

RESOLUTION 2022-42

**RESOLUTION APPROVING A WATER TOWER MAINTENANCE AND
INSPECTION PROPOSAL FROM SUEZ**

WHEREAS, the City of West Branch desires to have the city's water towers maintained and inspected annually; and

WHEREAS, the City received quotes for these services from Maguire Iron and Suez and both companies are qualified and capable of supplying said services; and

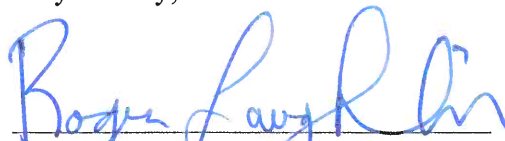
WHEREAS, Maguire Iron and Suez have prepared proposals to perform the aforementioned services which has been reviewed by the Public Works Director and staff; and

WHEREAS, the Public Works Director recommends Suez for the City's Water Tower Maintenance and inspection program; and

WHEREAS, the Proposal of Services requires the approval of the City Council.


NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the aforementioned water tower maintenance and inspection proposal be and the same is hereby approved. Further, the Mayor and City Clerk are directed to execute said agreement on behalf of the City.

Passed and approved this 16th day of May, 2022.



Roger Laughlin, Mayor

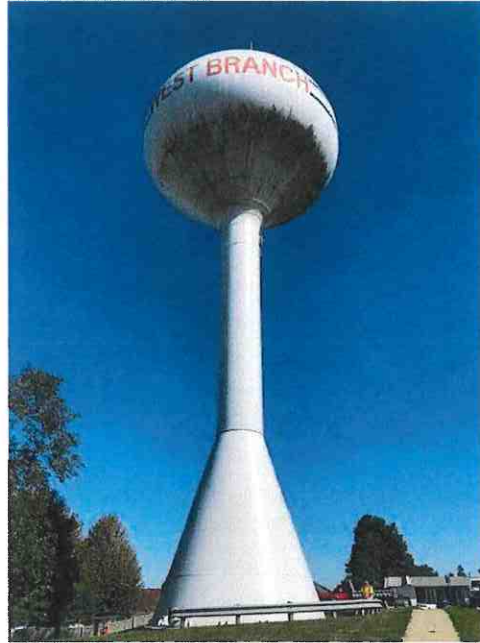
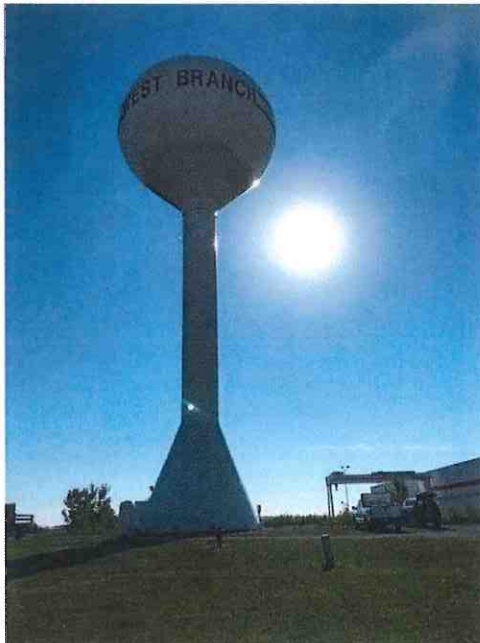
ATTEST:



Leslie Brick, City Clerk



City of West Branch
Tank Maintenance Program
Suez Advanced Solutions
A best practice for water storage tanks
May 6, 2022



Melinda Kurtz
Water Sales Consultant
515-344-6391

TANK MAINTENANCE PROGRAM HIGHLIGHTS

The maintenance requirements of steel water storage tanks as well as concrete tanks in the state of Iowa have become even more important over the past several years. These regulations come from both the state and federal levels of government. Controls over inspections and cleaning of tanks, materials used to recoat tanks, disposal of materials taken from tanks, and qualifications of workers performing maintenance have all come into play to cause the frequency of maintenance to increase as well as the cost. Our ongoing program of care provides full coverage for all aspects of tank maintenance. Under the maintenance program, annual inspections are conducted to determine what repairs are needed and at what interval these renovations will be required.

DELIVERING PEACE OF MIND

Our team of professionals has a proven history of success since creating the Tank Asset Management Model and introducing that model to the municipal market in 1985. The program was developed in collaboration with our customers in order to provide a better solution to meet financial, regulatory and staffing needs. Since its inception, our program has grown to include over 8000 assets, making Suez the largest asset management company in the United States. Our program has been recognized as an industry leader and since its development; other companies have implemented various versions of it.

STATEMENT OF QUALIFICATIONS

Since 1963, Utility Service Group Co., Inc. (Suez Advanced Solutions) has worked hand in hand with Municipal, County and Industrial tank owners to become the “Proven Leader in the Asset Management Industry”.

CREWS

Currently, we have over 120 crews at our disposal. Each crew of three to five men is equipped with a full range of equipment needed to complete both major and minor cleaning and painting projects. The majority of these crews have a crew foreman with over 10 years’ experience in water tank maintenance. All service crews operate in accordance with company safety procedures.

SAFETY

We meet or exceeds OSHA standards. With a staff dedicated only to the safety and safety training of our employees. Yearly trainings are mandatory for all employees and contractors. Safe plan methods are followed including confined space rules.

ISO 9001 CERTIFICATION

We are the only tank management company that is ISO 9001 certified. The ISO 9001:2015 certification validates that we take a systematic approach to managing its operational processes and activities to consistently satisfy our clients' quality expectations and contractual requirements for all the rehabilitation and maintenance services the company provides.



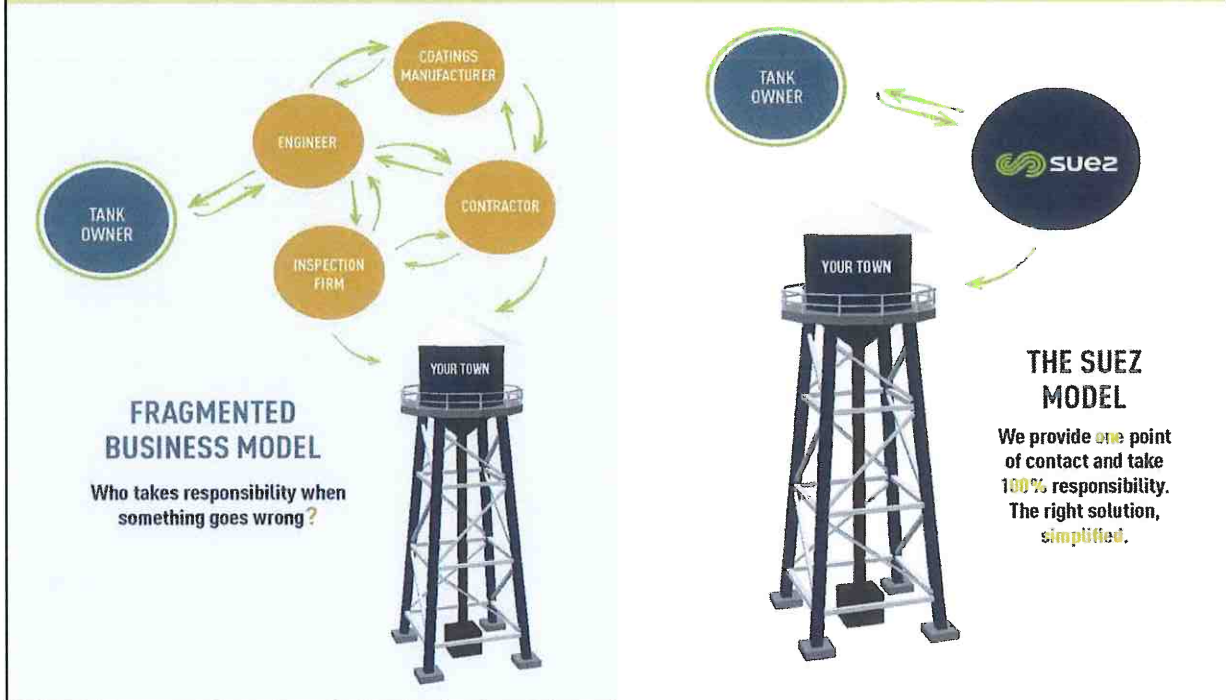
ENGINEERS

Certified professional and structural engineers are part of the staff. They review drawings, pictures and documents to ensure the best plan of action for your asset and to assist customers with their needs.

GASB 34 COMPLIANCE

We offer our 'government' clients the ability to be *GASB-34* compliant through our program. What this means is that our clients can take advantage of the "*Modified Approach*" to depreciation offered within this *Accounting Standard*, because our program is shown to extend the life of the water storage tank indefinitely. The Modified Approach is a course of action allowed by the GASB accounting standard, whereby infrastructure that has an indefinite life *does not need to be depreciated*.

THE DIFFERENCE OF THE SUEZ ASSET MAINTENANCE PROGRAM



VALUE OF SUEZ'S FULL SERVICE FULL MAINTENANCE PROGRAM:

- ✓ GASB 34 Compliance
- ✓ Comprehensive, sustainable maintenance program
- ✓ Renewable each year at the tank owner's option
- ✓ Covers all aspects of tank maintenance, including engineering services and renovation.
- ✓ Initial and all future renovations
- ✓ Annual visual inspections with detailed reports.
- ✓ Bi-annual washout / disinfection inspections
- ✓ Extends tank service life
- ✓ All tank related engineering costs
- ✓ Flat annual fee listed in the contract eliminates unplanned expenditures
- ✓ Spread of renovation costs
- ✓ No change orders resulting in unexpected costs
- ✓ 100% warranty on coatings during the lifetime of the contract
- ✓ 100% transfer of rehabilitation risk to Suez

BENEFIT TO THE OWNER

- ✓ Fully integrated professional service organization working as a partner
- ✓ Transfer risk from tank owner to Suez Advanced USCI
- ✓ Guaranteed protection of your water storage tank
- ✓ Extend tank life
- ✓ Attractive tank appearance
- ✓ Emergency repair services
- ✓ Spread capital upfront renovation cost over multiple years
- ✓ Predictable cost thru annual maintenance fee
- ✓ Future renovations
- ✓ Work performed not limited to a 1-year warranty
- ✓ Lifetime warranty as long as contract is in place
- ✓ One-year automatic renewable contract
- ✓ No Change orders
- ✓ Health and safety regulatory compliance
- ✓ Dependable storage to sustain high water quality

1. VISUAL INSPECTIONS DETERMINE:

Conditions of the exterior and interior coatings.

- ✓ Compliance with all safety and sanitary regulations.
- ✓ Verification of the tank's structural integrity.
- ✓ Functionality of all security measures to protect the tank.
- ✓ Needed repairs and touchups.
- ✓ Tank maintenance agreement

A detailed report with appropriate photographs of the inspection will be sent to you as soon as possible after completion of the inspection.

2. WASHOUT AND DISINFECTION INSPECTIONS:

Address the same areas as Visual Inspections, but with emphasis on the tank's interior after draining for cleaning and disinfecting. After you drain your tank:

CONDITION ASSESSMENT CHECKLIST

5 Inspection Categories:

1. Sanitary – Foreign material, sediment, corrosion
2. Safety – Ladders, handrails, fall prevention, radiation hazards and confined space
3. Security – Ladders, fenced, hatches and locks
4. Structural – Anchor bolts, foundations, welds, wind rods, etc . . .
5. Coating – General condition, % of failure, pitting, thickness, adhesion & heavy metals

- ✓ Suez (Utility Service) will provide a pressure relief valve and technical assistance in planning for water availability during the tanks down time if requested.
- ✓ Suez (Utility Service's) crew removes all sediment and sludge that has collected in the tank and clean the tank's interior.
- ✓ The crew completes the most urgently needed repairs and touch-ups.
- ✓ Supplemental repairs and corrective actions are noted and scheduled for completion ASAP.
- ✓ Finally, man-way gaskets are replaced, and interior is disinfected per the AWWA C652 Chlorination Method 2.

The tank is then ready to be placed back in service and filled with water.

A detailed report of the inspection findings together with appropriate photographs will be provided to the tank owner ASAP. This report documents the tank's conditions and provides proof of regulatory compliances.

SUMMARY

Our inspections together with any needed repairs comprise an annual project engineering/management program tailored especially for your tank. There are no additional outside engineering fees associated with our program since our team of in-house professional engineers review your tank as part of our commitment to offer you a full-service maintenance program.

In addition to Regular & Systematic Maintenance & Professional Project Management, we stand ready to provide repairs at any time at no additional charge.

WHAT IS NOT INCLUDED

Containment of the tank at anytime during the term of the Contract, except for the initial renovation. If future containment is needed on a tank Suez can work with you on a cost spread and payment.
Operational problems or structural damage due to cold weather (freezing)
Operational problems or repair of structural damage or site damage caused by physical conditions below the surface of the ground

WHY A TANK MAINTENANCE PROGRAM

- Suez assumes ALL the RISK and LIABILITY of maintaining your tank
- Renovation Costs Spread INTEREST FREE
- LIFETIME PROTECTION on paint coatings and workmanship (While Under the MP)
- FIXED annual budget figure
- No change orders

THESE REPAIRS INCLUDE:

- Any emergencies
- Repairs identified by the owner between our inspections
- Repairs identified during inspections but not completed at the time of the inspection

We schedule repairs using the following criteria:

- ✓ Routine repairs: within 30 days of identification
- ✓ Emergency or crucial repairs: our goal is to respond within 24 hours when reported during a normal business day
- ✓ Graffiti
 - Unsightly graffiti: paint over as soon as possible
 - Offensive graffiti: treated as an emergency repair and rectified immediately
- ✓ Annual inspections will reveal the needs for tank coating renovations (interior and exterior).

The exteriors and interiors are cleaned and repainted as needed for tank protection and cosmetic reasons as well.

Painting touchups are routinely scheduled as needed during inspections

These renovations and touchups come with the maintenance program without additional charges.

TO PREVENT UNAUTHORIZED ACCESS BY VANDALS OR OTHER INTRUDERS WE INSTALL AND MAINTAIN:

- ✓ Anti-climb devices on ladders
- ✓ Locks on the roof hatches

In addition, regular maintenance and replacements of screens prevents unwanted intrusion by insects, bugs, birds or other pests.

Our maintenance reports and backup records in our offices provide useful data for state inspectors to demonstrate compliance to official regulations.

Costs are clearly defined in the contract. It is known in advance costs for all maintenance activities for your water tank – with no surprises.

YOU RECEIVE BUDGET INFORMATION ANNUALLY TO ASSIST YOUR BUDGETING EFFORTS:

These reminders are normally mailed to the tank owner six months prior to the beginning of their respective fiscal year to ensure that you have time to include them in your budgeting efforts.

Full service asset management programs are one (1) year agreements that can be extended indefinitely by the tank owner on an evergreen basis. This means:

- The contract is automatically renewed unless the tank owner notifies Utility Service in writing of their intent to cancel it
- Suez (Utility Service) cannot cancel the contract unless the tank owner fails to remit the annual fee—so the risk is ours!

It all translates into peace of mind – and years of reliable, clean water tanks for the water usage customers, their visitors and all elected and all appointed managers and officials.

SERVICE CENTERS

There are 12 service centers throughout the United States. The center located in Pittsburg, KS will be the primary and will coordinate all major production activities.

THE TEAM

Local Representative

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SCOPE OF WORK

South Tank

Year 1

Visual Inspection

1. A date shall be coordinated by both parties to conduct this visual inspection.
2. The tank exterior and interior will be inspected to assess the Sanitary, Safety, Structural, Security, and Coatings conditions.
3. Exterior and interior paint samples will be taken and the samples will be analyzed at a certified laboratory to determine the total lead and chromium content of the existing coatings.
4. A comprehensive written report with color digital photographs of the tank and the tank site will be submitted detailing the condition of the tank.

Year 2

Exterior:

1. Complete exterior shall be fully pressure washed.
2. All rusted areas shall be tool cleaned per SSPC-SP#2, #3 cleaning methods.
3. All areas tool cleaned shall be spot primed with a Tnemec Series primer or equivalent.
4. One (1) full intermediate coat of a compatible Tnemec Series coating shall be applied to 100% of exterior surfaces.
5. One (1) full finish coat of a compatible Tnemec Series coating shall be applied to 100% of exterior surfaces.
6. Paint and seal foundation
7. New 2-sided logo will be painted on tank from logo that was sent
8. A date shall be coordinated by both parties to conduct this visual inspection.

Repairs/Installs:

1. Install new 2-sided logo
2. Install new screen on overflow pipe
3. Install PAX Active Mixer
4. Paint/Seal Foundation
5. Install new vent screen

Wet Interior:

1. Abrasive blast clean the complete interior to a SSPC-SP10 "Near White" finish.
2. Heavy blast areas with heavy mil thickness
3. Remove all dust and blast products by high-pressure air, vacuum cleaning or brushing and apply the first coat of paint before any surface rust develops.
4. Using Epoxy thinned 10%, stripe paint all welded/lap seams and pitted areas with a roller or brush.
5. Apply one (1) full coat of Epoxy at a DFT of 4 to 6 mils to the complete interior of the tank, riser pipe, and all other interior surfaces.
6. Apply a second full coat of Epoxy at a DFT of 5 to 7 mils to the complete interior of the tank, riser pipe, and all other interior surfaces.
7. Total minimum dry film thickness (DFT) for the interior two coat system is 9 mils dry.
8. Depending on the surface temperature, the coatings will be allowed to cure as stated on the product data sheet.
9. Owner will be notified when the tank has been disinfected and is ready to be filled.

Dry Interior:

1. All dry area except for dry bell and cone which will be touched up where needed
2. Complete exterior shall be fully pressure washed.
3. All rusted areas shall be tool cleaned per SSPC-SP#2, #3 cleaning methods.
4. All areas tool cleaned shall be spot primed with a Tnemec Series primer or equivalent.
5. One (1) full intermediate coat of a compatible Tnemec Series coating shall be applied to 100% of exterior surfaces.
6. One (1) full finish coat of a compatible Tnemec Series coating shall be applied to 100% of exterior surfaces.

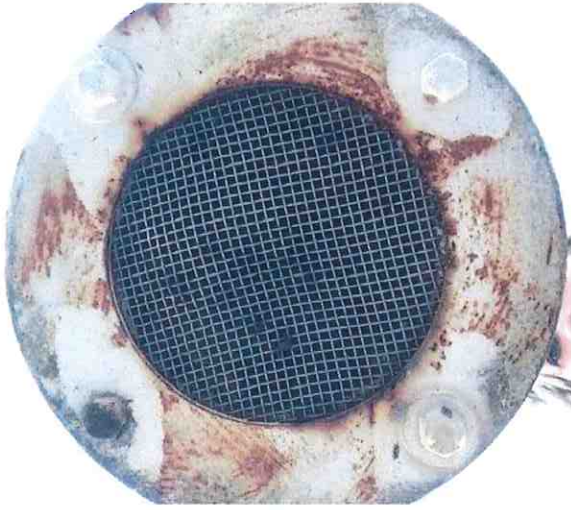
PAX 100 Active Mixer Installation:

- Prevents freezing
 - Eliminates thermal stratification
 - Improves disinfectant residual levels
 - Lowers DBPs and nitrifying bacteria
 - Protects tank from ice damage and corrosion
-
- Mixer will be installed and includes all **permits** and a three-year warranty.

** One exterior pressure wash in between each exterior renovation cycle is included.



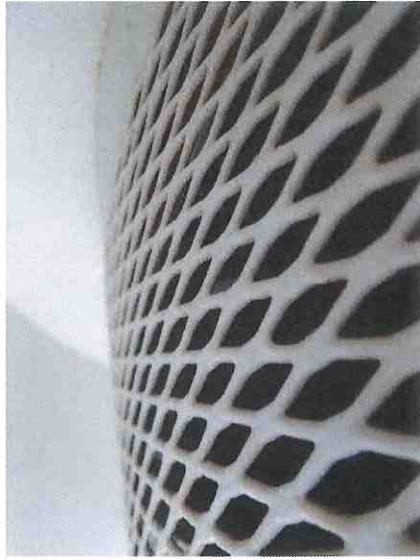
New 2-sided logo



Install new screen



PAX 100 Mixer



Vent screen to be replaced



Exterior Column



Exterior Bowl



Interior stem



Interior bowl

SOUTH TANK COST SCHEDULE

| Year 1 | Year2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|--|--|--|---|--|---|---|---|--|---|
| Visual Inspection & Maint. Emergency Service | Int./Ext Ren All Repairs Washout Insp & Maint. Emerg. Services | Visual Inspection & Maint. Emergency Service | Washout Inspection & Maint. Emerg. Services | Visual Inspection & Maint. Emergency Service | Interior Washout Inspection & Maint. Emerg. Service | Exterior Pressure Wash Visual Inspection & Maint. Emergency Service | Interior Washout Inspection & Maint. Emerg. Service | Visual Inspection & Maint. Emergency Service | Interior Washout Inspection & Maint. Emerg. Service |
| \$2,500 | \$37,895 | \$37,895 | \$37,895 | \$37,895 | \$37,895 | \$14,978 | \$15,508 | \$16,057 | \$16,625 |

North Tank

Year 1

Visual Inspection

5. A date shall be coordinated by both parties to conduct this visual inspection.
6. The tank exterior and interior will be inspected to assess the Sanitary, Safety, Structural, Security, and Coatings conditions.
7. Exterior and interior paint samples will be taken and the samples will be analyzed at a certified laboratory to determine the total lead and chromium content of the existing coatings.
8. A comprehensive written report with color digital photographs of the tank and the tank site will be submitted detailing the condition of the tank.

Year 2

Washout Inspection

1. A date shall be coordinated by both parties for the Owner to drain the tank.
2. The interior floor and lower walls of the tank will be cleaned using a pressure washer to remove all mud, silt, and foreign sediment. The tank is not be rigged to pressure wash the upper walls, and roof unless specified by this agreement. This cleaning will not completely remove all staining or any Bio-film that may be present.
3. The tank will be inspected to assess the sanitary, safety, structural, security, and coatings conditions.
4. After all inspection work is completed, the tank will be disinfected in accordance with AWWA C652.
5. The tank will be sealed and made ready for service.
6. A comprehensive written report with color digital photographs will be submitted detailing the condition of the tank. A representative of Utility Service Co., Inc. will schedule a date with the Owner to present the report and findings.

Year 3

Interior:

1. A date shall be coordinated by both parties for the utility to drain the tank.
2. Abrasive blast clean the complete interior to a SSPC-SP10 "Near White" finish.
3. Heavy blast areas with heavy mil thickness
4. Remove all dust and blast products by high-pressure air, vacuum cleaning or brushing and apply the first coat of paint before any surface rust develops.
5. Using Epoxy thinned 10%, stripe paint all welded/lap seams and pitted areas with a roller or brush.
6. Apply one (1) full coat of Epoxy at a DFT of 4 to 6 mils to the complete interior of the tank, riser pipe, and all other interior surfaces.
7. Apply a second full coat of Epoxy at a DFT of 5 to 7 mils to the complete interior of the tank, riser pipe, and all other interior surfaces.
8. Total minimum dry film thickness (DFT) for the interior two coat system is 9 mils dry.
9. Depending on the surface temperature, the coatings will be allowed to cure as stated on the product data sheet.
10. Owner will be notified when the tank has been disinfected and is ready to be filled.

Dry Interior:

1. All dry area except for dry bell and cone which will be touched up where needed
2. Complete exterior shall be fully pressure washed.
3. All rusted areas shall be tool cleaned per SSPC-SP#2, #3 cleaning methods.
4. All areas tool cleaned shall be spot primed with a Tnemec Series primer or equivalent.
5. One (1) full intermediate coat of a compatible Tnemec Series coating shall be applied to 100% of exterior surfaces.
6. One (1) full finish coat of a compatible Tnemec Series coating shall be applied to 100% of exterior surfaces.

Exterior:

1. Complete exterior shall be fully pressure washed.
2. All rusted areas shall be tool cleaned per SSPC-SP#2, #3 cleaning methods.
3. All areas tool cleaned shall be spot primed with a Tnemec Series primer or equivalent.
4. One (1) full intermediate coat of a compatible Tnemec Series coating shall be applied to 100% of exterior surfaces.
5. One (1) full finish coat of a compatible Tnemec Series coating shall be applied to 100% of exterior surfaces.
6. Paint and seal foundation
7. New 2-sided logo will be painted on tank from logo that was sent
8. A date shall be coordinated by both parties to conduct this visual inspection.

Repairs/Installs:

1. New 2-sided logo
 2. Replace top 5 feet of wet interior ladder
 3. Install new frost proof vent
 4. Install new screen on overflow pipe
 5. Paint and seal foundation
 6. Remove bolted 90* overflow and weld new pipe with a 90*
 7. Install 13 foot diameter safety corral with 42" handrail and toe kick plate on top exterior
- ** One exterior pressure wash in between each exterior renovation cycle is included.



Exterior vent



Replace top 5 feet of wet interior ladder



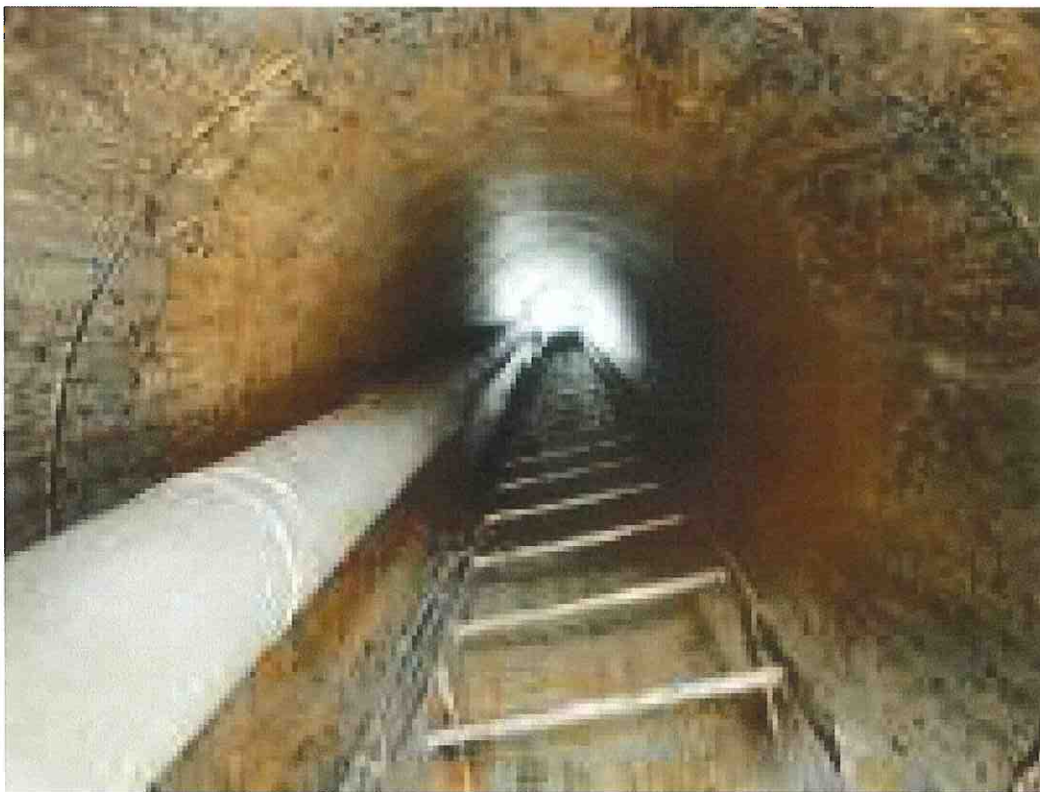
Remove and weld new 90* overflow pipe



Replace with frost proof vent



Example of corral for antennas



Interior dry tube



Interior Bowl

NORTH TANK COST SCHEDULE

| Year 1 | Year2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|--|--|---|--|--|--|--|---|--|--|
| Visual Inspection & Maint Emerg. Service | Interior Washout Inspection & Maint Emerg. Service | Int./Ext Renovation All Repairs Washout Inspection & Maint. Emerg. Services | Visual Inspection & Maint Emerg. Service | Interior Washout Inspection & Maint Emerg. Service | Visual Inspection & Maint Emerg. Service | Interior Washout Inspection & Maint Emerg. Service | Exterior Pressure Wash Visual Inspection & Maint. Emergency Service | Interior Washout Inspection & Maint Emerg. Service | Visual Inspection & Maint Emerg. Service |
| \$2,500 | \$2,500 | \$35,440 | \$35,440 | \$35,440 | \$35,440 | \$35,440 | \$14,093 | \$14,592 | \$15,108 |

| | Year 1 | Year2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|----------------------|--------------------------------------|--|--|---|--|--|---|---|--|--|
| South Tank 300 KG | Visual Insp. & Maint. Emerg. Service | Int./Ext Renovation Install Mixer All Repairs Washout Inspection Emergency Service | Visual Inspection & Maint. Emerg. Service | Interior Washout Insp. & Maint. Emerg. Services | Visual Inspection & Maint. Emerg. Service | Interior Washout Insp. & Maint. Emerg. Service | Exterior Pressure Wash Visual Insp. & Maint. Emerg. Service | Interior Washout Insp. & Maint. Emerg. Service | Visual Insp. & Maint. Emerg. Service | Interior Washout Insp. & Maint. Emerg. Service |
| | \$2,500 | \$37,895 | \$37,895 | \$37,895 | \$37,895 | \$37,895 | \$14,978 | \$15,508 | \$16,057 | \$16,625 |
| | Year 1 | Year2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| North Tank 250 KG | Visual Insp & Maint. Emerg Service | Interior Washout Insp & Maint Emerg. Service | Int./Ext Ren All Repairs Washout Insp & Maint. Emerg. Services | Visual Insp & Maint Emerg. Service | Interior Washout Insp & Maint Emerg. Service | Visual Insp & Maint Emerg. Service | Interior Washout Insp & Maint Emerg. Service | Exterior Pressure Wash Visual Insp & Maint. Emerg Service | Interior Washout Insp & Maint Emerg. Service | Visual Insp & Maint Emerg. Service |
| | \$2,500 | \$2,500 | \$35,440 | \$35,440 | \$35,440 | \$35,440 | \$35,440 | \$14,093 | \$14,592 | \$15,108 |
| Annual Total | \$5,000 | \$40,395 | \$73,335 | \$73,335 | \$73,335 | \$73,335 | \$50,417 | \$29,601 | \$30,649 | \$31,733 |

Tank maintenance agreement

It is a one-year agreement that can be extended indefinitely. "YOU" have complete control either to stay in or cancel the program

- Utility Service can never drop you as a customer with the exception of non-payment
- The attached reflects the annual fee to maintain the water tower. The chart reflects inflation adjustments, inflation would be no more than a maximum of 5% per year will begin once the upfront renovation cost is paid and continue through the duration of the program.
 - Any maintenance after year 8 includes all cleanings, inspections, repairs and future painting.