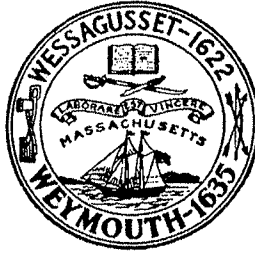


*Town of Weymouth
Massachusetts*

Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189




Office: 781.340.5012
Fax: 781.335.8184

www.weymouth.ma.us

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERKS OFFICE
2016 APR 14 AM 10:24

MEMORANDUM

16 065

TO: TOWN COUNCIL
FROM: MAYOR ROBERT L. HEDLUND 
**RE: CPA REQUEST FOR FUNDING – DESIGN & PERMITTING FOR
THE DAYLIGHTING OF THE SMELT RUN, WEYMOUTH
LANDING**
DATE: APRIL 14, 2016

I submit the following measure for consideration by Town Council:

“That the Town of Weymouth raise and appropriate the sum of \$100,000.00 from the Unreserved Fund Balance account (4906-321001), for the Design and Permitting of the Smelt Run in Weymouth Landing, as put forward by the Director of Planning & Community Development.”

The balance in the Unreserved Fund Balance account is \$800,853.10.

This measure requires a legal notice and public hearing.

Referral Dte. _____ PH Dte. _____
Comm. Referral _____ TC Vote _____
Comm. Vote _____ TC Vote Dte. _____
Comm. Vote Dte. _____

Department of Planning and
Community Development

Robert J. Luongo
Director of Planning and
Community Development
email: rluongo@weymouth.ma.us
(781) 340-5015

*Town of Weymouth
Massachusetts*



Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189

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MEMORANDUM

TO: Robert Hedlund, Mayor

FROM: Robert Luongo, Director of Planning & Community Development

DATE: April 8, 2016

SUBJECT: **Request for Funding – CPA
Design & Permitting for the Daylighting of the Smelt Run, Weymouth Landing**

At the April 7, 2016 meeting of the Community Preservation Committee, the committee reviewed and discussed the attached application put forward by the Weymouth Department of Planning & Community Development in the amount of \$100,000. Robert Luongo, Director of Planning & Community Development, presented the request for the Design & Permitting for the Daylighting of the Smelt Run in Weymouth Landing. The scope of services includes design, permitting, construction oversight, meetings and outreach.

In the fall of 2015, the Weymouth Redevelopment Authority issued an RFP, received 5 proposals and selected EBI Consulting for this work. The total amount of the proposal received from EBI Consulting is \$162,000. The Weymouth Redevelopment Authority is committed to funding \$80,000. This request to preserve open space is for \$100,000. The total funds available for the project will satisfy the proposal and includes \$18,000 in contingency for additional conservation permitting which may or may not be required.

After review and discussion, the following motion was approved unanimously;

Motion to appropriate and fund \$100,000.00 from the Unreserved Fund Balance for the Design and Permitting of the Smelt Run in Weymouth Landing as put forward by the Director of Planning & Community Development.

The Community Preservation Committee appreciates your review and action on this recommendation.

ATTACHMENT: Funding Request submitted by the Weymouth Department of Planning & Community Development dated March 4, 2016

CC: Patrice Cook, Town Accountant
Christopher Hannan, Chairman, CPC

WEYMOUTH
Community Preservation Committee
Application Submission Sheet

Submitter: Robert Luongo, Director Submission Date: March 4, 2016

Submitter's contact info: Weymouth Department of Planning & Community Development
(Phone 781-340-5015)

(email) rluongo@weymouth.ma.us

(address) 75 Middle Street, Weymouth, MA 02189

Town Committee (if applicable) Weymouth Redevelopment Authority

Project Name: Design & Permitting – Daylighting of the Smelt Run, Weymouth Landing

Purpose: (please select all that apply)

☒ **Open Space** ☐ **Affordable Housing**
☐ **Historic Preservation** ☐ **Recreation**

Description (detailed data including cost estimates, attach other data as needed)

Applicants are encouraged to be creative, consider projects that will benefit the community and may not receive financial support from traditional sources.

See attached

Fiscal Year and Total Amount of CPC Funds being Requested:

Year 2016 Amount \$100,000

How does this project help preserve Weymouth's character?

See attached

Date received: March 3, 2016

Date reviewed: April 7, 2016

Determination: /

Submit to:
Community Preservation Committee
c/o Dept. of Planning & Community Development
75 Middle Street, Weymouth, MA 02189

Description

The Weymouth Department of Planning & Community Development, in collaboration with the Weymouth Redevelopment Authority, is requesting funding assistance to "daylight" a 150 foot portion of the Smelt Brook which currently runs underground through Weymouth Landing and is critical to the spawning pattern of the smelt. The daylighting project seeks to open a portion of the brook from the edge of the easterly side of Commercial Street downstream in an easterly direction into the municipal parking lot. The improvements will include a pedestrian walkway, landscaping and streetscape improvements along the length of the daylighting.

The daylighting is a requirement of the Chapter 91 and Wetlands Protection Act permitting process for approval of the Greenbush Commuter Rail restoration. The Greenbush Commuter Rail project has been permitted and constructed; however, the daylighting has not been completed to date. The location of the proposed daylighting of the brook was originally proposed within a landscaped island within a municipal parking lot, however the Weymouth Redevelopment Authority has proposed to relocate the daylighting further upstream. Two major redevelopment projects in Weymouth Landing have created an opportunity to site the project in an area more visible and accessible to the public while simultaneously providing a focal point within the proposed development along Commercial Street.

In the fall of 2015, the Weymouth Redevelopment Authority issued a Request for Proposals for the design and conservation permitting of the Smelt Run. Five proposals were received from qualified firms. The Redevelopment Authority selected EBI Consulting. The scope of services includes design, permitting, construction oversight, meetings and outreach. The total amount of the proposal is \$162,000. (See attached price proposal received from EBI Consulting dated December 11, 2015.) The Weymouth Redevelopment Authority is committed to funding \$80,000. This request to preserve open space is for \$100,000. The total funds available will satisfy the proposal and include \$18,000 for additional conservation permitting which may or may not be required. Upon approval of this request, the Weymouth Redevelopment Authority will be the responsible entity in overseeing this work.

Preservation

Until recently, the Smelt Brook was almost completely hidden from public view and many residents did not even realize that it existed. Given the importance of fishing to the history of Weymouth, this daylighting project is a unique opportunity to create public open space and to provide an educational focal point for residents and visitors. The project will include a viewing area and signage providing information on the environmental importance of the smelt brook to the region. In scope and purpose this project will be similar to the Herring Run viewing area in Jackson Square.

ESTIMATED PROJECT FEE AND STANDARD BILLING RATES

We proposed to perform the work described the Scope of Services of the Non-Price Proposal provided under separate cover on a time-and-materials (T&M) basis with an estimated project fee as listed in the Fee Estimate below. The final total cost of executing this scope will be dependent upon final development plans, strategic decisions made through the course of project information development, the number of meetings and hearings prepared for and participated in, and the permits and approvals that may ultimately be sought by the Redevelopment Authority.

The labor will be invoiced based on actual labor incurred on an hourly basis in accordance with the Billing Rates identified in Employee Classifications and Billing Rates table included below. For this proposal, the Project Team has identified two (2) primary labor categories for senior and junior EBI technical professionals to complete project tasks. The labor categories and standard billing rates for Lucas Environmental, LLC (Environmental Scientist subconsultant) and Ulrich Bachand Landscape Architecture (Landscape Architecture subconsultant) have also been identified.

FEE ESTIMATE**A. DUE DILIGENCE**

Document Review	\$7,000.00
Data Collection and Review	\$8,000.00
Alternatives Evaluation	\$10,000.00
Agency Outreach	\$3,500.00
Due Diligence Summary Report and Exhibits	\$10,500.00
Due Diligence Meetings & Coordination	\$12,000.00
Subtotal	\$51,000.00

B. DESIGN AND ENVIRONMENTAL PERMITTING

Chapter 91 Waterways License	\$12,000.00
Notice of Intent for an Ecological Restoration Project	\$10,000.00
Stormwater Management Services	\$15,000.00
Plans for Permitting	\$19,000.00
Design & Environmental Permitting Meetings & Coordination	\$15,000.00
Subtotal	\$71,000.00

C. CONSTRUCTION PHASE SERVICES

Advanced Design of Smelt Brook Culvert Daylighting	\$8,500.00
Construction Plans	\$9,000.00
Technical Specifications	\$7,000.00
Bidding Assistance	\$6,500.00
Construction Administration	\$9,000.00
Subtotal	\$40,000.00

D. MEETINGS AND PUBLIC OUTREACH Included Above**E. REIMBURSABLE EXPENSES (as incurred) As Incurred**

TOTAL ESTIMATED FEE \$162,000.00



80,000.00
60,000.00
80,000.00