

CITY OF SOMERVILLE, MASSACHUSETTS
KATJANA BALLANTYNE
MAYOR



Memorandum

To: City Council
From: Richard E. Raiche, Director of Infrastructure & Asset Management
Subject: May 2022 Water & Sewer Capital Investment Plan (CIP) Project List
Date: 11 May 2022

This memo accompanies the Water & Sewer Capital Investment Plan (CIP) project list submitted to the City Council for the 12 May 2022 meeting. The May 2022 CIP project list informs the FY23 Water & Sewer rate recommendations submitted 12 May 2022 for discussion in Finance Committee.

Compared to the April 2021 CIP project list, the May 2022 CIP project list contains new projects and significantly updated projects which are detailed below.

Water Enterprise

- **Boynton Yards - Infrastructure:** The revitalization of Boynton Yards will require rehabilitation and replacement of pipes past their useful life, and updates to meet new water, sewer and drainage demands. Moreover, the development plan for Boynton includes realignment of several roads to rationalize multimodal transportation in the neighborhood, which will therefore require pipe realignment. The 2021 CIP added these costs for Sewer, 2022 adds costs for Water. These projects will be funded through a combination of in-kind developer contributions and enterprise fund funding, including a Boynton Yards DIF discussed in last year's memo.
- **Yard 3:** The April 2021 CIP memo detailed the need for pay-go funding for leasing laydown space for Water & Sewer as well as DPW and IAM. Unfortunately, despite our best efforts, we were unable to secure leased land in FY2021, and we are pessimistic regarding the prospects of finding a property owner interested in leasing to the City for this purpose. While this is still a need that must be addressed, we have removed the item from the CIP for the time being.



Sewer Enterprise

- **Sewer Separation Projects 1 and 6:** IAM Engineering is continuing the important work of developing a Citywide Drainage, Water Quality Improvement and Combined Sewer Overflow Long Term Control Plan, which will prescribe a series of projects to reduce flooding, address CSO regulatory requirements, and provide the inflow and infiltration (I/I) offsets needed to support the commercial and residential development defined in SomerVision. Meanwhile, the ongoing sewer system evaluation survey (SSES) is gathering data and documenting deficiencies of our aging sewer system. Results from these assessments will provide essential information on which locations are the highest priority and better inform our Sewer CIP cost estimates. While the details of the plan will not be finalized until the plan is approved by federal and state regulators, we have completed more detailed project cost estimates reflected in updated costs for Projects 1 through 5 and the addition of Project 6.
- **Nunziato Stormwater Storage:** The detailed design of the Poplar Street Pump Station, which has included systemwide hydraulic modeling, has indicated that a storage tank at Poplar Street has significant systemwide benefits that serve the same purpose as the Nunziato tank. We have accordingly revised the overall plan to build that system capacity at Poplar Street for all near-term needs. As we progressively continue sewer separation to achieve the goals outlined above, additional system storage will be necessary. Therefore, we are keeping Nunziato on the CIP, but pushing the project start to the end of the 10-year planning horizon.
- **Poplar Street Pump Station:** The addition of a large storage tank to the project, plus overall construction escalation, has increased the projected cost of the Poplar Street Pump Station. Our latest cost projections are reflected on the updated CIP.
- **Yard 3:** See description above.

Finally, all other spend schedules for projects included in the April 2021 project list have been updated to reflect our current best projections of costs and of when those projects will take place.



Appendix: Project category definitions

When the CIP project list was first introduced in its current form in November 2016, each project was assigned to a category. Definitions of each of these categories are provided below for reference.

USQ DIF (formerly Critical) projects are those included in or related to the Union Square District Improvement Financing (DIF) development program. These projects are a prerequisite for attracting outside investments in the transformative district in part because they unlock future revenue that would otherwise go untapped. For Water & Sewer, this category includes (but is not limited to) the Somerville Ave. Utility & Streetscape Improvements project as well as Poplar St. Stormwater Pump Station, which involves the construction of a pump station and associated infrastructure to connect to the GLX stormwater drain.

Recurring projects are investments the City has made and will continue making to maintain existing assets. These are considered recurring because they are invested in on a regular basis, and in any modelled projection the City Council will be asked to make these appropriations so that the City can continue to provide core services.

Underway projects are currently ongoing but not yet completed. These projects have been authorized in full or in part by the City Council or have received funding from other sources. Note that USQ DIF projects can also be Underway.

Recommended projects are those identified by the Administration as important projects to undertake in the coming years because they respond to a community need, address a public health or safety issue, or advance Underway or USQ DIF projects.

Unscheduled projects are community priorities and identified needs or liabilities that currently have no assigned timetable. These projects have been put forth by the community, the City Council, or the Administration.

Boynton Yards DIF projects are those included in or related to the Boynton Yards District Improvement Financing (DIF) development program. These projects are a prerequisite for attracting outside investments in the transformative district in part because they unlock future revenue that would otherwise go untapped. For Water & Sewer, this category includes (but is not limited to) a pump house and sewer infrastructure.

