



Commonwealth of Massachusetts
Executive Office of Economic Development

MassWorks Grantee Guidebook

2025 - 2026





Managing your MassWorks Award

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General Guidance

Congratulations on your MassWorks Award and thank you for the support of our program. Please save this document as a general reference document for managing your MassWorks award. Please note the following:

- You will be assigned a contract manager. This person will be your primary point of contact for managing your MassWorks Award.
- Please submit all documents electronically. Our work is done in a hybrid working environment. As such we discourage sending mail via USPS as it may not be received in a timely manner. We utilize a grant management system, [Submittable](#) for most program deliverables. Email is good for any other general communication.
- Scanned signatures and electronic signatures are accepted for nearly all documents requiring signatures, including your contract.
- MassWorks contracts are scoped for an initial maximum of 3 full fiscal years, not including the award year. **Fiscal Year runs from July 1 – June 30.**
- MassWorks staff should be notified of any public event sponsored by your municipality in celebration of the project, especially groundbreakings and ribbon cuttings.
- The Secretary, Lt. Governor, or Governor may request a special event and/or site visit at any time. Please be responsive to inquiries and/or event requests from your MassWorks contract manager.
- **We are here to help!** Reach out whenever needed. Notify us of issues, delays, and/or concerns that could result in a project delay or contract amendment. Changes and surprises happen. The sooner we know the more likely we can help/

Helpful links

EOED

<https://www.mass.gov/orgs/executive-office-of-economic-development>

One Stop Application Site

<https://eohed.intelligrants.com/>

MassWorks Program

<https://www.mass.gov/orgs/massworks>

MassWorks Program Guidelines

<https://www.mass.gov/doc/fy26-massworks-program-guidelines/download>

MassWorks Grant Management Site – Submittable

<https://eoedinfrastructure.submittable.com/submit>

MassWorks Forms

<https://www.mass.gov/lists/forms-for-massworks-award-recipients>

Comptroller Resources for Contracting with the Commonwealth

<https://www.macomptroller.org/vendors/>



Milestones and Deliverables

MassWorks Documents (Required)

- **Pre-Contract**
 - Due January 31st of grant award fiscal year
- **Contracting**
 - Begins after pre-contract is submitted. Contract must be executed no later than June 30th of the award fiscal year. Contracts are run for an initial maximum performance period of 3 full fiscal years following the award year.
- **Quarterly Reports**
 - Due two weeks following the close of every quarter of the contract performance period:
 - Sept 30th, Dec 31st, March 31st, and June 30th
- **Reimbursement Requests**
 - You can seek reimbursement once every 30 days
- **Contract Amendment Request** (as needed)
- **Project Closeout**
 - Submitted at the time of final reimbursement

Project Documents (Requested with Reimbursements)

- **100% bid plan/drawings (no specs required)**
 - We like to maintain a record of your final design for conformance with the limits of work in the MassWorks contract
- **Bid advertisement (no bid docs required)**
 - Your MassWorks contract requires compliance with MA Procurement law. Please provide us the Bid Advertisement when it is available. If you have a no bid contract, please specify why in a short email or memo.
- **Bid tabulation sheet**
 - Once the local procurement is complete, please provide us with the results
- **General construction vendor contract**
 - Please provide a copy prior to, or concurrent with, mobilization and your first MassWorks reimbursement
- **Certificate of Substantial Completion Certificate, or other record**
 - At project close out

Award Letter

Your award letter will be sent electronically. This letter sets the basis of your contract. Please retain it for your records. Note the following explanation on the highlighted sections:

1. The letter is addressed to the local CEO, as listed in the One Stop application. The local project contact, as listed in the One Stop application, will be cc'd on the award letter
2. This is the application number from the OneStop portal
3. This is your total grant award. You should note it may be a different amount than you applied for in your application.
4. Your project name will be generally be an abbreviated form of what was submitted in your application. The name may be altered slightly for contracting as needed.
5. Pre-contracting must be completed in a timely manner, generally by the end of January of the fiscal year the grant was awarded.
6. A full contract must be in place by the end of the fiscal year the grant was awarded.
7. The letter is not an obligation. You may not be reimbursed for expenses incurred prior to a contract being executed.
8. Your community must be able to demonstrate compliance with the MBTA Communities act.
9. We ask that this information remain privileged and confidential until a public announcement is made official by the Healy-Driscoll Administration, and your refrain from making a public announcement in advance of the official announcement.



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 EXECUTIVE OFFICE OF ECONOMIC DEVELOPMENT
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www.mass.gov/eoed

SAMPLE AWARD LETTER

Date: September 30, 2025

Dear City Manager Smith, ¹

RE: Application: FY26-Boston-00100 ²

Congratulations on the **City of Boston's** successful application to the FY26 Round of the Community One Stop for Growth. On behalf of the Healey-Driscoll Administration, I am pleased to inform you that a grant in the amount of \$2,000,000 from the **MassWorks Program** has been approved to support the Road and Housing Development project. ^{3 and 4}

A member of our team will be assigned to your grant award and will reach out directly to the project manager named in your application to begin the contracting process. A pre-contract form will be provided to you and must be returned no later than January 31, 2026. As a condition of the award your project must be under contract with EOED no later than June 30, 2026. If you have any immediate concerns, please contact Senior Director of Communities and Programs, Marc Horne, at marc.horne@mass.gov.

^{5 and 6}
 Please be advised that this letter does not constitute an agreement or contract with the Executive Office of Economic Development or the Commonwealth of Massachusetts, and the grant award is not final until the organization has executed a contract. You should not proceed with any grant activities until a contract is in place. ⁷

The receipt of grant funds is contingent upon the grantee being able to certify that it will comply with the Massachusetts General Laws, including G.L. c. 40A, § 3A, the MBTA Communities Act. Compliance with the MBTA Communities Act is determined by the Executive Office of Housing and Livable Communities. ⁸

Finally, public announcement of this award is embargoed until the Administration has had the opportunity to formally announce it through a public event and/or media release. Please refrain from sharing or publicizing news about this award outside of your organization until it is officially announced. ⁹



The Pre-Contracting Process

Pre-Contract Scoping. The process is all done through a web portal know as Submittable.

The site can accessed be here:

[Submittable](#)

Key elements of the pre-contact include:

Project Contacts. Up to date information about the local project manager will ensure your MassWorks contract manager can work efficiently.

Scope and Budget. The major project components such as the timeline and budget will be uploaded to Submittable from a spreadsheet accessed here and **download “MassWorks Pre-Contract Tables”:**

[MassWorks Forms](#)

Procurement Information. All MassWorks project must comply with MGL Chapter 30B. Accurate information about procurement ensure we can execute your award.

Submittable Submissions Projects Forms Organizations Reports

MassWorks Pre-Contract Form

1. General Information

City/Town (required)
Select...

CEO Email (required)
email@example.com

CEO Phone Number (required)
🇺🇸

Is the contract manager someone different from the CEO?

Yes
 No

Project Milestones, Spending Plan, and Budget

Upload Table for Milestone, Spending, and Budget

Choose File

Upload a file. No files have been attached yet.

Acceptable file types: .csv, .doc, .docx, .odt, .pdf, .rtf, .txt, .wpd, .wpl, .gif, .jpg, .jpeg, .png, .svg

Please download and complete the MassWorks Pre-Contract Tables and complete each table here:
<https://www.mass.gov/lists/forms-for-massworks-award-recipients>

Procurement Documentation (required)

Choose File

Upload a file. No files have been attached yet.

Acceptable file types: .csv, .doc, .docx, .odt, .pdf, .rtf, .txt, .wpd, .wpl, .gif, .jpg, .jpeg, .png, .svg

Please upload a copy of any RFP, Bid Documents, Design Services Agreements, Purchasing method of securing vendors to complete the work proposed in the budget. If none of these intended plan to comply with MGL Chapter 30B.

If you have multiple documents, please combining them into a single file to upload.



Scoping and Executing your Contract

Your EOED contract manager will populate draft contract documents for your review and approval.

These documents will include:

- **Commonwealth Of Massachusetts Standard Contract form**
 - This will be drafted by your MassWorks Contract Manager based on your pre-contract documents uploaded into Submittable. **Please review for Grant Amount and Contract Expiration Date**
- **Standard Contract Form Instructions**
 - For your review and understanding of the contract terminology
- **Commonwealth Terms and Conditions**
 - These are the general terms for contracting with the Commonwealth
- **Contractor Authorized Signatory Listing**
 - This will determine who can execute documents under the contract. It is advantageous to have more than one authorized signatory
- **Attachment A: Additional Terms and Conditions**
 - These are the Additional Terms of the MassWorks program and **set the budget, timeline, and scope, determining what reimbursements the recipient can seek** under the contract.
- **Attachment B RFP Response**
 - This is your OneStop application.

ANTICIPATED START DATE (Complete ONE option only)	
The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations	
<input type="radio"/>	1. may be incurred as of the Effective Date (latest signature date below) and no obligations have
<input type="radio"/>	2. may be incurred as of _____, 20____, a date LATER than the Effective Date be
<input type="radio"/>	3. were incurred as of _____, 20____, a date PRIOR to the Effective Date below, a
are authorized to be made either as settlement payments or as authorized reimbursement paym	
attached and incorporated into this Contract. Acceptance of payments forever releases the Com	
CONTRACT END DATE	
Contract performance shall commence on _____, 20____, with no new obligations	
terms of this Contract and performance expectations and obligations shall survive its termination for the p	
warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or durin	
CERTIFICATIONS	
Notwithstanding verbal or other representations by the parties, the "Effective Date" of this Contract or Am	
an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date s	
accessed and reviewed all documents incorporated by reference as electronically published and the Con	
tractor Certifications under the pains and penalties of perjury, and further agrees to provide any requir	
performance of this Contract and doing business in Massachusetts are attached or incorporated by refer	
Commonwealth Terms and Conditions, this Standard Contract Form, the Standard Contract Form Instruct	
Contractor's Response (excluding any language stricken by a Department as unacceptable), and addition	
relevant terms in the RFR and the Contractor's Response only if made using the process outlined in 8010	
in best value, lower costs, or a more cost effective Contract.	
AUTHORIZING SIGNATURE FOR THE CONTRACTOR	
Signature and date must be captured at time of signature.	
Signature	Date
Print Name	Print Title

"Maximum Obligation" shall mean the maximum amount of Grant Funds that t
allowed to request/receive for performance under this contract.

ARTICLE III – Project Scope and Budget

Project Name:

Maximum Obligation of this Contract: \$

A. Description of the Project Site

B. Project Description

C. Project/Construction Timeline

D. Project Budget:

E. Funds Drawdown Schedule

F. Description of the main leveraged private development, if applicable (include outcomes, such as number of new housing units and/or jobs).

 Commonwealth of Massachusetts CONTRACTOR AUTHORIZED SIGNATORY LISTING	
<p>This form is jointly issued and published by the Office of the Comptroller (CTR) and the Operational Services Division (OSD) as the default form for all Commonwealth Departments when another form is not prescribed by regulation or policy.</p> <p>Signature for Corporation (C or S), Partnership, Trust/Estate, Limited Liability Company, State and Local Government Entity (must match Form W-9 tax classification)</p>	
Contractor Legal Name	Contractor Vendor/Customer Code (if available, not the Taxpayer Identification Number or Social Security Number)



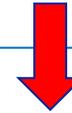
Grant Administration: Quarterly Reports

Most MassWorks Grant Administration is done through Submittable. Due on at the end of every quarter of the contract performance period:

- Quarterly Reports are **due on Sept 30th, Dec 31st, March 31st, and June 30th of each year of your contract period.**

The screenshot shows the Submittable website interface. The URL in the browser is eoedinrastructure.submittable.com/. The navigation bar includes 'Submittable', 'Submissions', 'Projects', 'Forms', 'Organizations', 'Reports', and 'Fund'. The main content area features a form titled 'MassWorks Quarterly Reporting Form' (highlighted with a red box). Below the title is a 'Submission Name (required)' field. A note below the field reads: 'Please name your Submission using the following convention: "Municipal Example: City of Boston Sidewalk Improvements"'. Below this is the 'GENERAL INFORMATION' section, which includes a 'Grantee Legal Name (required)' field. A note below this field reads: 'For example: "The City of Boston"'.

GRANT ADMINISTRATION LINKS:
[MassWorks Documents and Links](#)



For Cities and Towns with Existing Awards

Please be aware that all grants management associated with the MassWorks program done through an online system. If you do not have an account, please use the link above to create one. For grantees with existing accounts please log in here:

<https://eoedinrastructure.submittable.com/submit>

Here will find documents for:

- Quarterly Reporting
- Close out Reports
- Amendment Requests
- Reimbursement Requests

Forms for Download:

- MassWorks Amendment Request Tables
- MassWorks Close Out Tables
- MassWorks Pre-Contract Tables
- MassWorks Reimbursement Tables



Grant Administration: Reimbursement Requests

Reimbursement Requests are done through Submittable

The reimbursement request will require you to put in specific information including:

- **Period of Work Covered** (Date covered by the request)
- **Project Name** (Found on your MassWorks Standard Contract Form)
- **Contract ID** (Found on your MassWorks Standard Contract Form)
- **Upload of an excel sheet Budget Table and Invoice Schedule** (provided by the MassWorks program here as **“MassWorks Reimbursement Tables”** : [MassWorks Forms](#))
- **Copies of Original Invoices/Expenses:** Backup documentation for every cost on to the Invoice Schedule
- **Procurement Proof** (Relevant documents related to how each vendor being paid was procured)
- **Total Amount Requested**

eoedinfrastructure.submittable.com/forms/initial/edit/2a575c64-bc84-4be8-9d80-2e60...

Submittable Submissions Projects Forms Organizations Reports Funds More

MassWorks Reimbursement Request

Grantee/Project Information

Name of Public Entity *(required)*

This should be the grantee name as it appears on your MassWorks Contract

Project Name *(required)*

This should be the same project name on your MassWorks Contract.

Contract ID *(required)*



Grant Administration: Contract Amendments

- From time to time, it may be necessary to adjust the terms of your contract. This is done by submitting a Contract Amendment Request Form to your contract manager through Submittable.
- It is imperative that your Contract Manager understand the nature of the contract changes being proposed. In order to understand this, we ask that you classify your Amendment Request into one of five categories, see here: [Contract Amendment Request Form](#)
- We also ask for a Project Update in narrative form, where you should explain what conditions in the field have changed that require us to amend the contract.
- Additionally, you will upload a “MassWorks Amendment Request Table” to Submittable from [MassWorks Forms](#)
- NOTES ON AMENDMENT TYPES AND TIMING**
- While our team makes best efforts to accommodate contract changes, we can not guarantee every request will be approved.
- The Fiscal Year runs from July 1 – June 30. All MassWorks contracts have budgets set within these dates, and **contract expiration dates of June 30th**. Therefore, all requests for spending Accelerations and Contract Extensions, must be **submitted to your Contract Manager by May 15th** to provide time to review, approve, draft, and execute new contract documents.
- Scope revisions that extend the limits of work or remove work items may require further discussion with your EOED leadership.
- Request for addition funding – “Maximum Obligation Modification” - are rare, and require direct review and approval from the Secretary of Economic Development

Submittable Submissions Projects Forms Organizations Reports Funds More

Contract ID (required)

This can be found on your executed Standard Contract Form

Date of Expiration (required)

Value of Contract (required)

Name of Preparer (required)

Preparer's Email (required)

Preparer's Phone (required)

Reason for Extension (required)

Spending Acceleration: Reallocate funds from future fiscal year(s) to the current fiscal year to accommodate an acceler

Drawdown Delay: Reallocate funds from the current fiscal year to the next fiscal year to accommodate delays in comple

Contract Extension: Extend the contract expiration date and reallocate funds from the current fiscal year to future fiscal, in completing the project's milestones.

Scope Revision: Revise the project's scope and/or limits of work.

Maximum Obligation Modification: Modify the contract's maximum obligation amount.

Please select the type of amendment requested. (Click all that apply)

Project Update



Grant Administration: Project Closeout

Closing out your MassWorks Grant

At the time of your Final Reimbursement Request you will need to submit a Project Closeout Form. In order to maintain program integrity, it is critical for the MassWorks team to be able to report accurately on the outcome of our grant contracts. As such your final payment will not be processed until we receive this form.

You can access the Closeout form through your Submittable account.

The form will ask you for final updates related to:

- The outcome of the Infrastructure Project
- The outcome of the associated Private Development Project (not applicable for Pre-development and STRAP grants)
- A Final Milestone and Budget Table detailing:
 - The Project Timeline
 - Final Spending against the Contract Budget
 - A Certification from the Contract Authorized Signatory acknowledging the project under contract is complete and a close out of the MassWorks Grant.

Project Type

Which category does your project best fit? *(required)*

Pre-development/Design Only
 MassWorks Infrastructure
 Small Town Road Improvements (aka STRAP)

Final Outcome of the Public Infrastructure Project *(required)*

Limit: 1000 words

Please describe the final public infrastructure improvements (or pre-development tasks) completed through this project. Please be specific including items such as: linear feet of roadway and/or sidewalk, linear feet of sewer or water pipe, number of new intersection signals installed, etc...

Status of Associated Private Development.

Limit: 1000 words

N/A for Small Town Road Improvement and Pre-Development Projects
Please describe the status of the private development(s) cited in your grant application and any newly planned development(s) in proximity to the project, if applicable.
Your description should include the following:
 - Any planning, permitting, and/or construction activities performed by the developer(s) since the project's last quarterly report
 - Estimated timeframes for any remaining development milestones, including construction start, construction completion, occupancy start, and grand openings.
 - Any delays or roadblocks and whether these issues will impact the viability of the development(s)

Upload FINAL Milestone and Budget Table

Upload a file. No files have been attached yet.



Notes On Grant Administration

Common Concerns

The MassWorks team strives to make the administrative process associated with managing your grant as simple as possible.

However, we understand your specific project may not fit exactly within the administrative parameters we have established in order to manage our program. If something in our administrative process remains unclear, or difficult, please contact your Contract Manager to talk. Here are some additional tips you may find useful:

Quarterly Reports

- If no progress has been made, and you have no new updates since the last quarterly report, please submit anyway and explain the delay. This is useful for your Contract Manager.
- Incomplete or missed reports may result in delays in processing reimbursements.
- If you miss a deadline for a report, that's ok, let your contract manager know, and get it in as soon as possible.

Contract Amendments

- Amendments require several layers of internal approvals. Please contact us early if you believe you need an amendment. The process can take 1-3 months or more.

Reimbursements

- Reimbursements are based on the fiscal yearly spending projection found in your contract budget. **The Fiscal Year runs from July 1 – June 30.** It is important to spend on time within the fiscal year.
- EOED has 45 days to make reimbursement to you once a complete reimbursement is accepted.
- If you intend to spend more funds in a fiscal year than is allocated in your budget, you will need to amend your contract.
- Amendment requests to your contract need to be submitted to your Contract Manager no later than May 15th.
- We do not require that you pre-pay your invoices before you seek reimbursement from MassWorks.

Closeout

- Receiving your final reimbursement requires the project be in good standing with all the deliverables associated with the grant administration process. If your project is missing anything required under the grant your final payment may be delayed.

WE WANT TO HELP!!!

- Reach out to your contract manager whenever you are unsure of something. We can help you work through our process as needed. Keep us informed with reports, reimbursements, and general communication so we can be a resource to your success.



MassWorks Contacts

Executive Office of Economic Development

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M-F 9 a.m.-5 p.m.

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