



CITY OF WASHINGTON, ILLINOIS
Public Works Committee Agenda Communication

Meeting Date: July 6th, 2021

Prepared By: Brian Rittenhouse – Utilities Superintendent
Kevin Schone – Public Works Director

Agenda Item: Water Tower #2 Painting Discussion

Explanation: The Water Tower #2 is showing an increased number of areas where the top coat of paint is missing. Staff believes these areas were damaged during the tornado in 2013 and have gotten worse over the years. In March of 2021 the City contracted Dixon Engineering to do a maintenance inspection on the Water Towers to help us determine the extent of the damage and to make recommendations for repair. Fiscal year 21/22 has \$130,000 budgeted in anticipation that inspection would recommend a topcoat (Exterior overcoat) be applied this year.

Dixon submitted their inspection report on April 19th, 2021. Their findings showed a need for repairs and upgrades to meet IEPA requirements, for water tower protection, and for safety. Below is their estimate for all repairs and upgrades to be completed.

| | |
|--------------------------------------|------------------|
| Exterior overcoat | \$140,000 |
| Dry interior partial repaint | \$20,000 |
| Cathodic protection system | \$25,000 |
| Roof painter's railing | \$7,000 |
| Overflow flap gate | \$3,000 |
| Condensate ladder extension | \$1,000 |
| Pressure vacuum roof vent | \$6,000 |
| Access tube air gap seal | \$3,000 |
| <u>Expansion joint</u> | <u>\$15,000</u> |
| Sub Total | \$220,000 |
| <u>Engineering and Contingencies</u> | <u>\$44,000</u> |
| Estimated Total | \$264,000 |

As you can see there is more work to be done than just an exterior topcoat. Dixon provided a list of suggested repairs and upgrades should the city want to complete some of the repairs this fiscal year. These repairs would not exceed the \$130,000 that has been budgeted for the Exterior Topcoat. Below is Dixon's estimate for these repairs and upgrades.

| | |
|-------------------------------------|-----------------|
| Cathodic protection system | \$25,000 |
| Roof painter's railing | \$7,000 |
| Overflow flap gate | \$3,000 |
| Condensate ladder extension | \$1,000 |
| Pressure vacuum roof vent | \$6,000 |
| Access tube air gap seal | \$3,000 |
| <u>Expansion joint</u> | <u>\$15,000</u> |
| Sub Total (Partial Project) | \$60,000 |
| <u>20% Higher (Partial Project)</u> | <u>\$12,000</u> |
| Total | \$72,000 |
| <u>Engineering</u> | <u>\$6,650</u> |
| Estimated Total | \$78,650 |

The partial repair work noted above would leave the Exterior overcoat and Dry Interior partial repaint, plus Engineering and contingencies, estimated at \$204,000, that would need to be budgeted for next fiscal year.

Fiscal Impact: Not applicable at this time.

Recommendation/

Committee Discussion Summary: If it is decided to complete all the repairs and upgrades in two separate projects, the water tower would need to be taken out of service twice. Taking a tower out of service is not an easy task and increases the risk of failed chlorine residual tests, risk of water main breaks, and wasted water.

Staff recommends budgeting and completing the full project next Fiscal Year, 2022-2023. This would complete all the IEPA Requirements for safety and maintenance issues, and would also only require the tower to be taken out of service once, rather than twice.

Action Requested: Direction on doing partial work this fiscal year or holding off all work until next FY as recommended by staff.