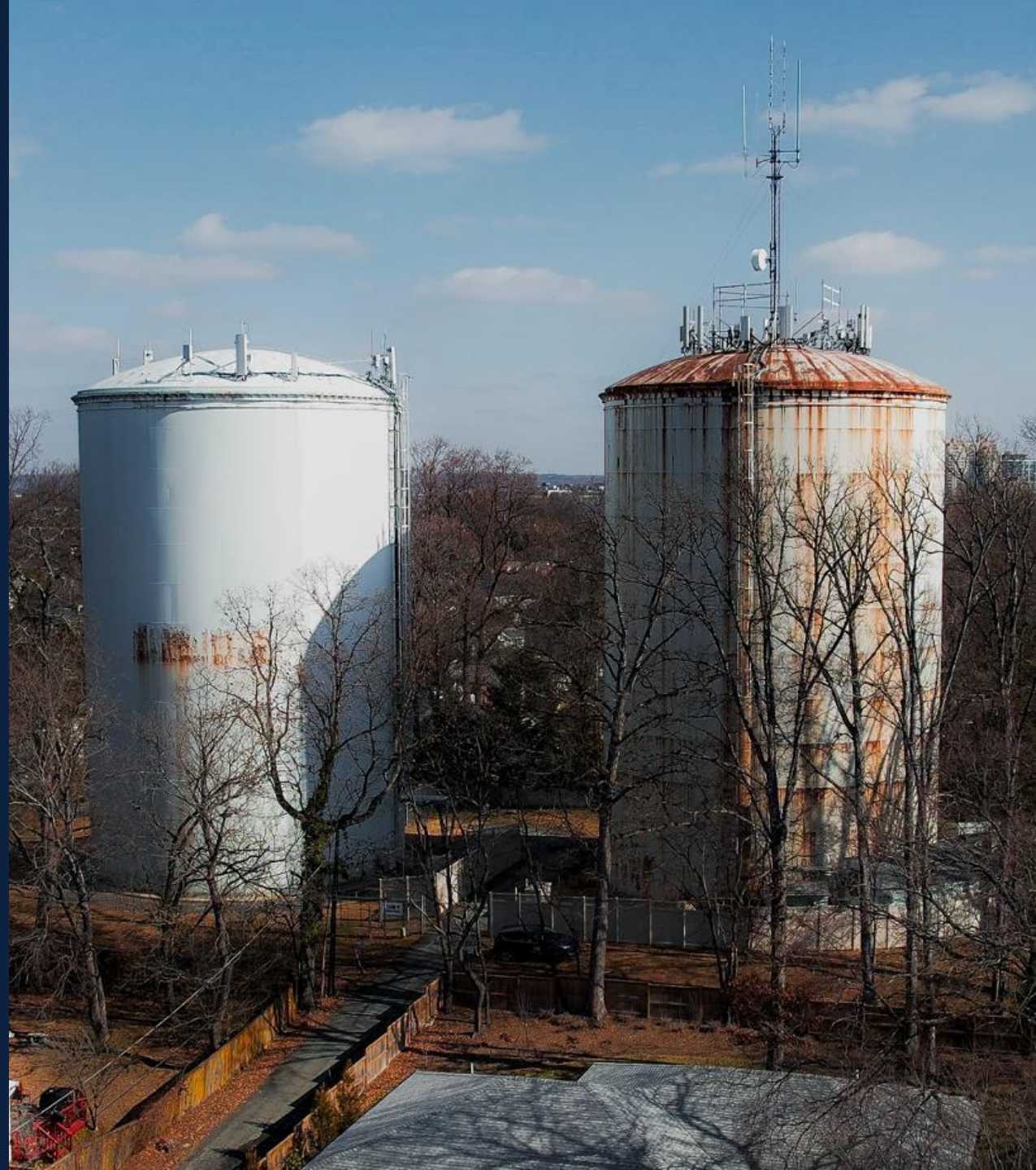
Bradley Hills Standpipes

REHABILITATION

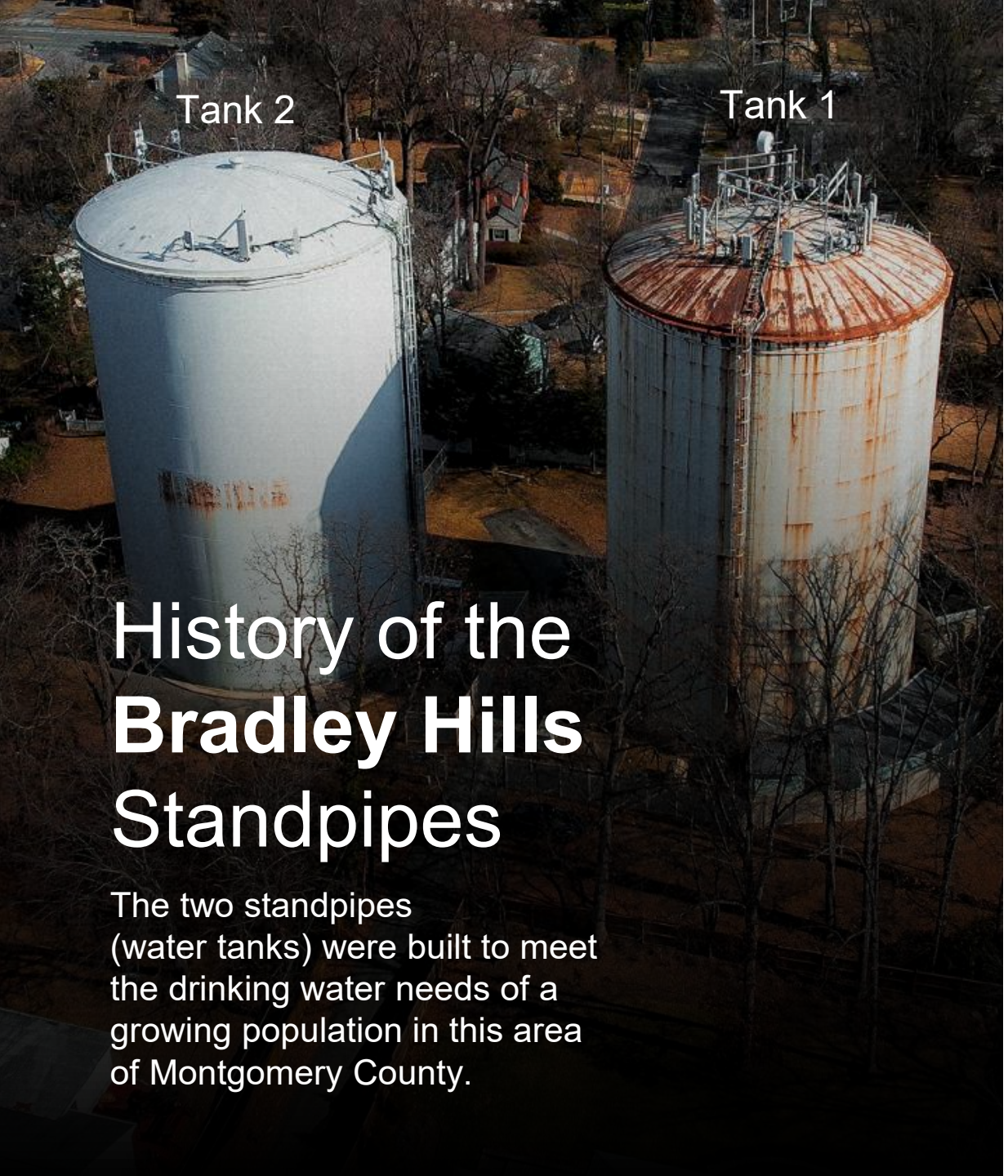
Community Meeting
June 3, 2026

WSSCWATER
DELIVERING THE ESSENTIAL



Agenda

- Project History
- Phase 1 Overview
- Phase 2 Overview
- Community Input Survey
- Security & Safety
- Project Contacts
- Questions & Discussion



History of the **Bradley Hills** Standpipes

The two standpipes (water tanks) were built to meet the drinking water needs of a growing population in this area of Montgomery County.

Addressing Community Concerns

In 2023, the rehabilitation of the two tanks was reprioritized, advancing the construction start from 2028 to 2026.

Original Construction

- **Tank 1** completed in 1939 with a total storage capacity of 2.5 million gallons.
- **Tank 2** was added in 1961 to meet increased demand with a capacity of 2.6 million gallons.

30+ Year Old Paint

It has been more than 30 years since the exterior and interior of these tanks were recoated.

Structurally Sound

An independent engineering firm inspected both tanks and found them to be structurally sound.

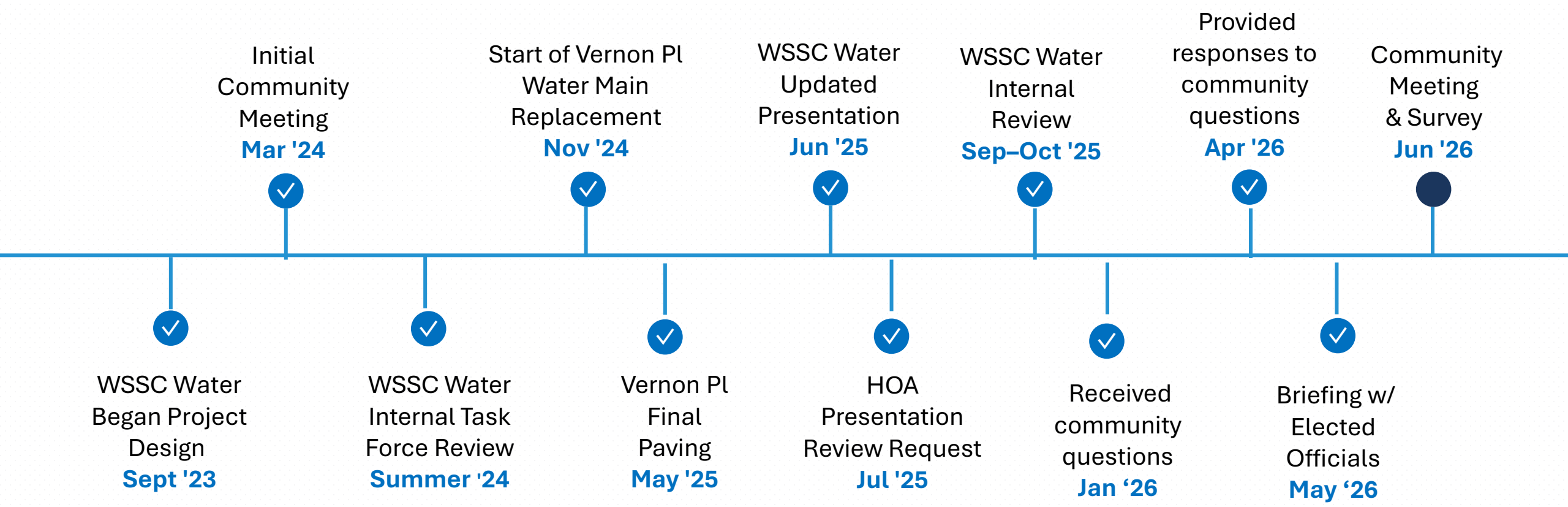
Project Purpose

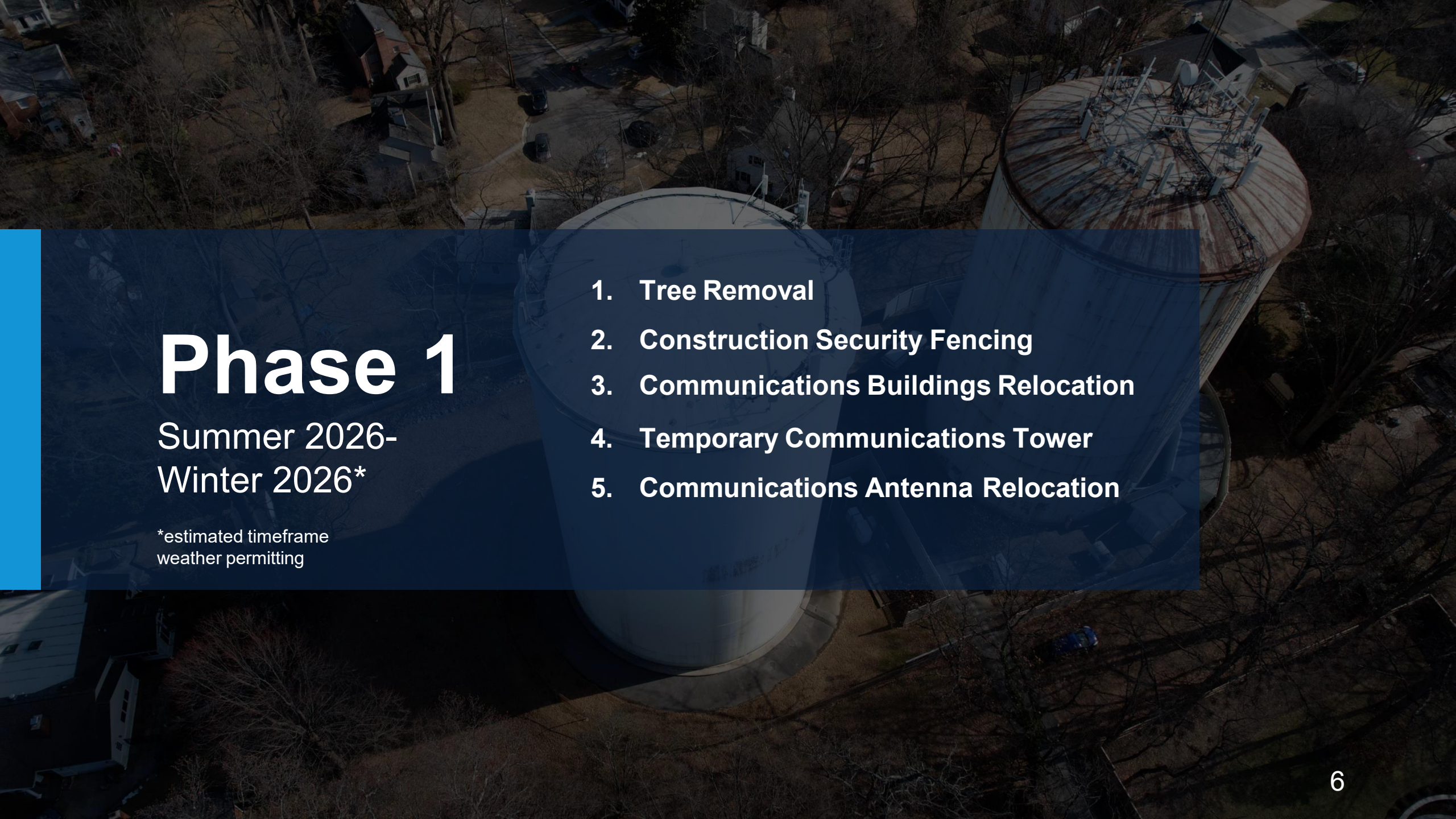
Rehabilitation of these tanks is critical because they:

- Offer 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.
- Provide reliable water pressure even during power outages.
- Contribute to the regional water supply ensuring adequate water pressure.

Bradley Hills Standpipes Rehabilitation Project History

(September 2023 – June 2026)





Phase 1

Summer 2026-
Winter 2026*

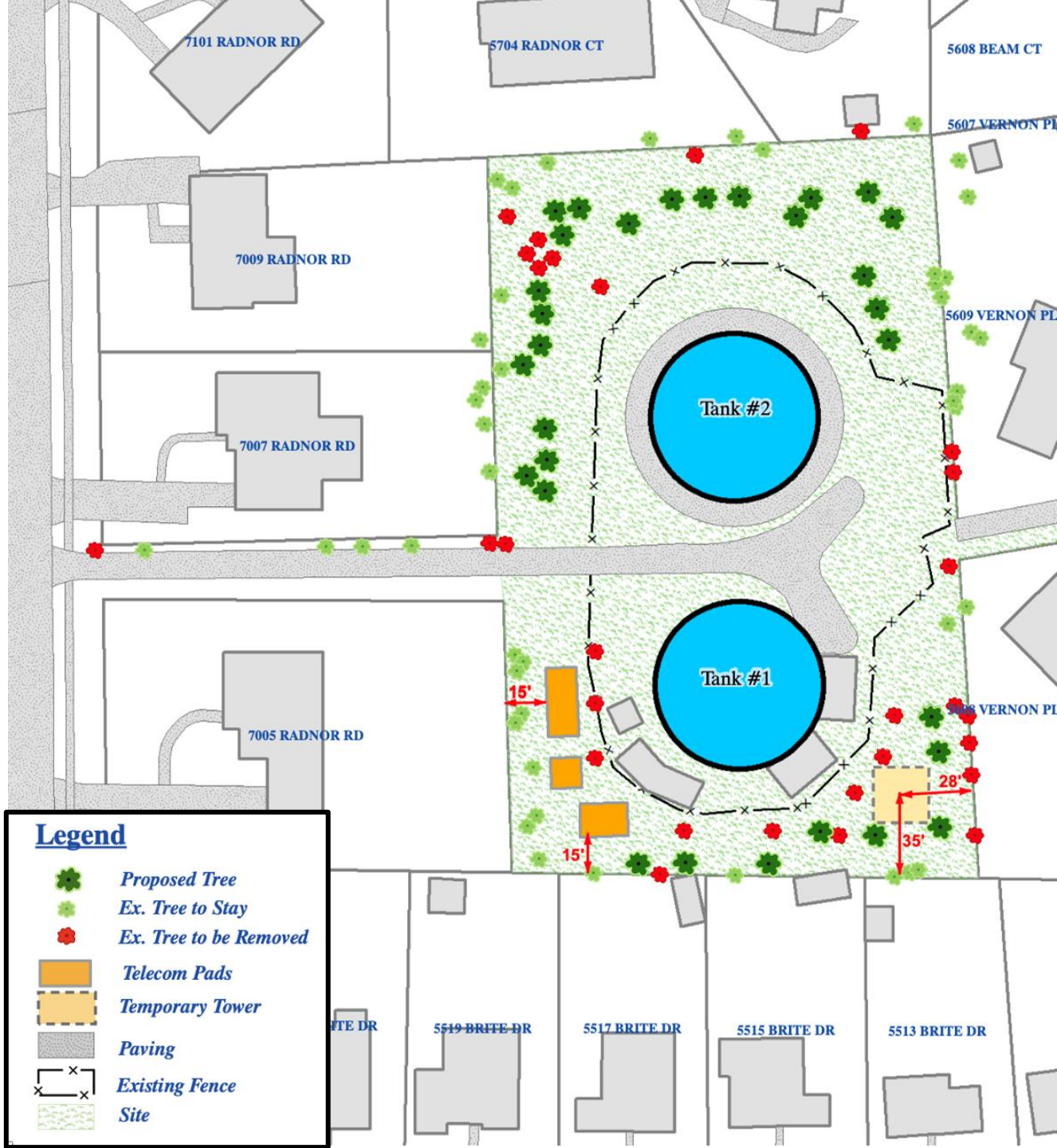
*estimated timeframe
weather permitting

1. **Tree Removal**
2. **Construction Security Fencing**
3. **Communications Buildings Relocation**
4. **Temporary Communications Tower**
5. **Communications Antenna Relocation**

1. Tree Removal

Estimated duration 1 week

- Remove **29 trees** to provide safe work area and prevent future damage to homeowner property and the water tanks.
- Originally, we were slated to remove approximately 40 trees from the site.
- WSSC Water is working with an arborist to establish that some trees are dying, invasive, or leaning. WSSC Water will only remove the trees that prevent work from being completed or pose a safety risk.
- We will work with homeowners on an individual tree replanting plan, which will be complete at the end of all construction.



2. Proposed Temporary Fence

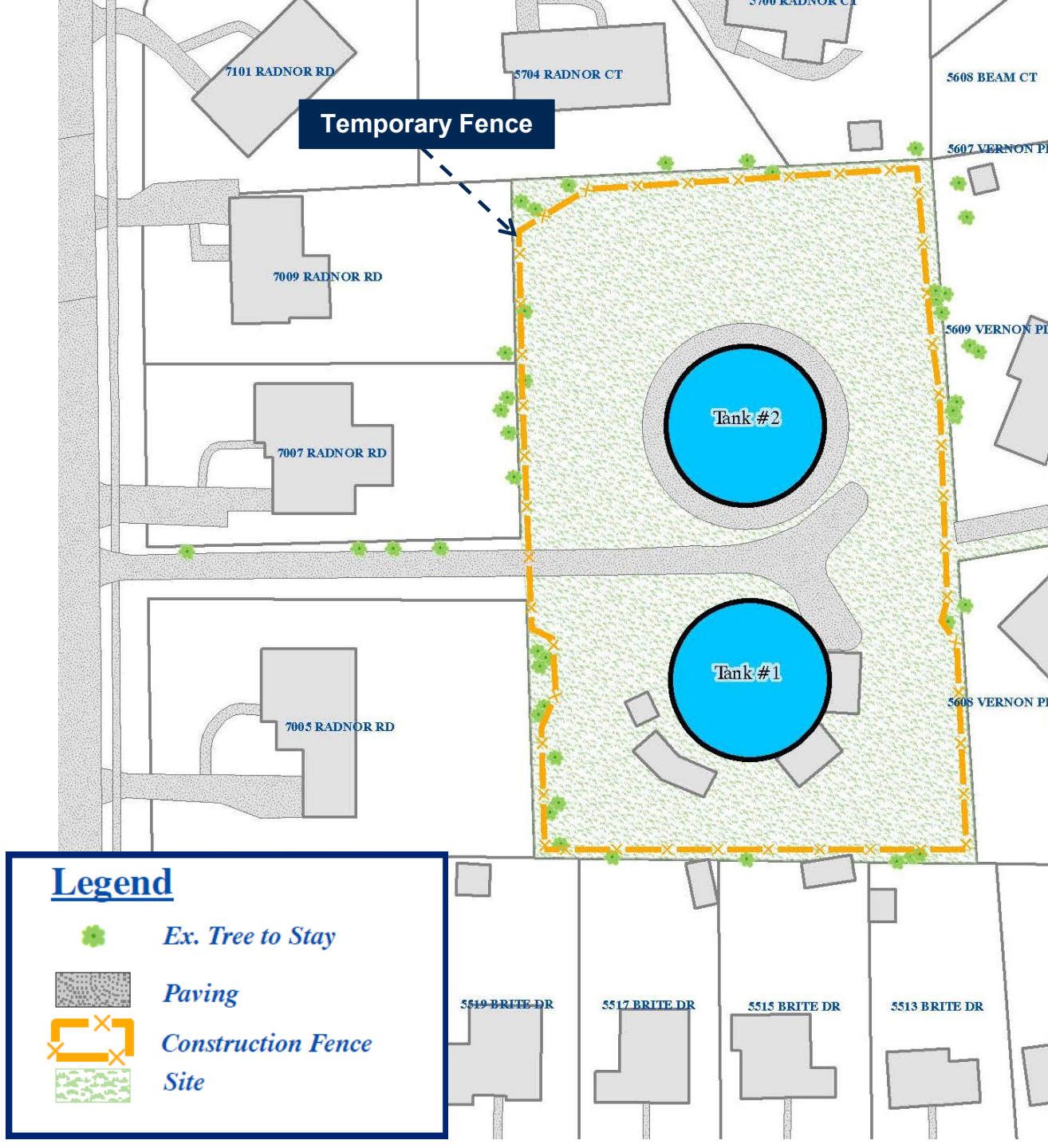
Estimated duration 1 week

- **Install temporary fencing around the** site which will extend up to the property line during construction.

- Fence will be extended from its current location to ensure public safety.

- Fencing installed during construction will be galvanized (silver) chain link fence. Fence will **not** have barbed wire.

Example of construction security fencing



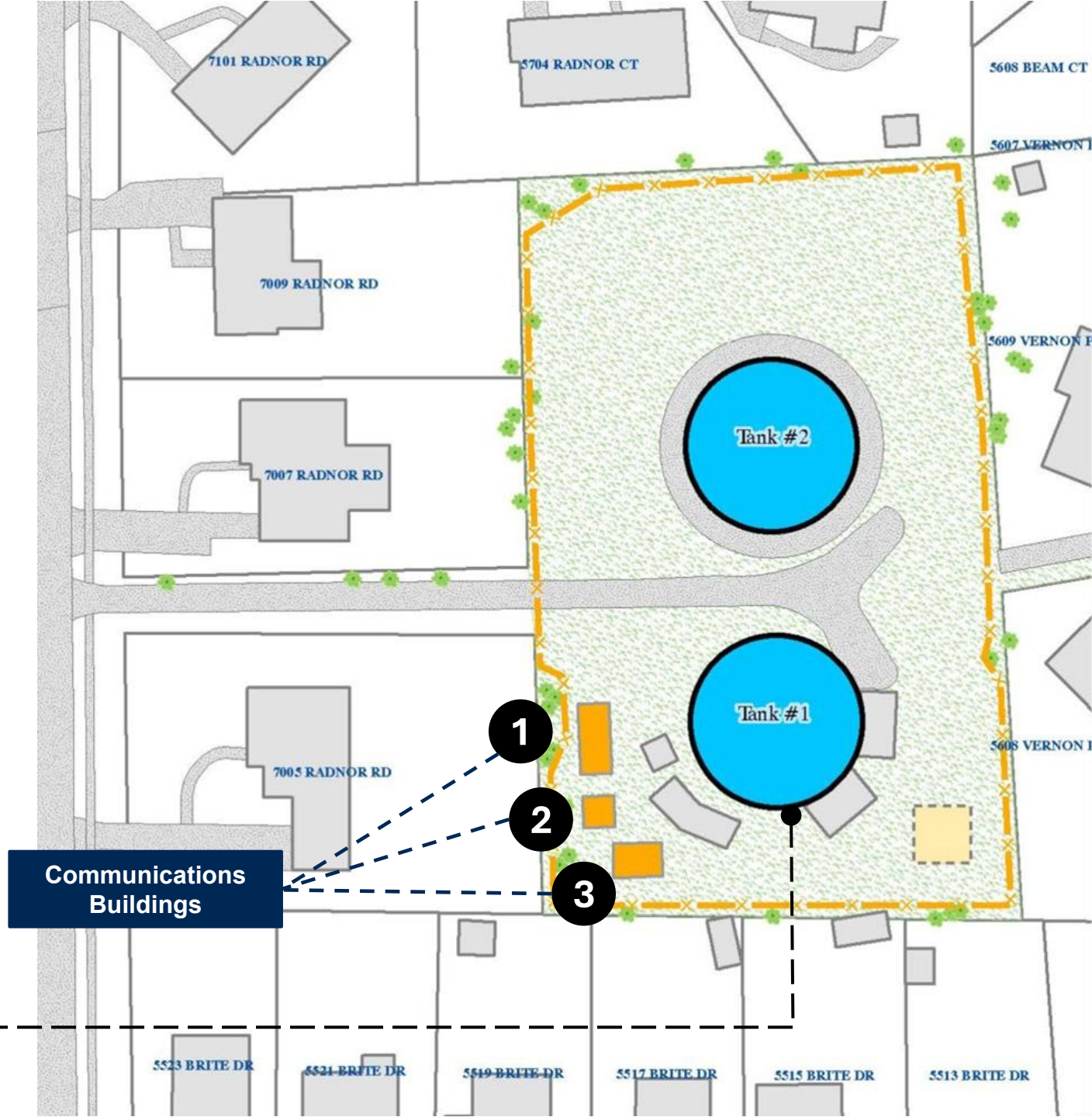
3. Communications Buildings Relocation

Estimated duration 3 months

Move the existing communications to ensure safe construction clearance.

1. Montgomery County Public Schools
2. AT&T
3. T-Mobile

Current distance between tank and communications building

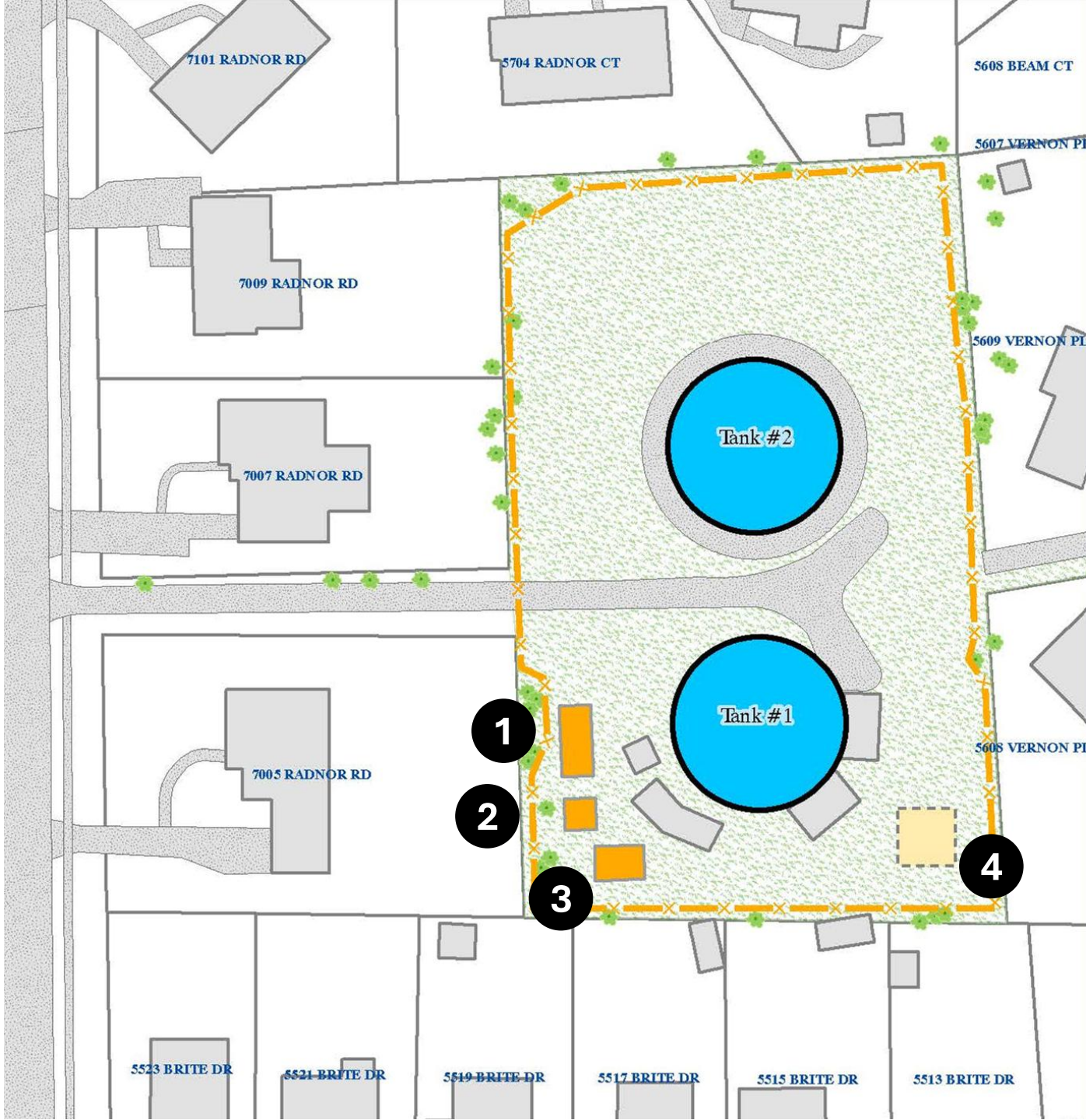


4. Temporary Communications Tower

Estimated duration 1 month

Construct a **temporary tower** to maintain public safety and cell phone coverage services.

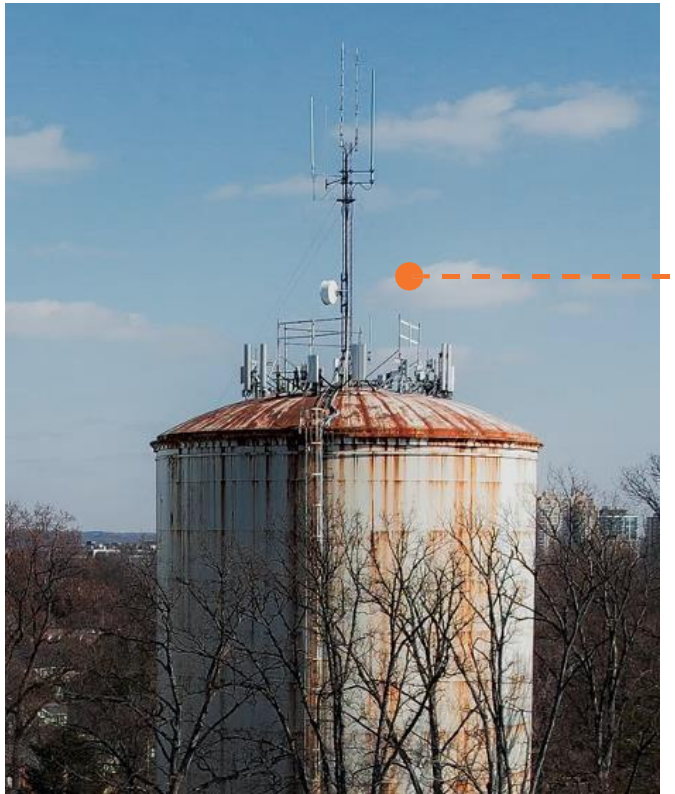
1. Montgomery County Public Schools
2. AT&T
3. T-Mobile
4. Temporary Communications Tower



5. Communications Antenna Relocation

Estimated duration 1 month

Move existing antennas from the tank to a temporary tower, ensuring continuous operations.



6. Communications Prior to Mobilization

Construction Notification Letter – Phase 1

- You will receive a letter prior to the start of Phase 1 activities outlining initial site prep activities, including tree removal and installation of construction security fencing.

Expected Timeline & What to Expect

- Information will be included about the anticipated timeframe for the work, typical work hours, equipment that may be visible on-site, and any temporary site changes.

Project Contacts

- The letter will include contact information for project management staff to address questions or concerns.

WSSC WATER
DELIVERING THE ESSENTIAL

WSSC Customer
Street Number
City, State Zip

RE: BRADLEY HILLS STANDPIPES

Dear Resident/WSSC Customer:

WSSC Water will be rehabilitating one of our existing water storage facilities in your neighborhood, the **Bradley Hills Standpipes**, located just behind 7005 Radnor Road, Bethesda MD. Tank 1 was completed in 1939 with a total storage capacity of 2.5 million gallons. Tank 2 was added in 1961 to meet increased demand with a capacity of 2.6 million gallons of drinking water and water for fire protection to your neighborhood and surrounding neighborhoods in Montgomery County. The rehabilitation work is expected to begin this spring and is expected to be completed by August 2027, weather permitting.

Upgrades to the elevated tanks will include both structural and safety upgrades to ensure the tanks will continue to service the surrounding neighborhood and that WSSC Water can safely maintain the water storage facility for years to come. The existing coatings on the exterior and interior of the facility will be removed, and the facility will be repainted. Controls will be implemented, including the erection of a containment system around the water tower, to protect the community and the contractor's employees while lead paint is abated and from overspray during the repainting. The site also has an existing communication tower that holds antennas for emergency services and WSSC Water. This tower will be demolished, and a new tower will be constructed as part of this project. Water service will **NOT** be interrupted during the rehabilitation of the tank.

Providing a reliable supply of safe drinking water at affordable rates continues to be our highest priority, but WSSC Water is facing the same problem confronting water providers across the country – decaying infrastructure. This project will help us to continue providing you with the same high-quality water that we have always provided our customers for over 100 years.

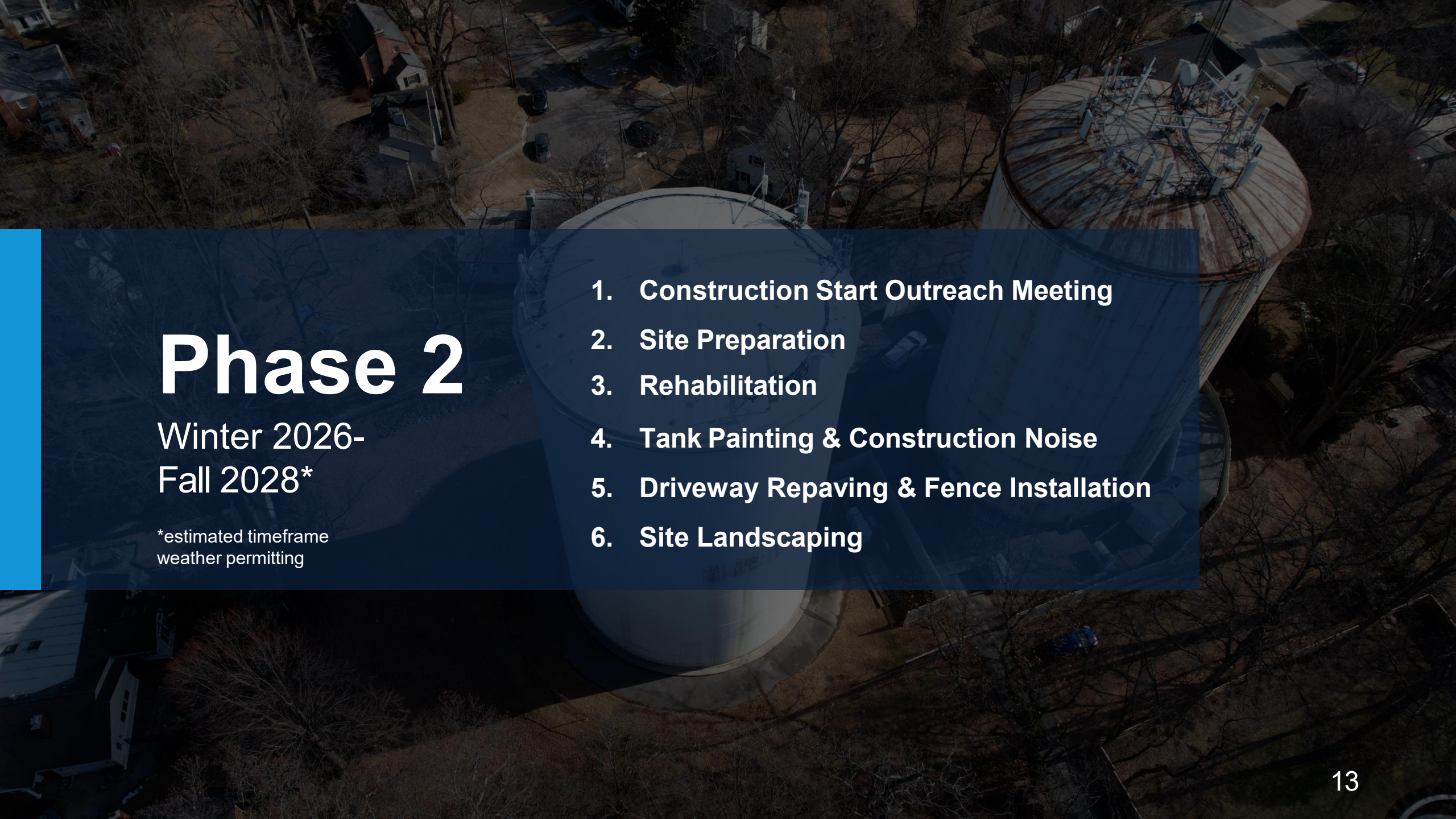
If you have any questions or concerns or need additional information, **please contact me at (301) 206-8560 or by e-mail at christopher.deherde@wsscwater.com.**

Sincerely,

14501 Sweitzer Lane
Laurel, MD 20707
www.wsscwater.com

Main 301.206.WSSC (9772)
Toll Free 800.828.6439

Emergency 301.206.4002
TTY 301.206.8345



Phase 2

Winter 2026-
Fall 2028*

*estimated timeframe
weather permitting

1. **Construction Start Outreach Meeting**
2. **Site Preparation**
3. **Rehabilitation**
4. **Tank Painting & Construction Noise**
5. **Driveway Repaving & Fence Installation**
6. **Site Landscaping**

1. Construction Start Outreach Meeting

Four to Eight Weeks Prior to Construction

- You will receive a postcard invitation with virtual community meeting details.

Virtual Community Meeting

- Opportunity for residents to learn what to expect during construction and ask questions.

Construction Notification Letter – Phase 2

- For those who may have missed the meeting, an informational letter will be mailed to community members.
- Letter provides construction timeline, work hours and project management contact for questions or concerns.

2. Site Preparation

Initial Setup

- Mobilize equipment and materials.
- Remove cinderblocks, outdated materials, and obsolete fencing/buildings to prepare area.

Environmental Controls

- Install soil erosion and sediment control (silt fence at construction security fence).

Construction Logistics

- Equipment staging area within construction security fencing.

3. Rehabilitation

Structural Upgrades

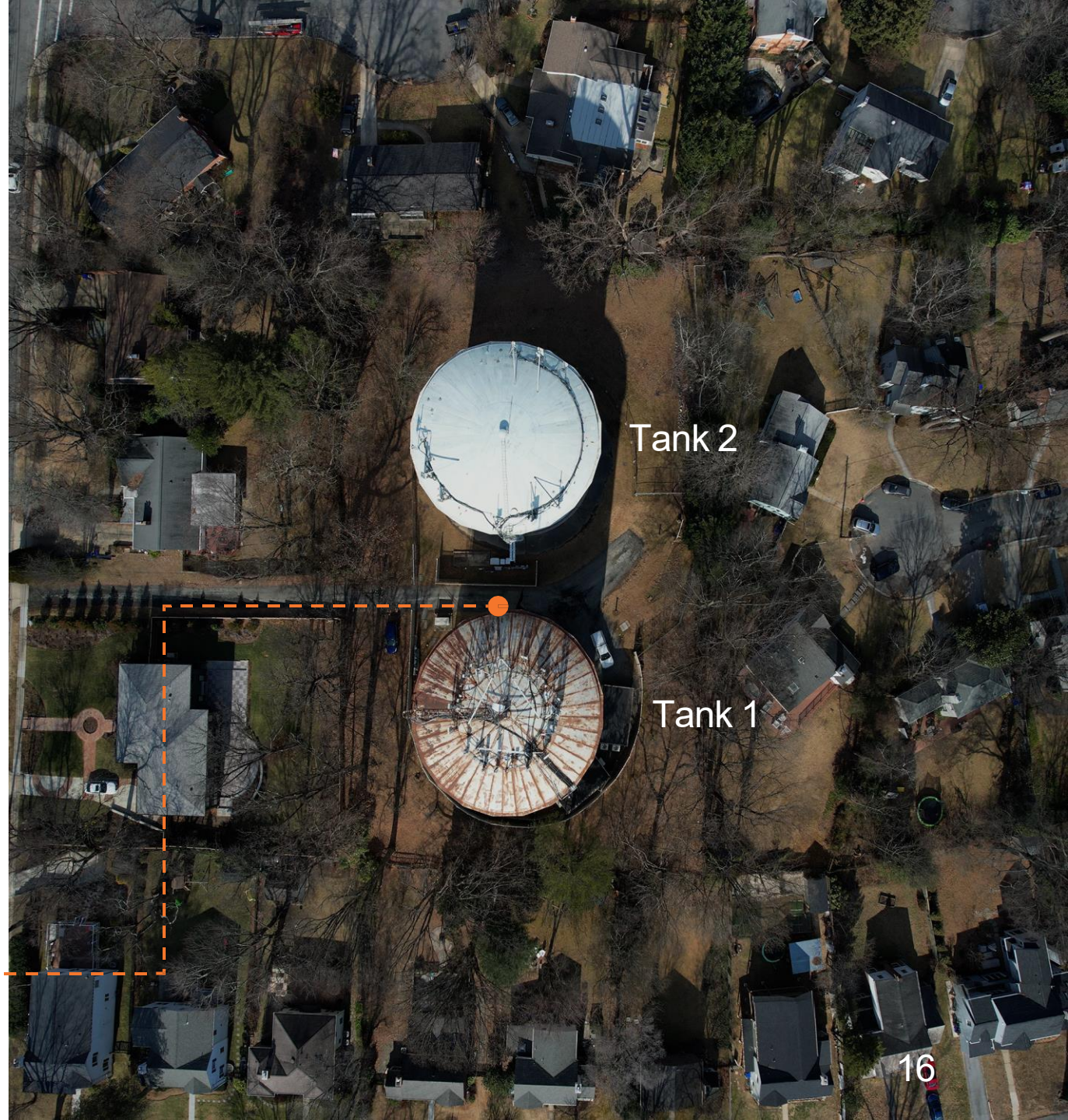
- **Tank 1**: Replacing the entire roof.
- **Tank 2**: Repairing the roof.
- Fixing the concrete base of both tanks.

Underground Work

- Installing new underground pipes and a valve vault to help control water flow.

Safety Upgrades

- Making safety improvements to railings, ladders, and access points to meet Occupational Health and Safety Administration (OSHA) standards.



4. Tank Painting

Protective Coatings & Lead Containment

- During paint removal via blasting, the contractor is required to perform all work within a containment system and engineering controls to maintain positive airflow and negative pressure inside.
- Existing paint is lead-based and will be removed in accordance with Maryland's Lead Standard, Code of Maryland Regulations (COMAR) 26.16 and Occupational Safety and Health (OSHA) Lead in Construction Standard, 29 Code of Federal Regulations 1926.62.
- Applying a new, durable epoxy coating to protect the tanks for years to come.
- For information about lead containment and more, please reference the project web page [Bradley Hills Standpipe 1 & 2 Rehabilitation | WSSC Water]

Surface Preparation and Coating

- **Time** (Weather depending)
  - Exterior – 1 to 2 months
  - Interior – 1 to 2 months
- **Class 2-A Containment System**
  - Class 2-A system protects community and contractor
  - Designed by licensed engineer
  - Reviewed engineer and WSSC Water
- **Airborne Dust and Waste**
  - Recycled steel grit abrasives
  - Ventilation equipment

Pictured above - Containment System

Construction Noise During Paint Removal

- The paint removal process can create sustained noise, depending on the contractor's methods.
- Contractor is required to submit a noise suppression plan. Noise will be monitored and meet all county and local noise ordinances.
- The Montgomery County Noise Ordinance permits work on weekdays from 7 a.m. to 5 p.m. and Saturdays 9 a.m. to 9 p.m.
- Contractor may utilize alternative methods to help alleviate potential noise concerns.

Noise Monitoring During Construction

When monitoring occurs

- Readings are taken 100 feet from the noise-generating equipment during surface preparation activities.

Who takes readings

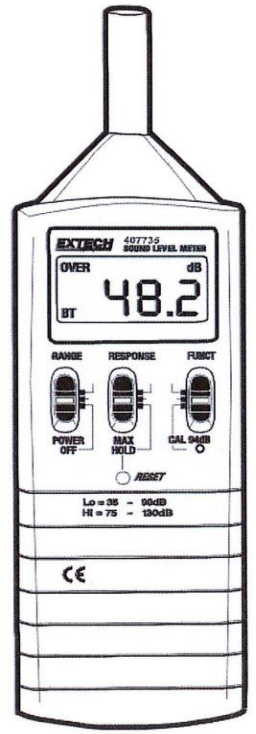
- WSSC Water's on-site quality control inspector performs and records decibel monitoring.

What happens if readings are high

- If levels exceed 90dB at 100 feet, readings are documented and corrective steps are taken before resuming work.

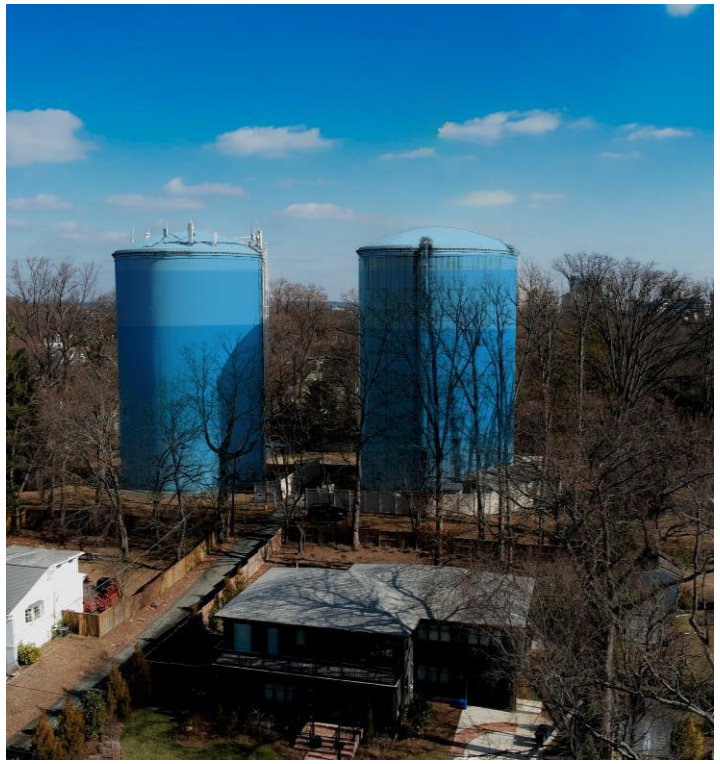
Sound level meter

EXTECH 407735 or similar

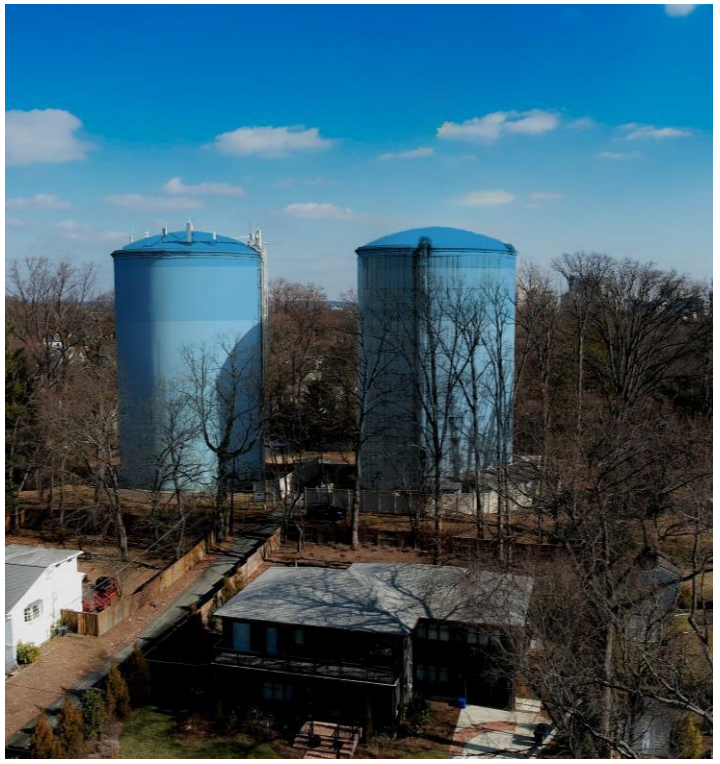


Used to document decibel readings during construction activities.

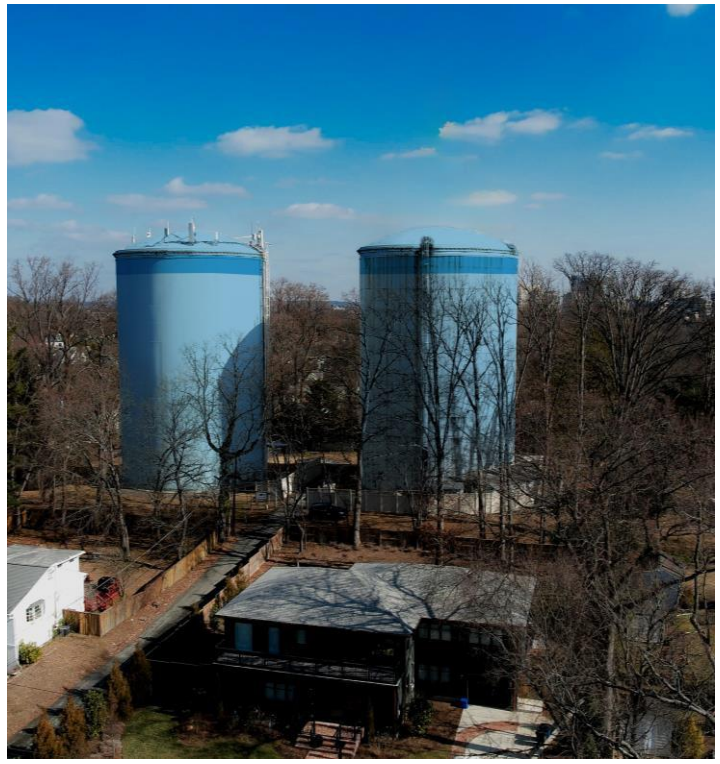
4. Tank Paint & Rehabilitation / Color Options



Option 1 – Dark blue gradient body, light blue top

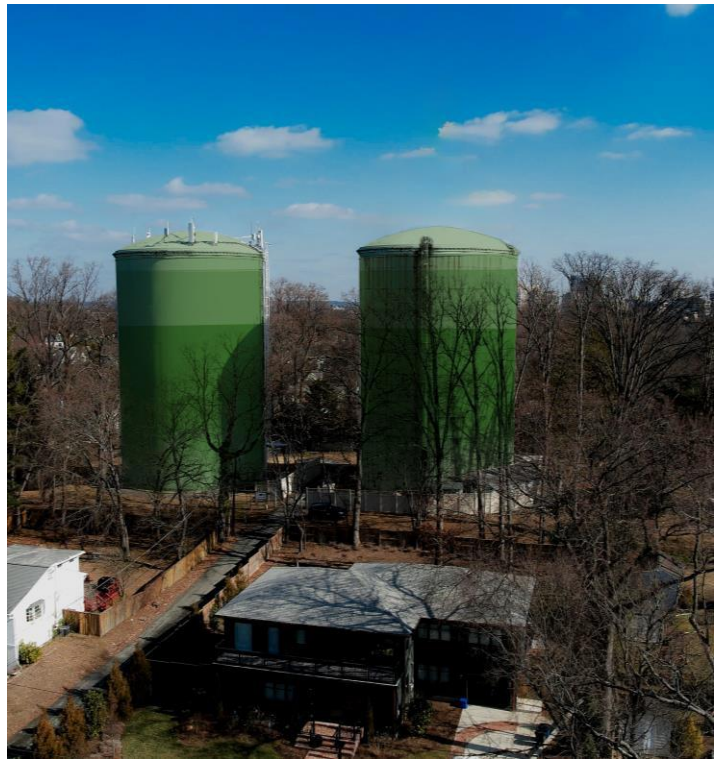


Option 2 – Light blue gradient body, dark blue top

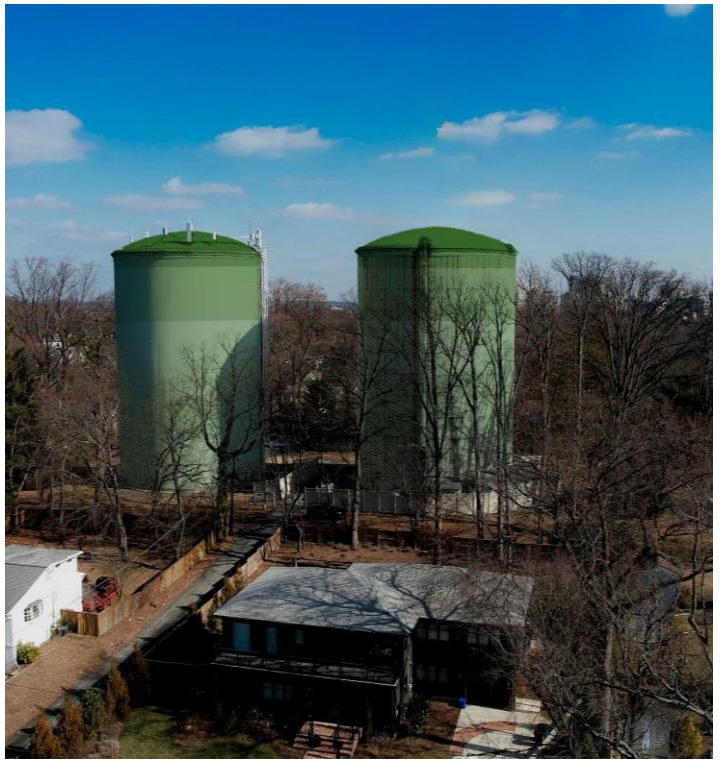


Option 3 – Light blue all-over, dark blue rim

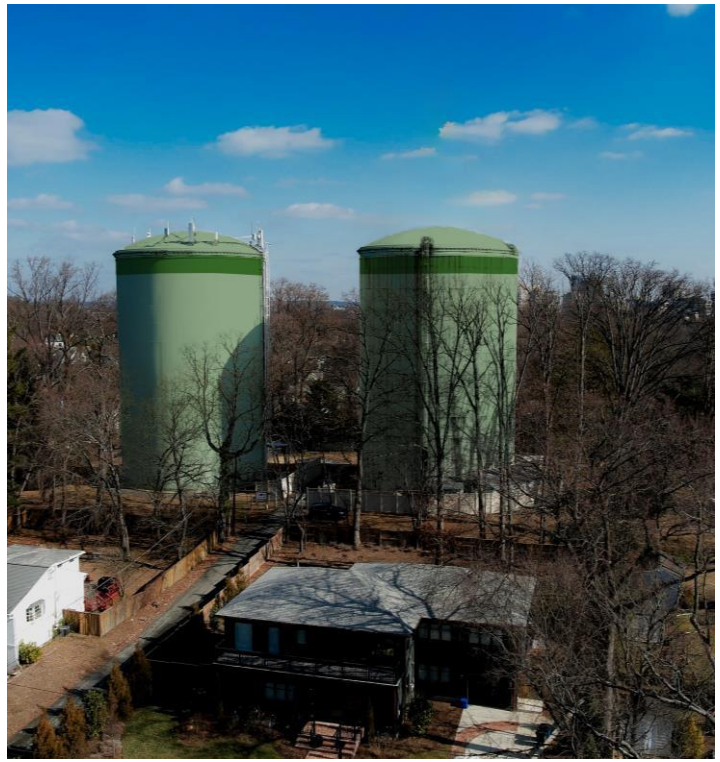
4. Tank Paint & Rehabilitation / Color Options



Option 4 – Dark green gradient body, light green top



Option 5 – Light green gradient body, dark green top



Option 6 – Light green all-over, dark green rim

Tank Paint & Fencing Design Survey

- WSSC Water is **finalizing updated water tank standards** to help guide tank coatings, visual treatments, fencing and overall site appearance.
- We will work closely with the community to determine whether a **community identity** is desired for the tank, including appropriate font options.
- Community members will have an **opportunity to provide input and vote** on preferred tank paint scheme and permanent fencing options.

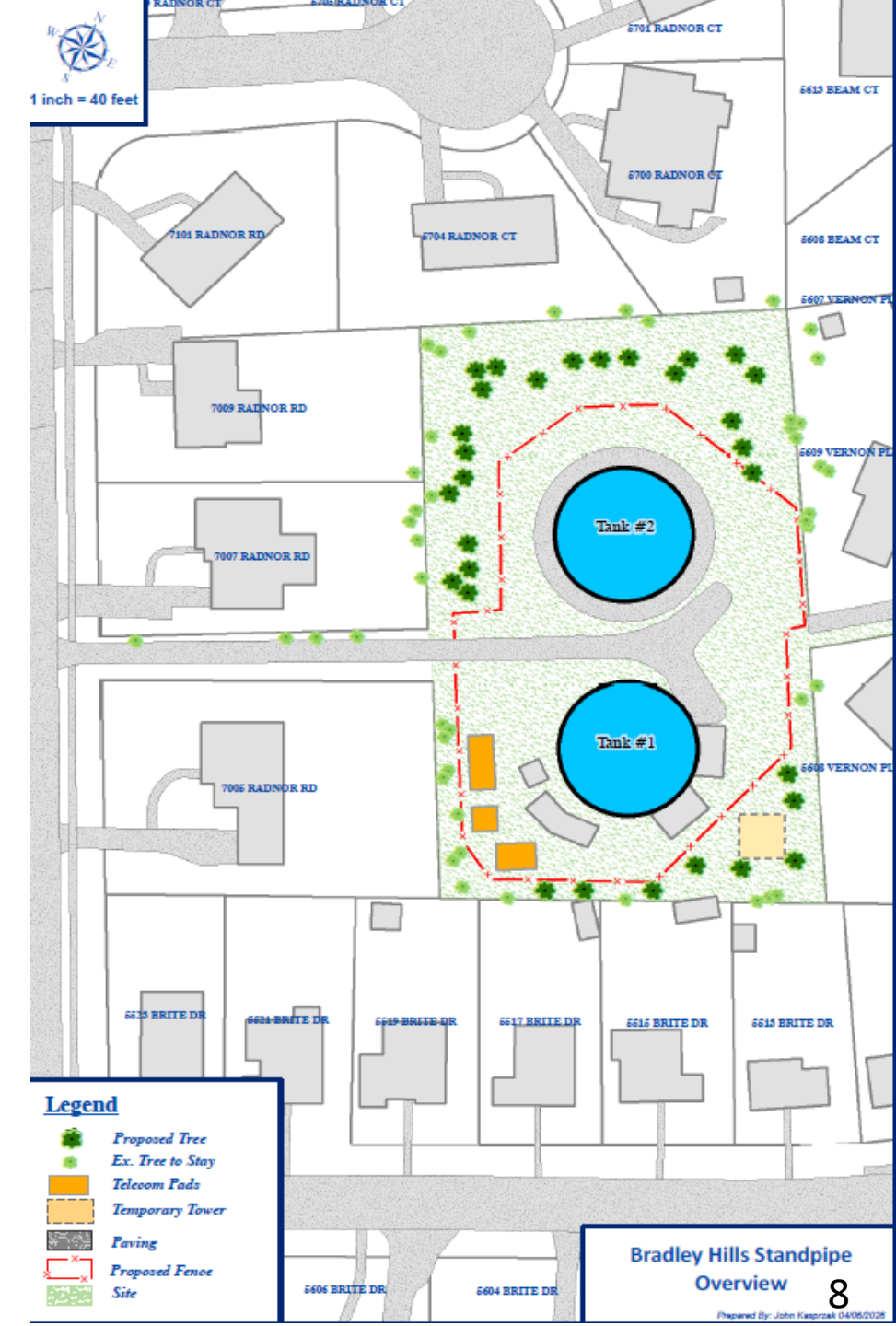
5. Repaving Driveway

Paving will take place on the access road from 7005 Radnor Road to the area around the tanks.

- **Excavating and grading**, which ensures proper water drainage to prevent pavement damage.
- Preparing and **installing the sub-base**, which prevents against freezing and thawing.
- **Installing the base course**, which is compacted for the top layer, adding strength and stability.
- Once all layers are installed, **final compaction** helps improve the pavement's long-term durability and permeability.

5. Install New Fencing / Permanent Fence Location

- Following discussion with the community, the **location of the permanent fence** has now been determined.
- Permanent fence location has **maintained most of the green space** around the perimeter of the Bradley Hills Site
- Permanent fence location allows **for additional trees to be replanted** at the conclusion of the Bradley Hills Project



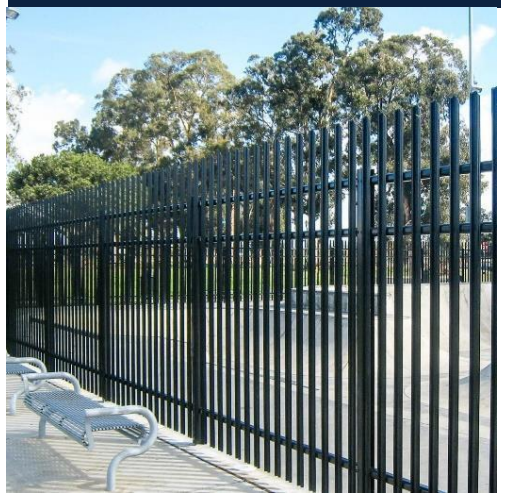
Install New Fencing / Permanent Fence Options

Input on two options for 6-ft. fencing and additional color options.

WireWorks Anti-Climb

Black Bronze Green Sand

Impasse II



Black Bronze White Sand

6. Site Landscaping

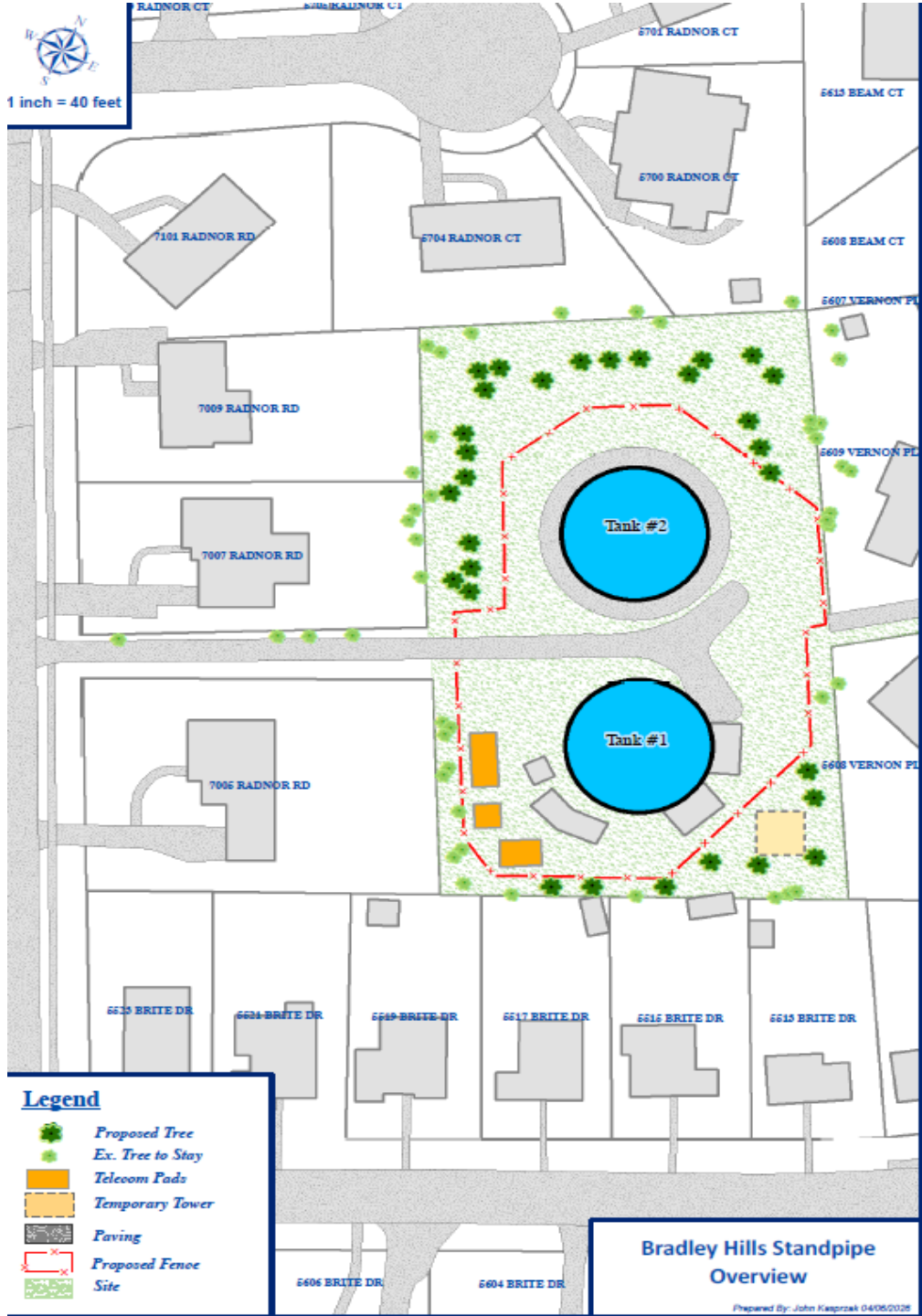
Green Giant Arborvitae 9

Robust, fast-growing evergreen known for its impressive size and vitality. With a naturally pyramidal to conical shape, it features dense, lush green foliage, making it an excellent choice for privacy screens and landscape accents.

Red Holly Hybrid 21

Hardy, evergreen shrub known for its dense, glossy green foliage and vibrant red berries. With a naturally compact to pyramidal shape, they add year-round beauty to landscapes while providing excellent privacy.

Final locations still to be determined with input from the community.



Security & Safety

- Maryland's Design Guidelines for Drinking Water Facilities incorporate National Standards[1]
- These standards **recommend layered security including fencing, gates, lighting and strong locks for finished water storage facilities** like Bradley Hills Tanks.[2]
- These standards recommend **a clear zone between fence and facility for visibility and security** with **anti-climb designs to be used in residential areas.**[2]
- Federal and state law makes it a **crime to tamper with a public water system**,[3] underscoring the importance of preventive security measures.
- WSSC Water is in the process of upgrading security at the site, including **increased police patrols** and the **use of security cameras (CCTV)**, which are not yet in place.

An example of vinyl security fencing at a WSSC Water facility in Wheaton.

[1] (https://mde.maryland.gov/programs/Permits/WaterManagementPermits/Documents/Design-Guidelines-for-DW-Facilities.pdf)
[2] Recommended Standards for Water Works 2012 //www.health.state.mn.us/communities/environment/water/docs/tenstates/waterrev2012.pdf -
[3] Maryland Criminal Law Code Section 6-305 (2024) - Public Utility Interference -- Water Equipment :: 2024 Maryland Code :: U.S. Codes and Statutes :: U.S. Law :: Justia

Project Contacts

- **Christopher DeHerde, Project Manager**
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- **Brandon Stewart, Customer Advocate**
  (301) 642-1712, Brandon.Stewart@wsscwater.com
- **Joy Hamilton, Project Outreach Manager**
  (301) 206-8542, Joy.Hamilton@wsscwater.com
- **CDM Smith, Engineering Design Consultants**
- **Construction Contractor - TBD**

We value your input and partnership!

QUESTIONS?

WSSCWATER
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