



Community Meeting: Avenel Barn Condition Assessment

WSSC Water & Gannett Fleming

February 8, 2024

Agenda

- Welcome
- Introduction of Gannett Fleming
- Barn Condition Assessment
- Follow up from December 4, 2023, meeting
- Questions & Answers

Gannett Fleming Overview



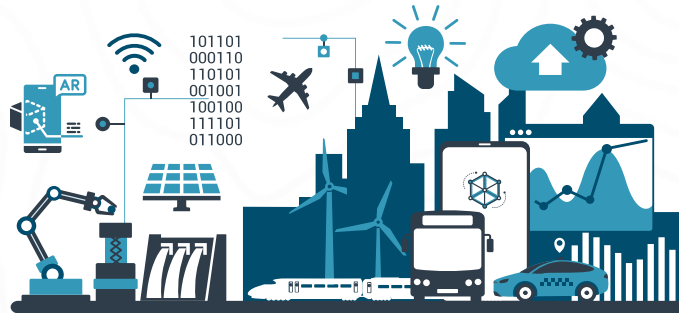
PROVEN
EXPERIENCE

CLIENT
SATISFACTION
RATINGS OVER
90%

2,800+
PROFESSIONALS



106+
YEAR
HISTORY
of Innovation



LOCAL PRESENCE



GLOBAL REACH
SHAPED INFRASTRUCTURE IN
65+
Countries



106+
YEARS OF WATER
INFRASTRUCTURE
DESIGN



60+
Offices
WORLDWIDE



Avenel Barn Condition Assessment

Gannett Fleming Project Team

- Gary Garbacik, P.E. – Senior Project Manager
- In-house structural, geotechnical and environmental engineers
- Experience with barn and wood design and structures

What is a condition assessment?

A condition assessment is the review of the existing components of a building with respect to state of good repair.

Condition Assessment Tasks

#1 – Structural Condition Review

- Assess the barn based on visual inspections, Light Detection and Ranging (LiDAR) survey and drone data
- Document damaged areas and areas of structural concern
- Conduct desktop assessment based on LiDAR survey to determine existing conditions and items to be replaced or repaired
- Develop schematic design for repairs for cost estimating purposes



Condition Assessment Tasks

#2 - Scanning

- LiDAR (Light Detection and Ranging) scan to produce photographic evidence of interior/exterior conditions
- Static survey
- Establish project/site survey control



Condition Assessment Tasks

#3 – Geotechnical Review

- Review published literature on site geology
- Excavate test pits to evaluate subsurface conditions and backfill test pits
- Include soil conditions review in final summary report



Condition Assessment Tasks

#4 –Environmental Review

- Collect information on the potential presence of asbestos and other hazardous material
- Visually inspect regulated waste materials
- Inventory hazardous materials

Condition Assessment Tasks

#5 – Final Summary Report

- Description of inspection findings
- Schematic structural repair details
- Conceptual cost estimate in three categories: urgent, intermediate and aesthetic

Condition Assessment Timeline

- Notice to Proceed January 12, 2024
- On-site Inspections January 12 - February 9, 2024
- Data Integration, Engineering Reviews and Cost Estimating February - April 2024
- Final Summary Report June 2024

WSSC Water Real Property Holdings



WSSC Water Land Inventory –

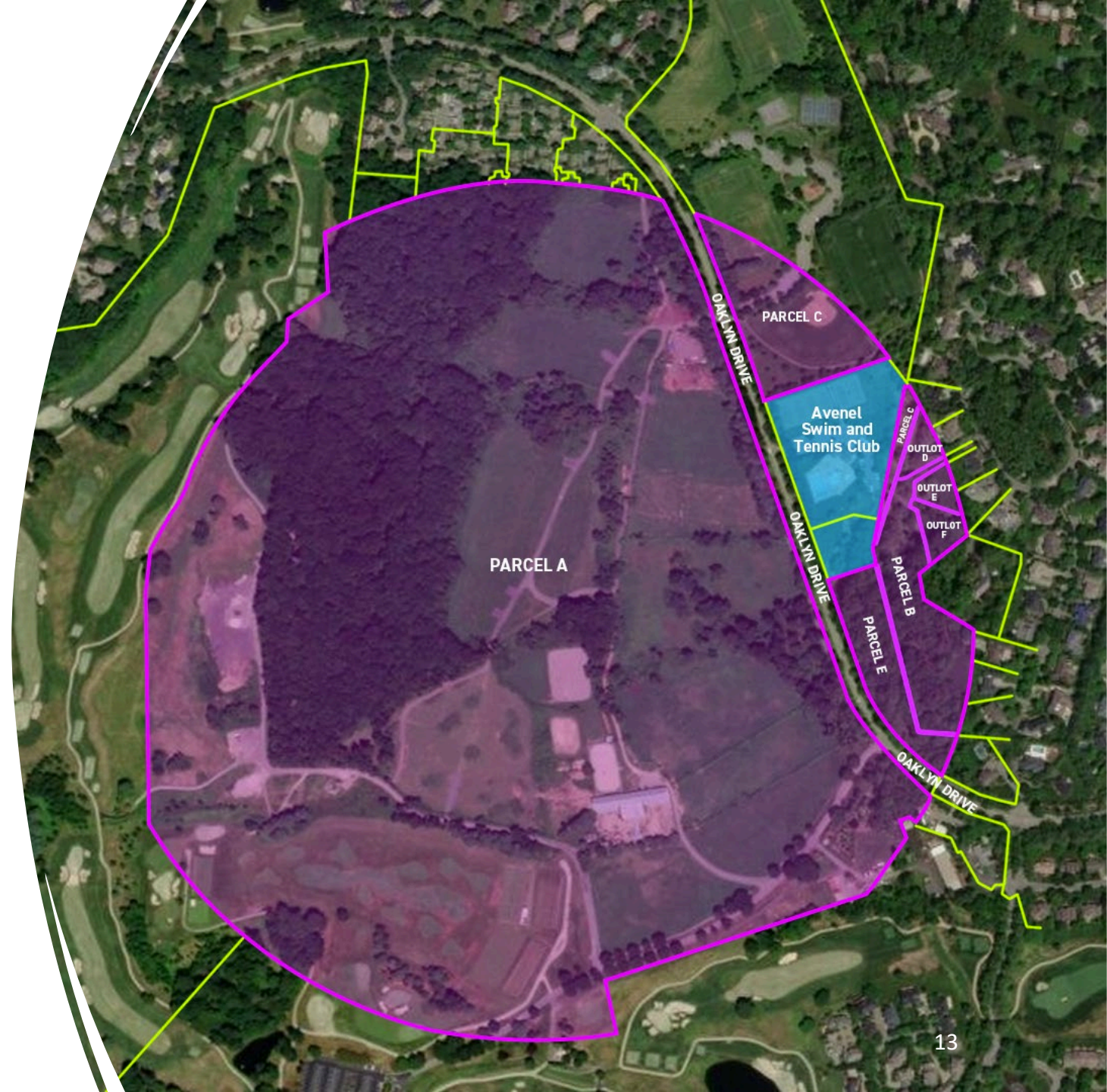
Number of individual parcels that house operational and administrative functions: 250 (approximately 125 facilities)

Number of vacant individual parcels: 29

- In 2022, revised procedures for the identification and disposition of surplus properties
- Avenel property is not on WSSC Water's Surplus Property List or Property Disposition List

Plans for Avenel Site

- Purchased by WSSC Water in 1989, the Avenel site was to house an Advanced Wastewater Treatment (AWT) plant.
- **NO CURRENT PLANS TO BUILD AWT FACILITY AT THIS SITE**
- In 2023, restarted Facilities Planning Process to assess organizational and customer needs to ensure facilities meet future demands and state/federal regulatory mandates.
- Future plans for site dependent on Facilities Planning Process and needs of WSSC Water and customers.



WSSC Water Facilities Planning Initiative

Purpose

Transition to a more proactive and efficient approach to Capital Improvements Program (CIP) planning for water, wastewater and non-process infrastructure by identifying and consolidating facility-specific future needs into one technical document.

Goals

- Identify and prioritize future CIP projects based on assessment of needs
- Restore condition and performance of assets to the desired levels
- Meet service mandates and regulatory requirements
- Protect health and safety, and
- Align with WSSC Water Strategic Planning goals

WSSC Water Facilities Planning Initiative



Facility Plans - Big Picture Topics

- Growth projections
- Source water protection
- Climate change needs and greenhouse gas emission
- Enhance reliability and resilience
- Environmental justice
- External funding opportunities
- Workforce development needs

WSSC Water Facilities Planning Initiative



- Projected Timeline:
 - FY 24 - Start Facility Plans at Seneca and Damascus Water Resource Recovery Facilities
 - FY 25 - Finish Water Quality Plan and start Potomac Water Filtration Plant Facility Plan
 - FY 26 - Additional facilities to follow

- Multi-year projects (large facilities will be handled separately, and smaller ones may be grouped by type); approximately 125 current facilities.

- Condition Assessment - Condition assessment will be part of each facility plan scope and is critical as we identify future needs and plans.

Additional Follow-Up and Next Steps



Additional Inquiries from December 4, 2023, Community Meeting

- Community-sponsored engineering study
- Re-institution of Avenel Equestrian Council
- Historical financial data

Next Steps

- Condition Assessment of the Equestrian Center to continue
- Community meeting to present Condition Assessment Summary Report to take place following report completion



Questions?

