Takoma Park Workshop March 14, 2015 – Meeting Q & A

Workshop Attendees:	Crystal Wheaden	WSSC
	Hala Flores	WSSC
	Paul Gray	WSSC
	Ayoka Blandford	WSSC
	Donny Barrett	WSSC
	Jose Viera	WSSC
	Mark Wehland	Freemire & Associates
	Daryl Braithwaite	City of Takoma Park
	Jeff Ziegenfuss	The Wilson T. Ballard Company
	Jon Martin	The Wilson T. Ballard Company
	Matt Dewese	The Wilson T. Ballard Company
	Approximately 30 Residents	

The meeting was held at the Takoma Park Community Center to discuss potential solutions to the failing infrastructure in the project area. After introductions, Ms. Flores, Ms. Wheaden, and Mr. Wehland provided an overview of the project and discussed the feasibility of each option and the potential pros and cons.

The following questions were asked regarding the project:

Q: Does the dual pump configuration improve capacity?
A: Yes

Q: Do the covers break down due to UV light?
A: Not that I've (Mark Wehland) seen. I have seen grinder pump covers broken from impact with lawn mowers.

Q: How large is the tank?
A: WSSC is proposing a 476 gallon tank.
Follow-up Answer: After reviewing options and speaking with residents, WSSC will now move forward with 150 gallon tanks. This tank size will provide twice the storage as tanks typically used in residential settings, while allowing more backyard space for any private construction or home

extension. WSSC will provide generators to ensure that you may use your pump (and not experience tank overflow) during a power outage.

Q: How much does the system proposed cost?
A: Approximately $10,000.00 or more.

Q: What will it cost to replace the pump?
A: Each pump currently costs $2,500.00 to completely replace.

Q: Would the homeowners pay for this?
A: Yes, if a pump needs to be replaced after the 10 year warranty, the resident will be responsible for the cost.

Q: What will the cost of repairs be?
A: Over the lifetime of the pump, the pump costs approximately $46.00 a year to maintain. The homeowner may opt to pay $300.00 a year for a service contract.

Q: How does the pump configuration work?
A: The pumps alternate every 24 hours, or less depending on the settings at the control panel. Both pumps can run simultaneously if needed.

Q: How loud is the grinder pump?
A: The grinder pump will make a faint hum during the short time that it's operating each day; you will not be able to hear the pump from inside your home.

Q: Will having a grinder pump impact the value of a home?
A: Most likely no, typically appraisers will only look at whether the home is on public or private sewer.

Q: Is the construction schedule similar for either option?
A: Yes.

Q: What was offered to the homes along Walnut in exchange for an easement?
A: Fair market value for the property was offered.

Q: Is a split system still an option? The first floor as gravity with ejector pumps for the basement.
A: No, after investigating the homes, many houses would require a massive reconstruction to reroute the sewer.

Q: A lot of townships own and maintain each grinder pump, why can't we adopt their system?

A: WSSC will look into that option.

Follow-up Answer: No, WSSC will not own and maintain the pumps

Q: Some people have already replaced their lateral sewer house connections.

A: The grinder pump installation will still give you a brand new house connection.

Q: How long will the tank last?

A: The tank is a static part and will most likely last 100 years or longer.

Q: Can the pump be moved in case of an addition?

A: It could, but moving the tank will be difficult, it is best to plan for a home addition, deck, patio, etc. before the tank is installed. A new tank can always be installed and the pumps be relocated to the new tank, if needed.

Q: How deep would a gravity sewer in the front need to be?

A: About 2 feet below the lowest foundation, the sewer would be too close to each house and digging the trench may undermine the foundation.

Q: How will the sewer be installed?

A: Under the roadway alignment, 1 ¼" pressure sewer house connection and 2" pressure sewer main will be installed using trenchless technology. Under the backyard alignment, 4" sewer house connections and 8" sewer main will be installed via open trench.

Q: Why is a 20 foot easement required?

A: WSSC's contractor must have the ability to maneuver large sized excavators through the easement in order to place trench boxes per OSHA standards.

Q: Will WSSC replace the entire house connection if no sound pipe is found to connect to?

A: Most likely no, some piece of existing pipe will be sound enough to connect to.

Q: Why are we being given the option of gravity sewer (6601-6713 Eastern Avenue)?

A: Gravity is still a feasible option for this section because homes 6601-6713 Eastern Ave have access to potential sewer feeds on 1st Avenue and 2nd Avenue. All feasible options are being presented.

Q: Who will pay to reconfigure the sewer house connections at the houses with garages (6617 and 6613 Eastern Avenue)?

A: WSSC.

Q: Will those houses get new laterals?

A: Yes, up to the point where WSSC can tie into the existing sewer house connection.

Q: Can different people in each section choose different configurations?

A: Yes, although if one neighbor chooses a grinder pump, it will nullify the gravity option for any neighbors up stream, as WSSC will no longer be buying an easement from them.

Q: Will the residents need to pay a tapping fee for the new services?

A: No.

Q: Will fences be maintained?

A: The fences will be removed and reset with a gate after construction.

Q: What happens if I want a fence at a later time?

A: The homeowner must call WSSC for a permit, the permit is free.

Q: What kind of gate will WSSC be installing?

A: Most likely a chain link fence gate.

Q: After the installation, how long until WSSC will be in the easement working on the main?

A: As an estimate, 10 to 15 years.

Q: Will WSSC consider owning and maintain the pumps for life?

A: WSSC will look into that option.

Follow-up Answer: No, WSSC will not own and maintain the pumps

Q: What happened to the first floor gravity design with ejector pumps for the basement?

A: After investigating the homes, many houses would require a massive reconstruction to reroute the sewer.

Q: Are grinder pumps feasible for areas this deep?

A: Yes, this is what grinder pumps are designed for.

Q: How big is the grinder pump tank?

A: The 500 gallon tank being proposed is approximately 6.5 feet in diameter; the standard 150 gallon dual pump tank is approximately 3 feet in diameter.

Follow-up Answer: A 500 gallon tank is no longer needed since WSSC will install generators for the grinder pumps, WSSC will install a smaller 150 gallon tank to alleviate the concerns of stagnant

sewage in the larger tank.

Q: How childproof is the top?

A: It is bolted down by 4 hex head bolts; there is an optional lock available.

Q: Who will remove the trees that need to be removed?

A: WSSC.

Q: Will the engineer provide facts on why a gravity sewer in the front is not a feasible option?

Follow-up Answer: The approximate average depth of a gravity sewer house connection at the back corner of each home is approximately 5 feet deep. At the front corner of each home, it would be approximately 17 feet. This trench would be located approximately 3 feet from the side of each home.

Example: 6717 Eastern Avenue

Elevation of the existing sewer lateral where it exits the back of the house ≈ 242 feet
Elevation of the new sewer house lateral at the front corner of the house ≈ 241 feet
Elevation of the existing surface at the front corner of the house ≈ 258 feet
New sewer lateral depth at the front corner of the house ≈ 17 feet

In the road, the sewer main would need to have an approximate average depth of 18 feet. The top of the footer of the retaining wall is 1.74 feet below the surface of the road and protrudes 2.4 feet into the road. In order to construct the sewer main without undermining the wall, the trench must be outside of a 45 degree angle from the bottom of the footer. A trench of 18 feet depth cannot be constructed in the roadway without compromising the footer of the retaining wall.

Q: How deep would a gravity sewer in the rear of the property be in the areas that it is feasible?

A: At the deepest, the sewer would be approximately 8 feet deep; on average the sewer would be 6 feet deep.