



RE: Takoma Park Water & Sewer Main Replacement BR/CR/LR5355C12
Public Meeting September 18, 2017
Questions and Answers

Attendees:	Crystal Wheaden	WSSC
	Joe Mantua	WSSC
	Yuezhang Wang	WSSC
	Karyn Riley	WSSC
	Brandon Stewart	WSSC
	Mayor Kate Stewart	City of Takoma Park
	Daryl Braithwaite	City of Takoma Park
	Tom Heyboer	Montgomery County Councilmember Riemer's Office
	Jon Martin	The Wilson T. Ballard Company
	Matt Dewese	The Wilson T. Ballard Company
	Approximately 25 Residents	

The meeting was held at the Takoma Park Community Center to discuss solutions to the failing infrastructure in the project area and to provide an update to property owners adjacent to the project. After introductory remarks by Mr. Mantua, Ms. Wheaden provided an overview of the project, presented the selected solutions, and discussed the next steps.

The following questions (Q) were conveyed regarding the project. Answers (A) were given by WSSC unless otherwise indicated. An asterisk (*) indicates an answer that was updated after the public meeting.

- Q: Can the Phase 2 water main be installed in Phase 1?
- A: WSSC is reviewing the benefits of installing the Phase 2 portion of the water main under Phase 1.
- Q: What is the cost responsibility on the homeowner for the front gravity alignment?
- A: The homeowner will be responsible for the cost of rerouting their plumbing to the front of their house. *WSSC cannot legally reimburse homeowners for renovations completed on their private property.
- Q: Please provide a list of plumbers who WSSC is comfortable working with to reroute the sewer to the front of the houses.
- A: WSSC does not endorse plumbers. A lists of certified plumbers serving the sanitary district is posted at wsscwater.com. A link to the list of plumbers is here:
<https://www.wsscwater.com/files/live/sites/wssc/files/regulatory/crossconnection/Certified%20CC%20Tech%20List-081617.pdf>
- Q: Will the Horizontal Directional Drilling (HDD) option include new sewer laterals?
- A: No, WSSC will only be responsible for connecting into the existing lateral at the easement line and replace the lateral within the easement. If the existing lateral is disintegrated at the easement line, WSSC will replace the lateral on private property until a solid section of lateral is found to connect into. If the contractor is not able to identify a solid section for the connection, the contractor will notify the homeowner of the condition and recommend that the line be replaced by a private plumber, at the homeowner's expense.
- Q: Will 100% concurrence be needed for the backyard alignment?
- A: No. 100% concurrence will only be needed for the front yard alignments because the front yard alignments involve interior modifications or ownership of new equipment. WSSC cannot force a homeowner to make interior modifications or to own new equipment.
- Q: What is WSSC's experience with using HDD to install gravity sewers?
- A: WSSC has used HDD to install multiple water and pressure sewer pipes. WSSC has used HDD to install one gravity sewer.
- Q: Will the Eastern Avenue construction by DC DOT affect the timeline for this project?

A: WSSC is coordinating with DCDOT. We do not anticipate a conflict.

Q: How will the number of tree impacts change?

A: As we get closer to 100% design, construction methods/locations can be narrowed down to have a more accurate count.

Q: What does Tree Protection entail?

A: *The Tree Protection plan will include construction activities such as root pruning and installing mulched access paths. The plan will also advise post-construction treatments such as core aeration, fertilization, or growth hormone application.

Q: Can fire hydrants be installed on the embankment to save parking?

A: Yes, this hydrant location is currently in the design.

Q: How will the existing sewer services be reconnected to the new gravity sewer installed via HDD?

A: The services will be reinstated using open cut construction methods. Potential impacts to trees from this method are included in the tree impact analysis.

Q: What is the scope of the ongoing environmental study?

A: The Phase 2 project area, from 6617 through 6761 Eastern Avenue.

Q: Why do some of the homeowners not get to revote?

A: Homeowners from 6705 Eastern Avenue to 2nd Avenue have expressed to WSSC that they are comfortable with their previous vote.

Q: Who is conducting the environmental assessment?

A: WSSC's design consultant, The Wilson T. Ballard Company.

Q: Has WSSC considered additional borings closer to the back yard gravity alignment?

A: *WSSC will include an additional soil boring in the design scope for the back yard gravity alignment.

Q: Are the critical root zone measurements following Maryland DNR guidelines?

A: The measurements are based on International Society of Arboriculture (ISA) guidance and are part of the MD DNR Roadside Tree Permit tailored for WSSC use. MD DNR reviews WSSC's Roadside Tree Permits on an annual basis.

The distances in the WSSC Guidelines do not necessarily put trenching entirely outside of the Critical Root Zone (CRZ). However, the guidelines put trenching at a safe distance away that generally will cause insignificant impacts to the tree's health and structural integrity.

Q: Where will the pits be located for the HDD alignment?

A: This is still under design and will be determined in the next few months. The pits will be within the WSSC easement.

Q: Can WSSC share the questions submitted by the Montgomery County Environmentalist?

A: Yes. Questions will be posted on the project webpage at wsscwater.com/eastern.

Q: How will WSSC handle retaining wall impacts for the HDD design?

A: The contractor will document the existing condition of the area prior to the work. Any impacts will be repaired/restored in kind.

Q: If the drill gets stuck, do you have to open the trench up? What is the likelihood of this?

A: Yes, if the drill gets stuck or the pipe installation does not meet the specifications, the contractor will have to open the trench up. We do not have a way to quantify the probability of this. The geotechnical work indicates the soils are right for successful HDD.

Q: Will trees need to be removed to install the sewer in the front?

A: This information will be included in the environmental assessment report.

Q: What will the restrictions in the easement include?

A: No permanent structures can be built in the easement. *Also, the homeowner will not be able to excavate or place fill in the easement. The contractor will replace fences within the easement at the end of construction, as a provision of this installation contract. However, in the case of a future emergency sewer repair, WSSC will not replace fencing within the easement.

Q: What is the impact of the easement on property value?

A: *The value of the property depends on the market. Since there is currently a 20-foot setback imposed by Montgomery County upon which homeowners are not able to

construct permanent structures, we anticipate any change in value to properties as affected by a 20-foot easement would be negligible.

Q: How will WSSC maintain this easement, as opposed to the original easement?

A: WSSC did not previously maintain an easement in the backyard location. Our Utility Services team will maintain the new easement as needed to access the pipeline.

Q: How will the easement be taxed?

A: *Our team spoke with the Montgomery County Finance Department and the State of Maryland Tax office, and neither office believes that there will be any tax implications (increases) or assessments concerning the rehabilitation of the sewer or the granting of an easement to WSSC.

Q: What do the estimates from the plumber include? What do the line items for 2-4ft deep sewer, 4-6ft deep sewer, and 6-10ft deep sewer reference?

A: The provided estimates are based on the following, general scope of work (exact details of the installation of a new sewer exit point will vary by home):

Reverse direction of sewer point of exit in existing structure; length from inside-front to rear is 50+/- feet. New point of exit will be 4+/- feet above lowest level of the structure. Include excavation and connection of a 4" sewer approximately 15-20 feet in length and depth of 2 to 10 feet.

Sewer ejector pump installation will require all concrete to be replaced within the construction area; interior restoration of existing features/ amenities (drywall or special wall covering or floors) to be separately priced or done by others.

Note: This meeting was recorded by Takoma Park City TV who indicated that the recording will be available from their archives. The information above is not a transcript of this recording; it is a compilation of notes taken during the meeting.

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