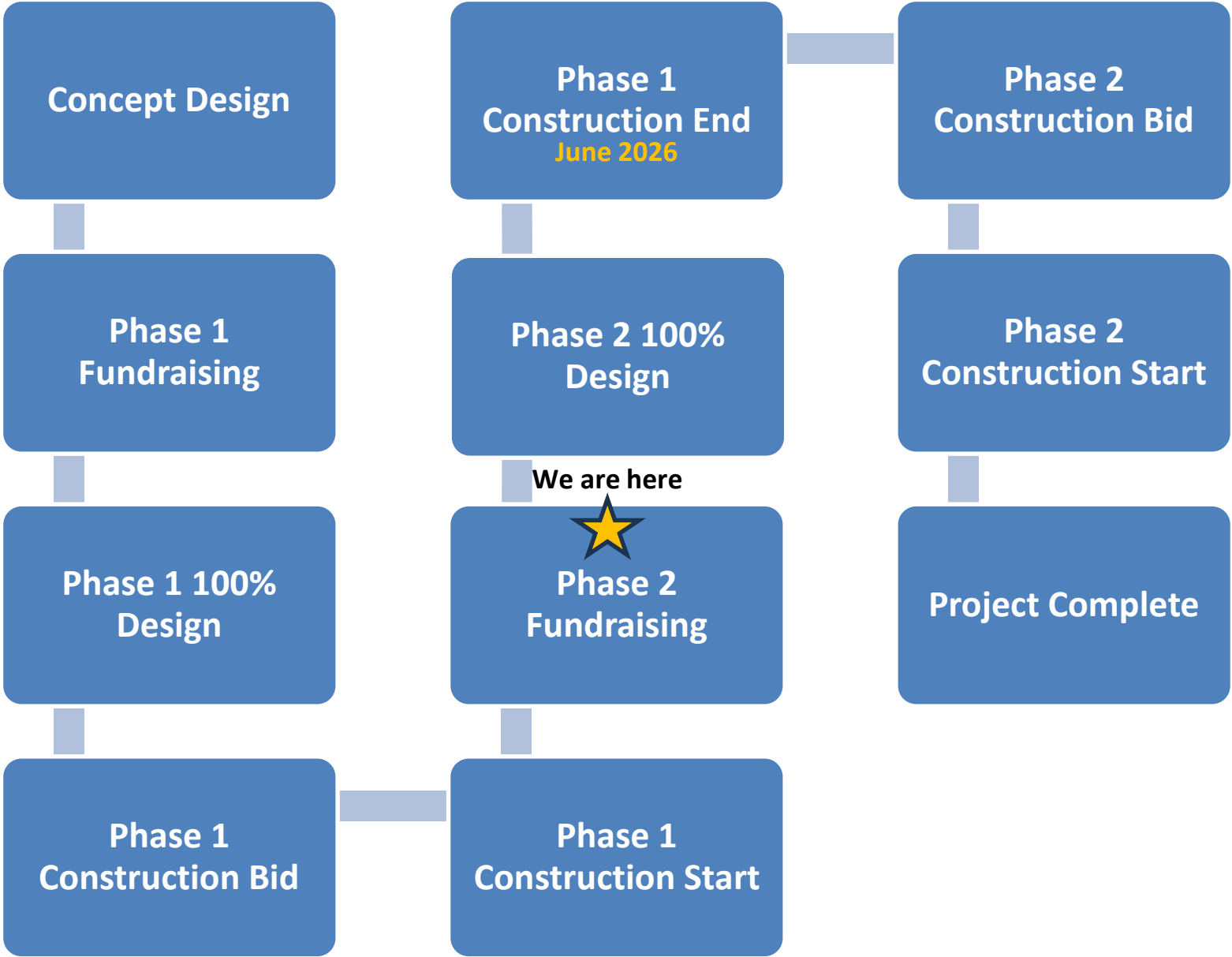
## Project Benefits:

- Flood mitigation & climate resilience
- Public access to Malden River
- Increased tree canopy
- New park/community gathering space
- Improved DPW facilities
- Improved rowing team facilities
- Contributes to Malden River Greenway

# Construction Phasing

- **Phase 1:** “Horizontal Construction,” i.e. earthworks, soil remediation, paving, landscaping, drainage infrastructure, park elements including dock
- **Phase 2:** “Vertical Construction,” i.e. constructing a boat house and a salt shed

# Timeline





# Existing Funding Sources

Source	Amount Received
FY23 Federal Earmark/Legislative Pre-Disaster Mitigation Grant	\$1,334,610.00
MA Gaming Commission Community Mitigation Fund Grant	\$542,442.13
Municipal Vulnerability Preparedness Action Grant	\$2,998,049.00
Land and Water Conservation Fund Grant	\$654,187.20
Housing Choice Grant	\$300,000.00
Parkland Acquisitions and Renovations for Communities Grant	\$500,000.00
Malden Community Preservation Committee Open Space Funding	\$1,000,000.00
Federal Earmark (Katherine Clark)	\$1,559,600.00
Anonymous Donor	\$600,000.00
Gateway City Parks Program	\$3,500,000.00
<b>Total Project Funding</b>	<b>\$12,988,888.33</b>



# Funding By Phase

Phase 1		Phase 2 - *Numbers Are Not Actuals & Are Subject to Change*	
<i>Horizontal Construction: Park and DPW Yard Construction</i>		<i>Vertical Construction: Salt Shed &amp; Boathouse Construction</i>	
Horizontal Construction Bid - Actual	\$ 10,786,100.00	Vertical Construction - Estimate	\$ 3,381,999.00
Associated Soft Costs - Actual	\$ 454,503.00	Associated Soft Costs - Estimate	\$ 507,300.00
5% Contingency	\$ 562,030.15	8% Contingency	\$ 270,560.00
Total	\$ 11,802,633.15	Total	\$ 4,159,859.00
Contingency Committed To Date	\$ 502,685.49	Carryover Grant Funding - Potential	\$ 1,140,232.85
Remaining Contingency	\$ 59,344.66	Section 108 Loan - Potential	\$ 1,500,000.00
		Bayrd Foundation Grant - Potential	\$ 500,000.00
		Total Potential Funding	\$ 3,140,232.85
		Remaining Potential Gap	\$ 1,019,626.15



# **Section 108 Loan**

- **Federal program through the U.S. Department of Housing and Urban Development (HUD)**
- **Malden can borrow up to 5x our annual CDBG entitlement award, less our outstanding commitments and balances (\$3.2M)**
- **Principal and interest would be paid over 15 years using CDBG funds**
- **City Council's authorization of this borrowing will allow us to proceed in applying for the loan, which will bring us closer to determining likely principal and interest payments**





**Thank you**

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Words on the Water, 9/2022 Photo by Naomi Kahn