



# Bradley Hills Community Meeting

March 20, 2024

# Agenda

- Introduction to Project Team
- WSSC Water Overview
- History of the Bradley Hills Tanks
- Project Overview
- Project Map
- Estimated Construction Schedule
- What to Expect During Construction Phases
- Questions & Answers

# Presenters



- Thomas Johnson II, Project Outreach Manager
- Monica Marquina, Intergovernmental Relations Director
- James (JC) Langley, Director of Production
- Christopher DeHerde, Project Manager (Standpipes)
- John (Doug) Sievers, Urban Forester
- Donald (Wayne) Anderson, Telecommunication Section Manager
- Adrienne Capkovic, Design Project Manager (Water Main)

**106** years & counting  
No drinking water quality violations...ever!



# WSSC WATER AT A GLANCE



Established in 1918, WSSC Water is the largest water/wastewater utility in Maryland and among the largest in the nation. Our service area spans approximately 1,000 square miles in Prince George's and Montgomery counties. We proudly serve 1.9 million residents with safe and reliable drinking water and help protect the Chesapeake Bay by treating and returning clean water back to Maryland waterways.



**162,000,000** GALLONS OF WATER PER DAY  
DELIVERED TO **1.9 MILLION** RESIDENTS

**3** RESERVOIRS

**2** WATER FILTRATION PLANTS

**60** WATER TANKS

**55** PUMPING STATIONS

**6** WATER RESOURCE RECOVERY FACILITIES

**1,630** EMPLOYEES

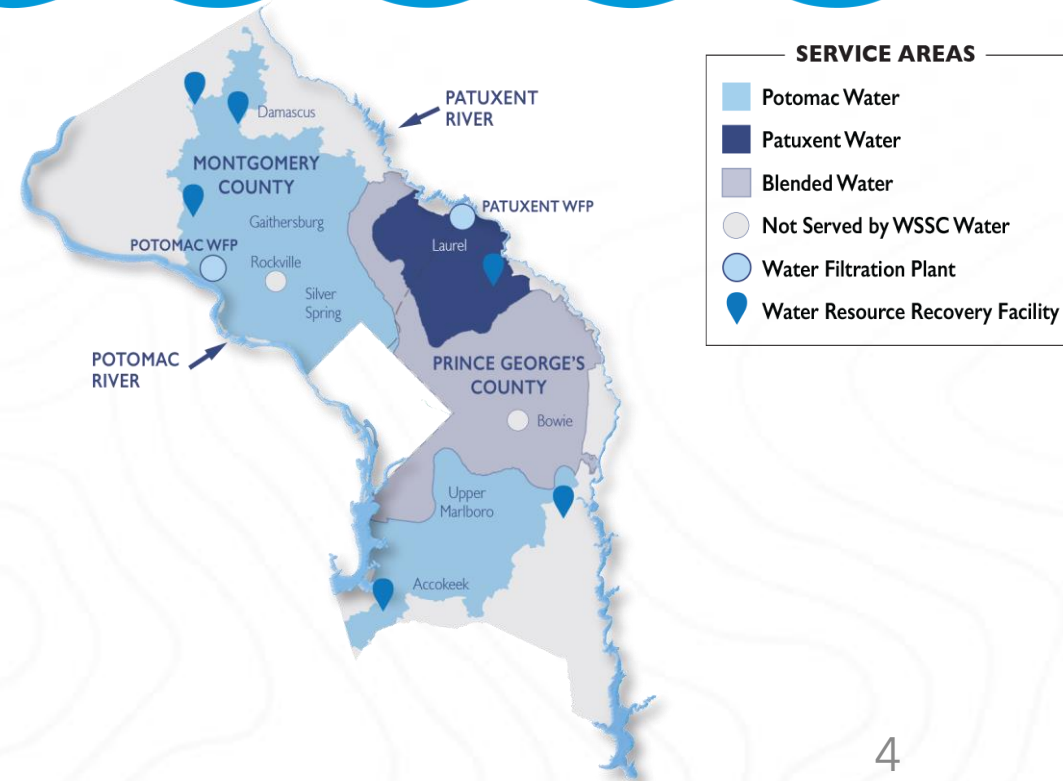
Our drinking water system spans **5,800+ miles**

Our wastewater system spans **5,600+ miles**

**500,000** WATER QUALITY TESTS PER YEAR

**504,800** METERS IN OUR SYSTEM

**2.25** MILLION METER READS PER YEAR



# How Did We Get Here?



- In 2023, the community requested the painting of the standpipes due to rust and peeling paint
- WSSC Water reprioritized the project schedule to complete the work years earlier than originally planned
- Site evaluations revealed the following project requirements:
  - Enhance physical security to protect critical water and emergency comm. assets
  - Structural repairs to standpipes
  - Removal of exterior lead paint
  - Replacement of non-functioning valve
  - Installation of new water main on Vernon Place
  - Removal and replacement of perimeter trees
  - Relocation of Montgomery County, State and carrier communication equipment

# History of Bradley Hills Standpipes “Tanks”

- These tanks were built to meet the needs of a growing population in this area of Montgomery County
- Tank 1 was constructed in 1939 with a total storage capacity of 2.5MG
- As water demand continued to grow in the area, Tank 2 was added 1961 with a total storage capacity of 2.6MG.
  - *Tank 2 is currently out of service due to a broken valve that can't be replaced until the new water main is installed on Vernon Place as part of this project*
- It has been more than 30 years since the exterior of these tanks were recoated
- Both tanks have been inspected by an independent engineering firm and show the tanks are still structurally sound
- In response to community concerns, the rehabilitation of these two tanks was reprioritized, moving them to the top of the list

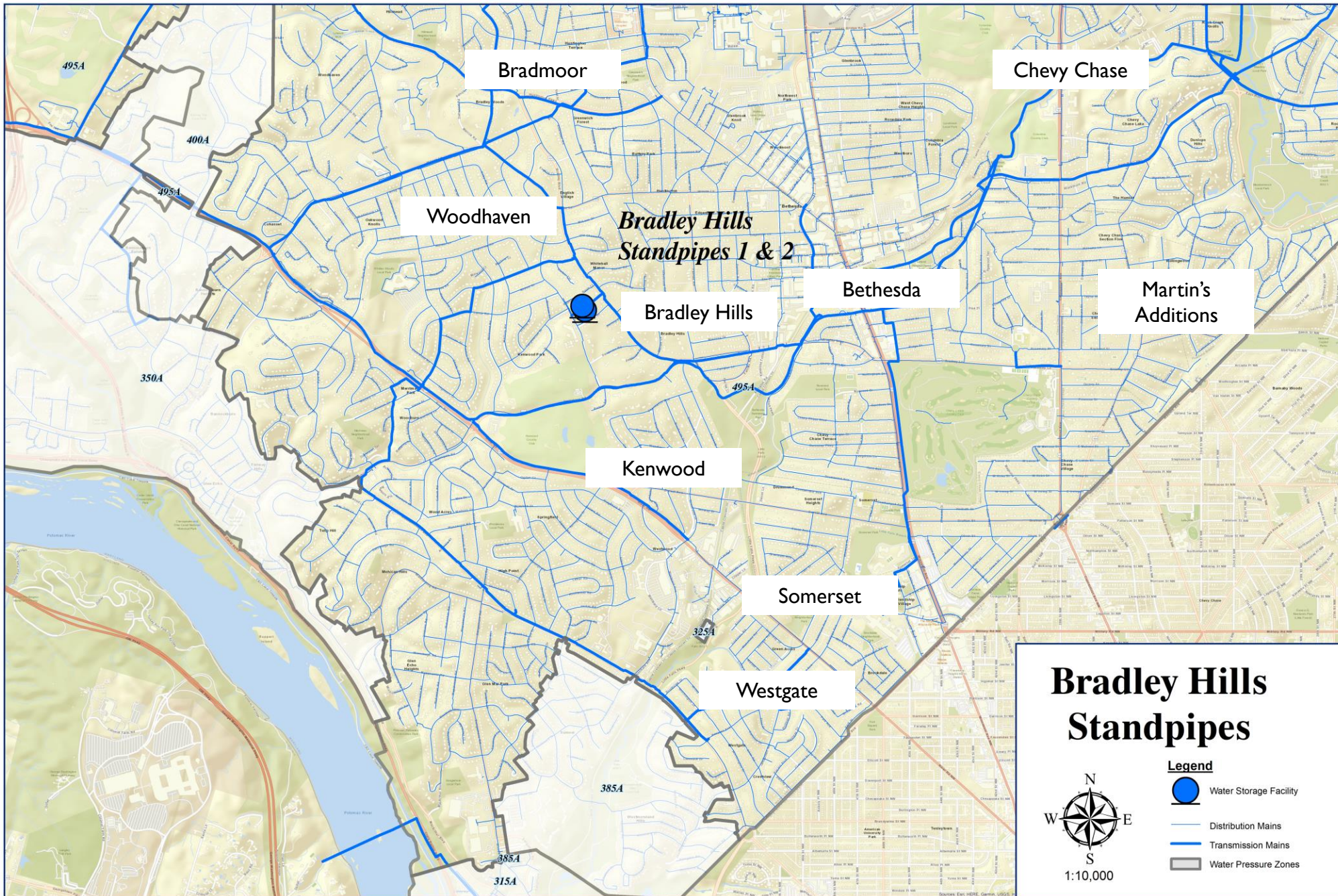


# What purpose do these two "Tanks" serve?



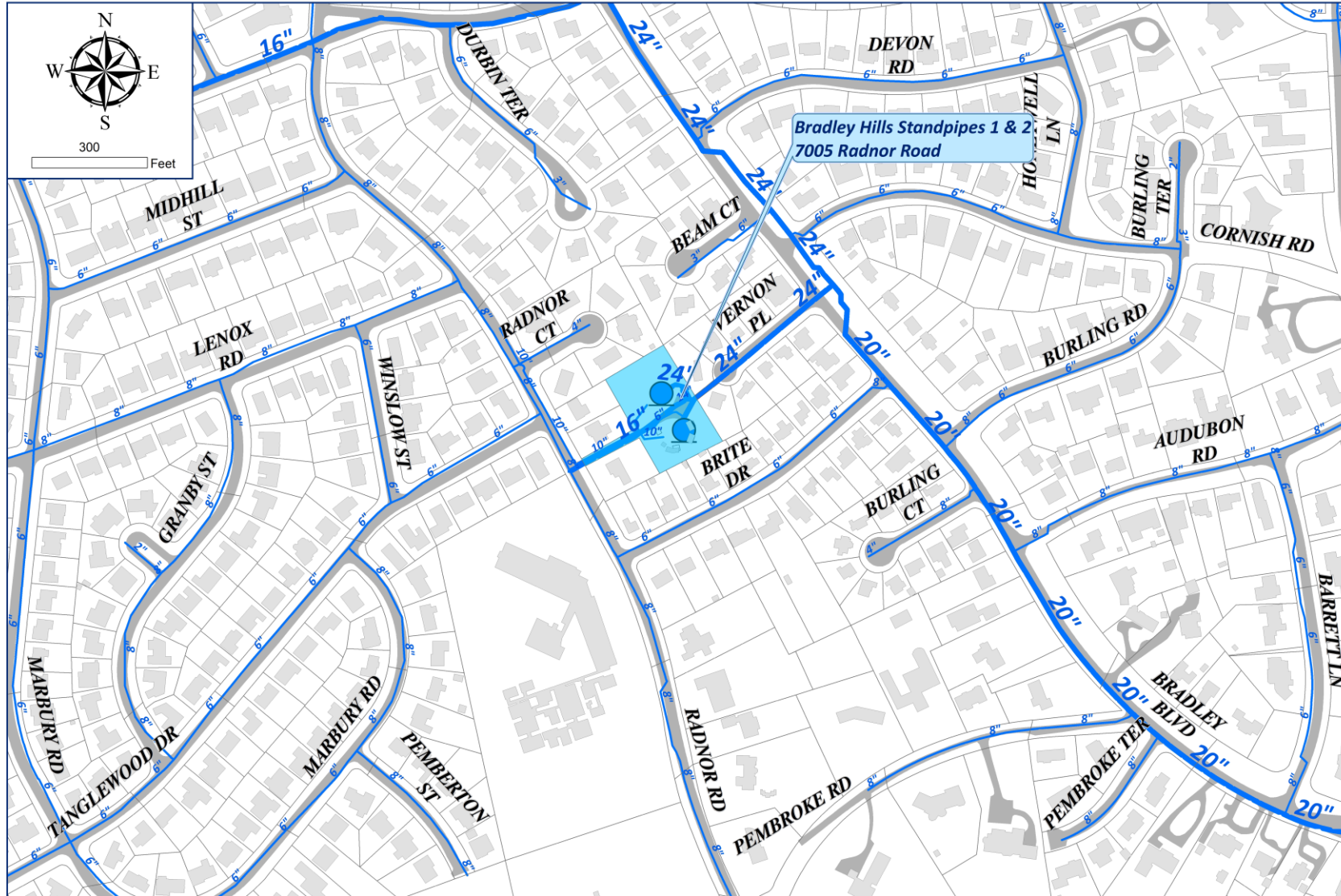
- These tanks provide fire protection for the area by feeding hydrants and home sprinkler systems
- Stabilize water pressure to homes, businesses, schools, and hospitals during high demand periods
- Maintain positive pressure to the system when we experience water main breaks preventing possible Boil Water Advisories in this area
- Localized water storage provides reliable water pressure even during power outages
- The tanks are part of the regional water supply ensuring adequate water pressure

# Water Service Area Supplied by Bradley Hills Standpipes



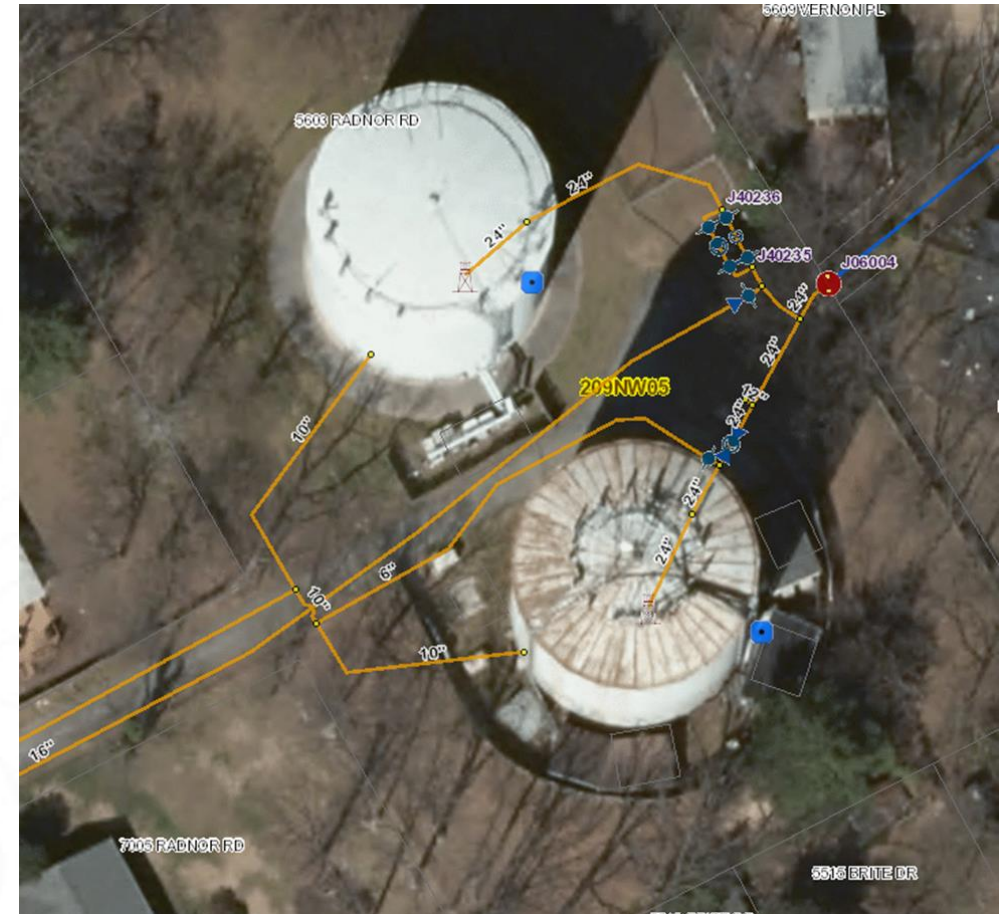


# Project Map



# Existing Conditions

- Bradley Hills Standpipe 1
  - 2.5-Million-Gallon Standpipe
  - 66-ft Diameter
  - ~107-ft Tall
  - Constructed 1939
- Bradley Hills Standpipe 2
  - 2.6-Million-Gallon Standpipe
  - 66-ft Diameter
  - ~107-ft Tall
  - Constructed 1961
- Existing Site access drive off Radnor Road
- Four (4) existing buildings



# Project Scope

- Structural Improvements
  - Improved water quality
  - Structural steel upgrades
  - Foundation repairs
  - OSHA upgrades to railings, manways, and ladders
- Coating
  - Containment system
  - Abrasive blasting to remove existing lead coating
    - Environmental monitoring throughout process
  - New high-performance epoxy-based coating
    - Protects against corrosion
- Site Work
  - New yard piping and altitude valve vault
  - Replace broken/inoperable valves
  - Repave access drive
  - Site Grading
  - Landscaping/Final Restoration

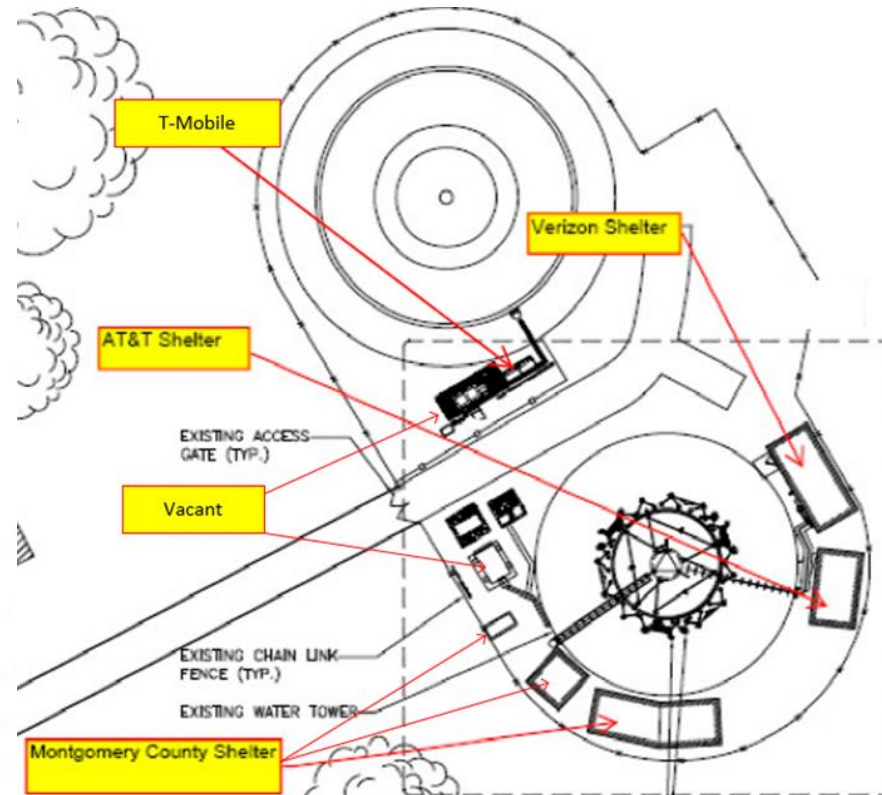


# What to Expect During Construction

- Construction Hours
  - Per Montgomery County noise restrictions
  - Construction noise includes:
    - Backup alarms
    - Abrasive Blasting
    - Construction equipment
- Soil and Sediment Control
  - Silt Fence
  - Stabilized construction entrance
- Material Deliveries
- **NO** impacts to customers water service due to this project (outages or pressure)



# Community and Worker Safety



- For community and worker safety, planned tank rehabilitation activities require adequate clearance around the standpipe and the installation of the lead paint containment system.

# Fencing

- Fence will provide security for:
  - Public water supply
  - Public safety during construction and general maintenance
  - WSSC Water Assets
  - Emergency Communication Equipment
- Area around tank does not provide adequate space to maintain tank
- Fence style
  - WSSC Water will work with community to choose fence style
  - No barbed wire will be installed
- Tree removal
  - Pose risk to tank, WSSC Water assets, and new fence
  - Neighboring properties
  - The tree removal is necessitated to allow the installation of the fence but not along the driveway
  - The gate will be at the top of the driveway

# Fencing Examples



# Trees and Landscaping

- WSSC Water Policy
  - County vs. State
  - Inspection/Assessment
  - Alternate Construction Methods
  - Homeowner Notification
  - Protection during Contruction
- Tree/Landscape Removal
  - Tree List
  - Specimen Tree
  - Aerial Exhibit
- Site Stabilization/Landscaping
  - Landscape Plan
  - Tree/shrub species





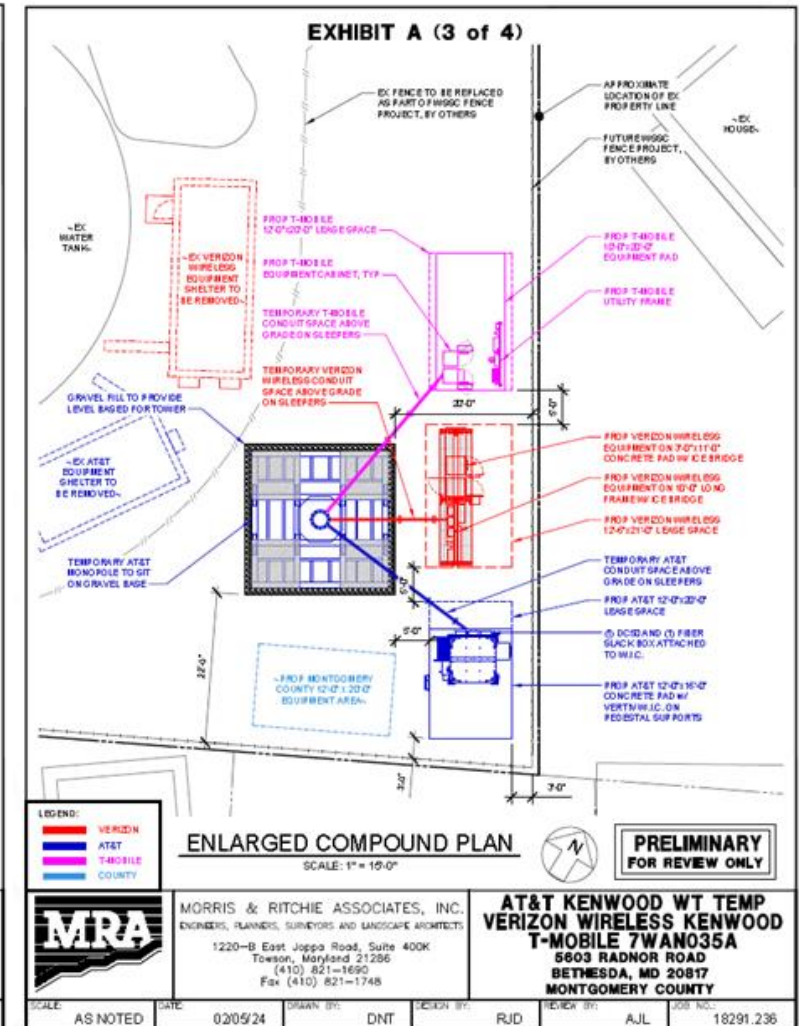
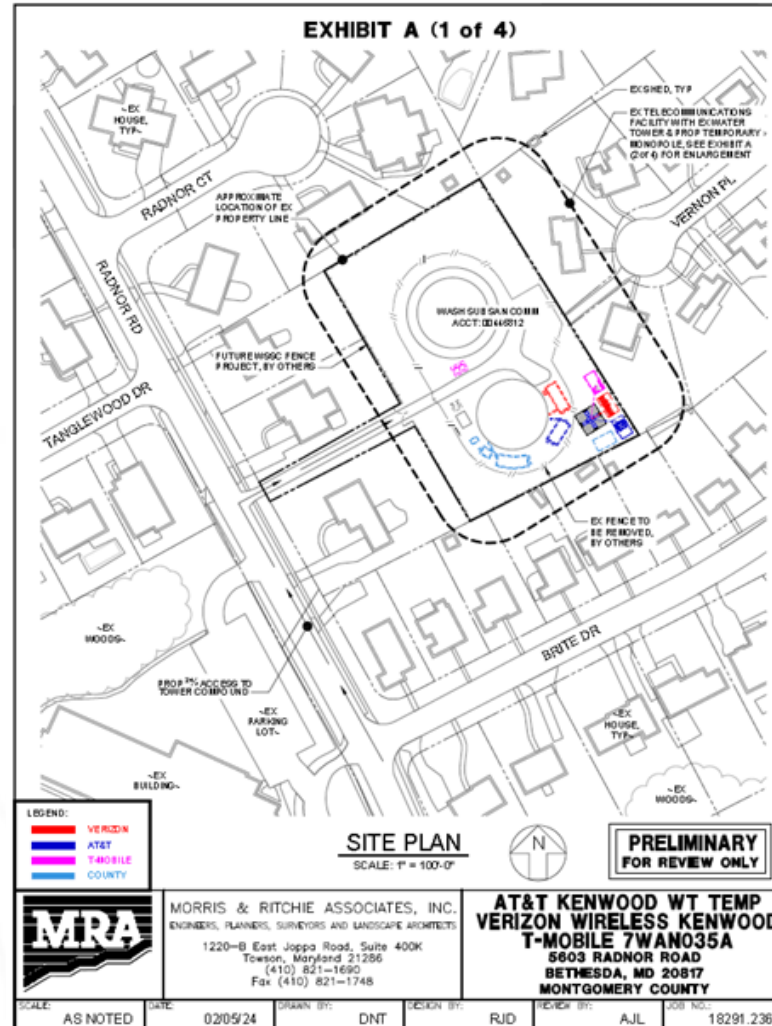
# Telecommunications Equipment

- Montgomery County Public Schools Radio system “MCPS”
- Maryland Institute for Emergency Medical Services “MIEMSS”
- Montgomery County Government
- AT&T – Cingular Wireless
- Verizon Wireless
- WSSC Water – supervisory control and data acquisition (SCADA)
- T-Mobile



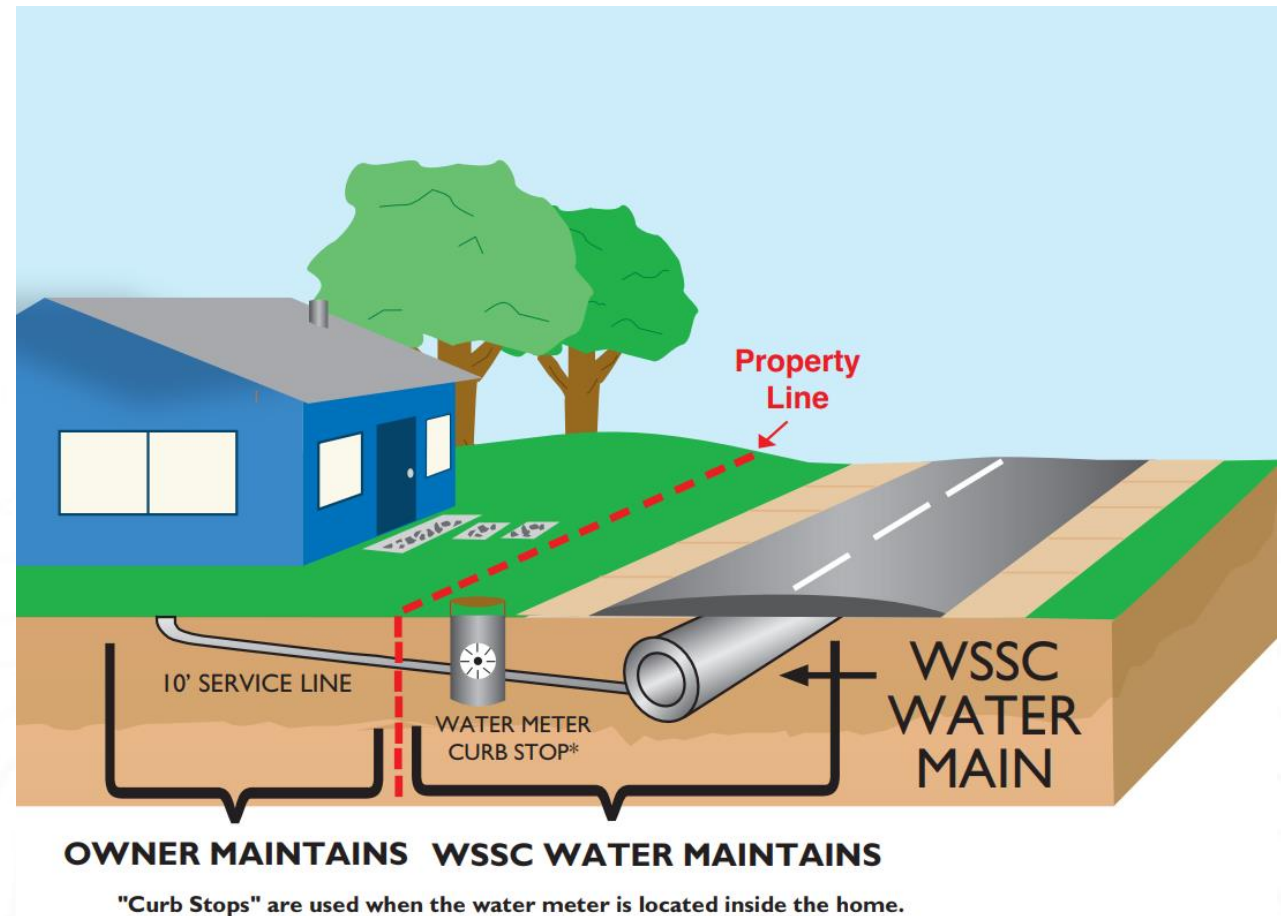
# Proposed Temporary Telecommunications Tower

- Temporary 163-foot communications tower, equipment and shelters will be relocated to pad spaces in the yard spaced away from the standpipe structure.
- Relocated shed and equipment shelters will remain in this new location to support future tank inspections and operations.
- Temporary communications tower will be removed upon completion of the tank maintenance.



# Vernon Place Water Main Replacement Project Overview

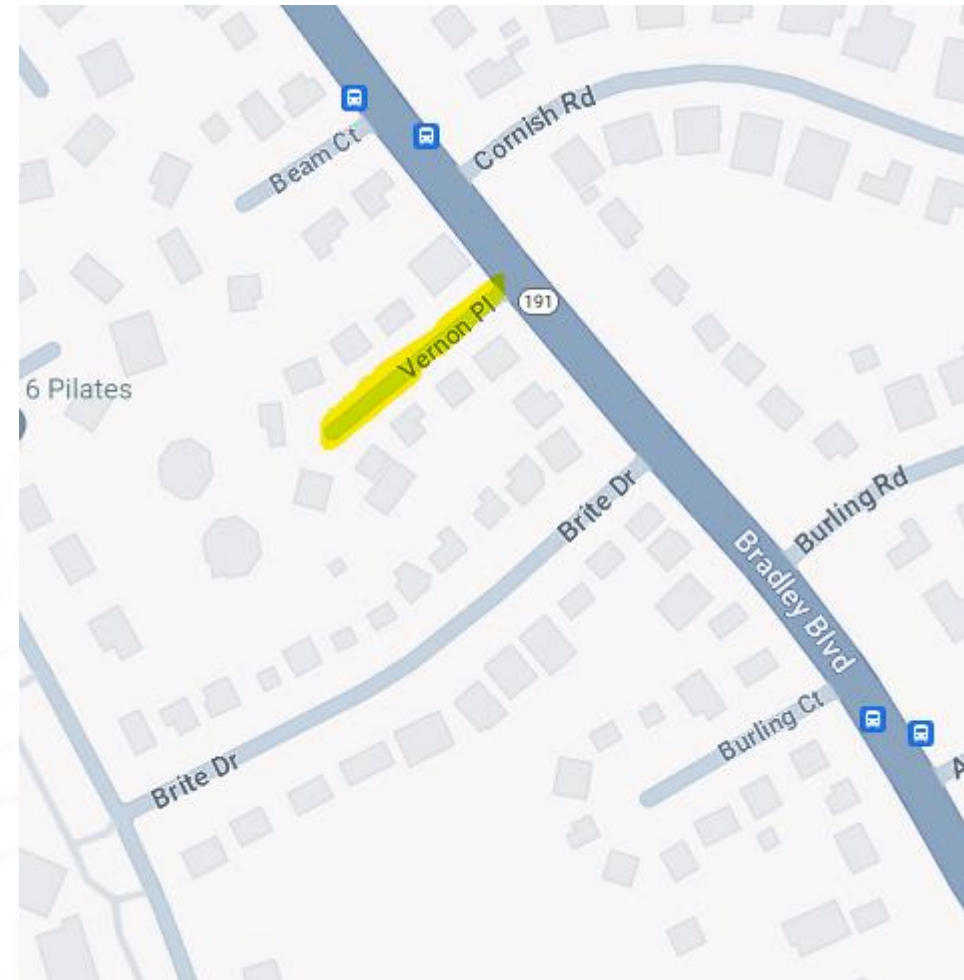
- The new water main will bring the neighborhood up to WSSC Water current design standards and provide a more reliable water supply
- New watermain will be installed within the roadway
- Current fire hydrant will be replaced with a new fire hydrant that is connected to the new watermain
- New house connections (service lines) will be installed for the existing homes up to property line or water meter/curb stop
  - No work on residents' property anticipated



# Project Map

## Directly Impacted Street

Vernon Place



# What to Expect During Construction

- Anticipated Work schedule: Weekdays, 9 a.m. to 3:30 p.m.
  - Conditions at some locations may require different work hours
  - Residents will be notified at least two days prior to all construction activities
- Construction activities may include:
  - Marking locations of utilities
  - Field inspections
  - Rehabilitation of sewer mains, manholes and laterals
  - Pavement restoration where digging is necessary
- WSSC Water coordinates with local and state agencies, as well as other utilities for all planned work to avoid potential conflict and minimize disturbances to neighborhoods



# What to Expect During Construction (cont.)

- Open-cut construction method, which involves cutting and excavating a section of the pavement
- This construction method does create noise and dust



# Traffic Impacts

- Construction activities may require temporary changes to traffic patterns
  - Traffic will be managed to minimize community disruptions
- Access will be maintained to homes during construction
  - Access into homes is **NOT** required
  - Access onto private property is generally **NOT** required
- Parking restrictions
  - WSSC Water will provide 48-hour advance notice (denoted by “No Parking” signs) before any parking restrictions
  - Any vehicles not removed from the designated area will be towed to a nearby street at no cost to owner



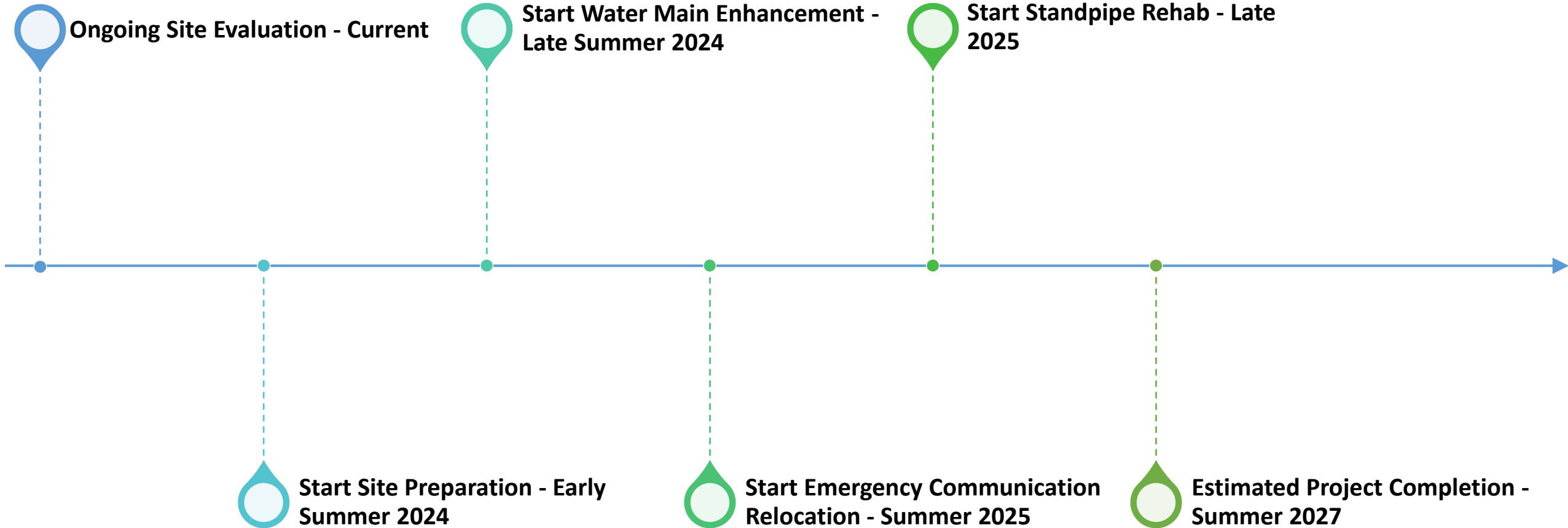
# Signage and Restoration

- Construction signs with contact persons placed throughout project area
- Projects completed during winter months are permanently paved and restored to their original state or better the following spring





# Estimated Project Schedule



# Contact WSSC Water



- **Customer Service** | Monday-Friday, 8:00 a.m. to 6:00 p.m.

Phone: 301.206.4001 | 1.800.634.8400

Email: [customerservice@wsscwater.com](mailto:customerservice@wsscwater.com)

- **24-Hour Emergency Call Center**

**Water Emergency, Sewer Emergency or Discolored Water**

Phone: 301.206.4002 | Email: [emergencycallcenter@wsscwater.com](mailto:emergencycallcenter@wsscwater.com)

Report a Problem: [wsscwater.com/customer-service/report-problem](http://wsscwater.com/customer-service/report-problem)

Discolored Water: [wsscwater.com/discoloredwater](http://wsscwater.com/discoloredwater)

- **File a Claim**

Phone: 301.206.7095

Online: [wsscwater.com/claims](http://wsscwater.com/claims)

- **WSSC Water Financial Assistance Programs**

Online: <https://www.wsscwater.com/assistance>

- **Customer Notification System Sign-Up**

Online: [www.wsscwater.com/cns](http://www.wsscwater.com/cns), email and/or text alerts on work in your neighborhood



**FINANCIAL ASSISTANCE**  
for Our Neighbors



**Questions?**

## Your Community Contacts:

- Brandon Stewart, Customer Advocate  
240-736-0303, [Brandon.Stewart@wsscwater.com](mailto:Brandon.Stewart@wsscwater.com)
- Monica Marquina, Intergovernmental Relations Director  
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- Thomas Johnson II, Project Outreach Manager  
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