

1.5 MG Elevated Water Storage Tank

Construction Notice → November 18, 2024

Property Owners:

As you might be aware, for the last several years the City of Detroit Lakes has been planning for the replacement of the existing/primary 1.0 million-gallon (MG) water tower located between Rossman Avenue and Oak Grove Avenue. The planning, design, and bidding are complete, and the construction contract has been awarded to Landmark Structures of Forth Worth, Texas.



The project will include the construction of a new 1.5 MG water tower on the same site as the existing 1.0 MG tank. The new tank will be located directly north of the existing tank, with the existing tank being demolished upon completion of the project. In addition to being slightly taller and larger, the new tank will have a single concrete pedestal in contrast to the current multi-column tank.

Landmark is planning to begin construction as early as next week, with foundation construction scheduled to begin around December 4th. The project will be completed in stages over the course of the next several construction seasons, with the current anticipated completion in the summer of 2026. This notice is intended to provide some general information about the project and details about the initial stages of construction that will occur over the last part of this year.

Site & Foundation

Summary of Initial Construction Activity

Site Preparation:

- Landmark and its subcontractors expect to begin site preparation the week of December 2nd. This will generally include stripping of topsoil, leveling of the grade around the area of the new tank, and creating access drives for deliveries and equipment access.

Deep Foundation Construction:

- The project requires construction of an extensive foundation to support the immense weight of the new structure. The deep foundation system includes more than 100 10-inch diameter steel piles, driven to a depth of about 80-feet into the ground.
- The pile driving process certainly comes with some level of disruption to the adjacent neighborhood. There is noticeable noise and some vibration that is inherent to this process. We apologize for what we know is going to be a noticeable disruption. Unfortunately, there is little that can be done to abate this nuisance. The tower needs to go in this location, it must have a deep pile foundation, and driven piles is the only practical means to accomplish this. From the standpoint of disruption to adjacent properties, this will be the most difficult portion of the project.
 - Deep foundation construction is currently anticipated to begin around December 4th and will last for two to three weeks.
 - Pile driving is limited to the hours of 7:00 AM to 7:00 PM Monday thru Friday, 8:00 AM to 5:00 PM Saturday, and 9:00 AM to 4:00 PM Sunday. Although, daylight conditions may shorten working hours this time of year.
- After the foundation is completed, construction activity will be suspended until the spring of 2025.

1.5 MG Elevated Water Storage Tank

Construction Notice → November 18, 2024

Preconstruction Condition Survey:

- The City has engaged Bruan Intertec to complete preconstruction building condition surveys prior to the beginning of pile driving activities.
- Only properties within a certain distance of the construction activity are asked to participate in this condition survey. These properties will have already received a letter from Braun, asking to schedule appointments to enter your property.
 - Please reach out to Braun to schedule an appointment as soon as you are able.
- The survey is optional but highly encouraged. Structure damage resulting from pile driving activity is rare and not expected. However, the purpose of the survey is to provide good baseline condition information in the rare instance of damage.

2025 Work

Summary of **UPCOMING** Construction Activity

Concrete Column (Pedestal):

- After completion of the foundation, the next step in the project will include the construction of the more than 80-foot tall concrete column that will hold the steel tank in its elevated position.
- The column will be constructed via a system of concrete jump forms in roughly 10-foot tall segments.
- This work will begin in the summer of 2025.

Site Utilities & Grading:

- Underground utility work will include:
 - Replacement of the existing water transmission lines (large diameter watermains) extending from Rossman Avenue to Oak Grove Avenue, and to the tower.
 - Installation of an underground overflow pipe from the tower to Rossman Avenue
 - Various power and communication infrastructure to the new tank.
- The Site will be graded to provide for access and drainage once most of the vertical construction, coatings, and underground utilities are complete. This will be one of the final pieces of construction, likely completed in the early part of the summer of 2026.

Steel Bowl (Tank):

- The steel tank will be delivered to the site in large factory fabricated pieces. Once on site, the pieces are assembled and welded together on the ground, around the base of the concrete column.
- As the bowl nears final completion, it will be hoisted into its final position on top of the concrete column, where the final steel fabrication and assembly is completed.
 - We expect most of this work will be completed in the summer/fall of 2025. Depending on the coatings schedule, some work may carry into the spring of 2026.

1.5 MG Elevated Water Storage Tank

Construction Notice → November 18, 2024

Coatings:

- Prior to lifting the bowl into place, much of the interior and exterior protective coatings (paint) will be applied. There will be additional coatings applied and finished once the bowl is lift into the final position on top of the concrete column.
- It is unclear how much of the coating work will be completed in 2025. The work is very sensitive to weather and environmental conditions. Depending on these and other factors, some or all of this work might be completed in the summer of 2026.

Impacts to Access and Services

Water Service Interruptions | There may be one or two water service interruptions for the connection of new watermain (summer of 2025). Generally, these will be short, and you will be notified in advance. Occasionally there may be unplanned interruptions. Crews will work to restore water service as quickly as possible. Please contact project staff if you unexpectedly do not have water for more than 30 minutes.

Access | There will be no significant access interruptions to your properties beyond some short periods of street detours for the connection to the Rossman Avenue watermain. The contractors will generally access the site from Rossman Avenue except for some large deliveries that will also need to access the site from Oak Grove Avenue.

General Comments and Reminders

- Keep in mind that construction timelines and schedules frequently change due to a variety of factors including weather.
- Please obey all traffic/warning signs, detours, safety fences, etc. They are there for your protection and the protection of construction staff.
- Do not let children play near construction activity or equipment. Watch from a safe distance.
- Do not disturb any construction stakes or utility locate flags. They are there to help us construct the improvements properly and to avoid accidental damage to utilities (such as electrical, phone, cable, and internet). We will remove the stakes and flags once they are no longer needed.

Communication and Updates

- Landmark, along with the City Engineer's office, will have representatives routinely onsite. These representatives will do their best to keep you informed and updated on the construction activities that might impact you.
- Contact any of the project staff (listed at the bottom of this notice) with ANY questions, concerns, or needs.
- We will periodically (once or twice a year, or as needed) be sending out updates to the adjacent properties, to keep everyone informed of progress and/or impacts. If you would like to receive these e-mail updates, please send an email to jpratt@cityofdetroitlakes.com and request to be added to the progress update list. Please include your name and property address in the request.

Our Thanks

We know this project will create some inconvenience and we appreciate your patience and understanding during this project. We will do what we can to try make the project as smooth as possible. Please feel free to contact me or other project staff (contact information below) with any questions.

1.5 MG Elevated Water Storage Tank

Construction Notice → November 18, 2024

Project Staff - Contact Information

→ Jon Pratt

City Engineer – City of Detroit Lakes

218-844-2582 (w) 218-841-1282 (c)

jon.pratt@apexenggroup.com

jpratt@cityofdetroitlakes.com

→ Nate Blodgett

Project Manager – Landmark Structures

419-371-1407 (w)

nblodgett@teamlanmark.com