



## PUBLIC NOTICE - UPDATED

### MAINTENANCE WORK ON MARSHALL STREET WATER TOWER

*UPDATED 7/21/2022*

#### **SUMMARY**

The Town of Middleburg's elevated water tank ("water tower") on East Marshall Street needs to be completely recoated. This work will ensure the longevity and safety of the water tower.

#### **DETAILS**

##### **1. What is going to occur?**

The Town's water tower maintenance contractor will have to remove the existing paint on the tower down to the bare steel on both the interior and exterior. They have already begun repairs and will complete the work on any additional areas of the steel that need repairing. Finally, they will recoat both the interior and exterior with a long-lasting coating system that will minimize the need for future painting.

##### **2. What is happening with the "temporary cell tower" ?**

The cellular company had difficulty with the design of the temporary tower due to poor soil conditions and regulatory requirements. Due to the length of time to design a solution, they were unable to get a temporary tower installed to allow the project to finish on time.

Instead, they will now cover/protect their equipment as the painting contractors conduct their sandblasting and repair work around the existing equipment.

##### **3. How long is the entire project going to take?**

The timeline of the project was delayed due to the inability of the cellular company to remove its equipment in a timely manner. At this time, **sandblasting of the exterior is expected to begin on Friday, July 22 and continue through Monday, August 1.** Crews will work each day, weather permitting. They are not expected to work on Sundays, unless it is required to complete the work before students return to school.

Additional work will occur after the sandblasting, to include interior blasting/coating, painting/coating the exterior, removing the containment structures, final painting touch-ups, and site clean-up/restoration.

It is expected that the project will be fully completed by the week of August 15<sup>th</sup>.

To reiterate, all of the exterior sandblasting will be completed **before** students return to school.

**4. What will the impact be on neighbors?**

The biggest impact will be the sound of removing the existing paint using abrasive sand. **This sandblasting will occur over a 7-10 day period of time – anticipated to be July 22 – August 1.**

We recognize this will be loud and unpleasant for this time period. However, it is a very infrequent maintenance activity (every 40-50 years) that must occur to keep our water tower in working order.

**5. What hours can the contractor work?**

The abrasive blasting work will not begin before 8am, Mon-Sat, and may last until the early evening hours. The contractor expects to only do “quiet work” on Sundays, unless they need to work on Sunday to complete the work before school resumes.

**6. How will the contractor ensure protection of neighboring properties?**

The contractor will install a full containment system for the project, which completely drapes the tower in a thick curtain. **This keeps all debris and media onsite and protects adjacent properties.** The contractor has decades of experience in these projects and will be responsible for all safety and protection measures.

Due to the change in plan for the cellular company, the contractor will be using sand abrasive for the sandblasting part of the work. The containment unit will still hold all the abrasive material inside the work zone.

**7. Is there lead paint on the water tower?**

Yes, the contractor has identified lead paint on the outside of the water tower.

In addition to the full containment/curtain system, the contractor will be conducting pre-work environmental testing, air monitoring during the project, and post-work environmental testing to ensure there is no increase in lead levels surrounding the project.

**8. What if there is an emergency issue?**

The Town will have an emergency contact from the contractor whose information will be made available to the Town management and Town police. You can contact the Town management at the numbers below for any emergency issues.

**Contact Information**

**Primary Contact:** Deputy Town Manager – Will Moore – [wmoore@middleburgva.gov](mailto:wmoore@middleburgva.gov) – 540-687-5152 / 540-303-6094 (mobile) (unavailable July 20-24 due to travel)

**Public Safety Contact:** Police Department – 540-687-6633 (daytime) / 540-216-9787 (on-duty officer, 24 hours)

**Secondary Contact:** Town Manager – Danny Davis – [ddavis@middleburgva.gov](mailto:ddavis@middleburgva.gov) – 540-687-5152 / 571-209-0523 (mobile) (unavailable June 25-27 due to travel)