



Water System Upgrade

Briarcliff Knolls Subdivision
July 2013 - November 2016

Phase One: Generator Independence

In July, 2013 we made significant capital improvements by installing our own standby generator. A retaining wall was rebuilt; concrete pad, new fencing and security signs added. Finally, a state-of-the-art security camera system was installed.



Phase Two: New Water Storage Tank

Our existing - and original - water tank was installed in 1954. Based on the experience of Franklin Knolls with their tank and the associated repair costs, we believed it was inevitable our tank would soon fail. We knew it was rusting and deteriorating.

In a desire to be proactive rather than reactive, we chose to replace the tank before expensive repairs were required.



Original specs taken by Dan Gordon & submitted to tank manufacturer





Remove brick to expose tank from inside pump house





Tank is cut into pieces and removed.



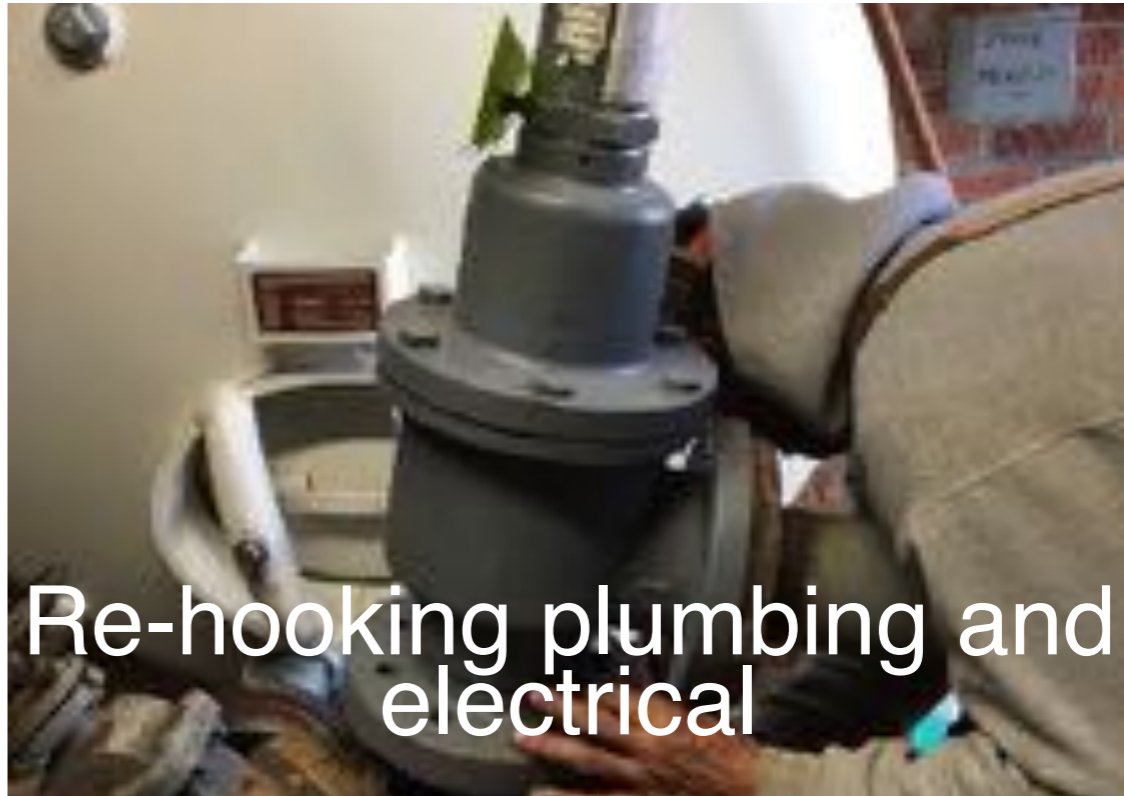
Ready for the new tank.



New tank delivery.



Being set in place.





New tank covered

Hill reconstructed and landscaped

Contractors

AA Tanks - Tank Manufacturer

Brown Drilling - Electrical/
Plumbing

D'Angelo - Landscaping

JDO Masonry - Brick work

Watertap - Excavation

**Water Services Manager/General
Contractor - Dan Gordon**

Special thanks to Briarcliff residents Steve and Dan Potter for their consult and donation of a pressure sustaining valve adaptor for the project.



2016 Tank Replacement Timeline

May 2016	Initiated talks with AA Tanks re specs for new tank. Began research with West Bloomfield Township re: a 9/19 start date and required permits
June - Aug	Reviewed scope of work and solicited bids/estimates. Developed budget and costs for Board review.
Sept 2	Old tank started leaking. We connected to Franklin Knolls system
Sept 6	Started running our 12" well inside the pump house into water main (bypassing tank) with a pressure sustaining valve on one of the hydrants to maintain 70 psi
Nov 8	Started excavation of old tank
Nov 14	Disconnected tank for removal
Nov 15	New tank delivered
Nov 16	Mason removed brick around tank
Nov 17	Removed old tank and set new tank
Nov 17	Began reconnection of new tank to plumbing
Nov 18	Finished plumbing on tank in pump house
Nov 18	Mason rebuilt brick wall around tank
Nov 21	Started back filling tank and changed 4" relief valve in pump house
Nov 21	Chlorinated tank to set for 24 hours
Nov 22	Pumped off chlorine and took 1st water sample of two. Delivered to lab.
Nov 23	Took 2nd water sample
Nov 24	Thanksgiving Holiday
Nov 25	Put our system on line and disconnected from Franklin Knolls system
Dec 9	Completed with reconstruction and landscaping of hill.