

Project 21-3 Mansion Hill 2.5MG Reservoir Int./Ext. Recoat and Safety Improvements

The District completed the Sound Transit improvements at the Mansion Hill tank site in 2021. The previous work included completion of the new, 4.5 MG reservoir and Pump Station No 9. The next phase of work will include retrofitting the existing 2.5 MG 490 Zone ground reservoir.

The existing 2.5MG reservoir was constructed in 1959. The tank was last coated in 2002 and the coatings are nearing the end of their useful life. The base layer of the exterior contains lead and has been top coated several times in the past. The recoating effort will require a complete removal of the exterior with lead abatement and surface preparation for a full recoat on the interior and exterior. The exterior color will match the new 4.5 MG reservoir.

In addition to the recoating, the District would benefit by installing safety and security improvements to the tank. The scope includes installing stairs to replace the existing ladder and safety cage to meet current safety regulations and installing a handrail around the perimeter roof. These measures will improve safety for District personnel.



The project was scheduled for construction in 2022. Due to Covid and other impacts, the District will postpone the project until 2023.

The District budgeted \$25,000 for design in 2022 and \$2.6 million for construction in 2023. The project will be funded by existing water rates and capital reserves.

**PROJECT 21-3 MANSION HILL 2.5 MG RESERVOIR
 INTERIOR/EXTERIOR RECOAT AND SAFETY IMPROVEMENTS
 ESTIMATED PROJECT COSTS**

CATEGORY	2021	2022	2023	TOTAL
Engineering - Design	\$ 75,000	\$ 20,000		\$ 95,000
Construction			\$ 2,481,000	\$ 2,481,000
Construction Administration			\$ 148,860	\$ 148,860
Staff Labor and Benefits	\$ 5,500	\$ 5,000	\$ 15,000	\$ 25,500
Miscellaneous / Other	\$ 1,500	\$ -	\$ 5,000	\$ 6,500
TOTAL	\$ 82,000	\$ 25,000	\$ 2,649,860	\$ 2,756,860

FUNDING FOR PROJECT				
CATEGORY	2021	2022	2023	TOTAL
Rates and Reserves	\$ 82,000	\$ 25,000	\$ 2,649,860	\$ 2,756,860
				\$ -
TOTAL	\$ 82,000	\$ 25,000	\$ 2,649,860	\$ 2,756,860

ESTIMATED SCHEDULE FOR PROJECT COMPLETION		
Description	Month	Year
Design Engineering (Complete)	October	2022
Award Construction Contract	January	2023
Begin Construction	April	2023
Project Final Completion	December	2023