




CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

OFFICE OF THE EXECUTIVE DIRECTOR

MEMORANDUM

TO: Mayor Joseph A. Curtatone

FROM: Monica R. Lamboy, Executive Director 

DATE: March 25, 2010

SUBJECT: Request to Accept Utility Infrastructure Improvements in Assembly Square

The Office of Strategic Planning and Community Development (OSPCD) respectfully requests that you forward to the Board of Alderman this request to accept utility infrastructure improvements in Assembly Square recently completed by Federal Realty Investment Trust (FRIT). The acceptance of these utilities is necessary to secure public funding vital to the development of Assembly Square as a whole.

BACKGROUND

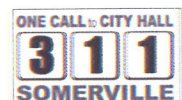
During the summer of 2009, FRIT hired a general contractor, Cranshaw, Inc., to make improvements to sanitary sewer, water, storm drainage, underground electric and underground telephone infrastructure within Assembly Square Drive (both existing alignment and the proposed alignment), Foley Street, North Union Street, Middlesex Avenue and IKEA Way. The work was begun on July 15, 2009 and completed on January 15, 2010. These improvements are a first step in constructing the extensive public infrastructure necessary to support full build-out of FRIT's Master Plan in Assembly Square.

While the improvements were privately installed, the work was completed within the public right-of-way and must be accepted by the City. In the absence of a city engineer, Vanasse Hangen Brustlin, Inc., acting as the City's resident engineer, has worked with the Department of Public Works during the progress of the construction and has certified to the City that the project has been completed in accordance with the plans and specifications. FRIT and the City have agreed that FRIT will provide a one-year warranty for the utility infrastructure improvements running from the date of completion, i.e., from January 15, 2010 to January 14, 2011.



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UTILITY WORK DESCRIPTION

The utility improvements are shown on a set of plans included with this Staff Report entitled “Utility As-built Plan of Land” Drawings Number Sv-1 through Sv-4 (the “As-built Plans”). The following is a brief narrative summary of the utility improvements:

Sanitary Sewer

A new sanitary sewer system, including mains (ranging in size from 8 inch to 18 inch), manholes and lateral stubs, was installed in the following locations.

- Assembly Square Drive – the improvements are constructed from the proposed “A” Street intersection to the City of Somerville Regulator Manhole in N. Union Street.
- Foley Street - the improvements are constructed from the new Assembly Square Drive alignment east to the Green Cab property, where the existing sewer was connected to the new system.
- IKEA Way - the improvements are constructed along the entire new alignment.

Water

A new water system, including mains (ranging in size from 12 inch to 20 inch), hydrants, lateral stubs and service connections, was installed in the following locations.

- Middlesex Avenue – A new connection to the City of Somerville water system adjacent to the Fellsway.
- Middlesex Avenue – A new connection to the City of Somerville water system at the intersection of Foley Street.
- Assembly Square Drive – the improvements are constructed from adjacent to the Fellsway at the Assembly Square Marketplace following along the new Assembly Square Drive alignment to just south of N. Union Street. The completed waterline in Assembly Square Drive included approximately 300 additional feet of 12” waterline that was added to Assembly Square Project to replace the existing corroded pipe encountered at STA 48+00.
- Foley Street – the improvements are constructed from Middlesex Ave to the Green Cab Property.
- IKEA Way – the improvements are constructed along the entire new alignment.
- N. Union Street - A new connection made to the new main in Assembly Square Drive.

Storm Drainage

A new storm drainage system, including mains (ranging in size from 12 inch to 72 inch), manholes, catch basins, water quality units and lateral stubs, was installed in the following locations.

- Assembly Square Drive – the improvements are constructed from Foley Street southerly to just south of N. Union Street, where the existing drainage system is connected.
- Foley Street – the improvements are constructed from the new Assembly Square Drive alignment east to the 60 inch stub on the 74 Foley Street parcel located north of the Green Cab property. This is the discharge location until the 72” outfall project is completed in the future.

Underground Electric

A new underground electric infrastructure, including duct banks and manholes, was installed in the following locations.

- Foley Street - the improvements are constructed from existing NSTAR manhole to stub location east of the new Assembly Square Drive.
- Assembly Square Drive – the improvements are constructed from Foley Street to the existing Right of Way for the existing alignment (NSTAR requires all work within city right of way to be performed by NSTAR).
- IKEA Way – the improvements are constructed for the entire length from existing Assembly Square Right of Way to the end.

Underground Telephone

A new underground telephone infrastructure, including duct banks and manholes, was installed in the following locations.

- Foley Street – the improvements are constructed from existing RCN/Comcast manhole and the Verizon manholes to the stub location to the east of the new Assembly Square Drive alignment.
- Assembly Square Drive – the improvements are constructed from Foley Street to existing Verizon manhole in sidewalk behind Home Depot near New Road. A stub to the proposed IKEA building also provided.
- IKEA Way – the improvements are constructed for the entire length from existing Assembly Square Right of Way to the end.

RECOMMENDATION

It is recommended that the Board of Aldermen vote to accept the public infrastructure improvements as shown on the As-built Plans.