

**VILLAGE OF DRESSER  
PUBLIC WORKS COMMITTEE MEETING  
JANUARY 9, 2019  
MUNICIPAL BUILDING**

Bryan "Fatboy" Raddatz called the meeting to order at 1:00 PM. Roll Call: Richard Durand, Wayne Moberg, and Bryan "Fatboy" Raddatz. Also present Jodi A. Gilbert/Clerk, Arik Mahler/Public Works, Robert Thompson/Public Works, Grace Bjorklund, Sharon and Gene Hendricks, Jana Nyhagen/Short Elliott Hendrickson Inc., and Christopher Wolfgram/Short Elliott Hendrickson Inc. This meeting was posted that a majority of the board members could be present for this meeting. No other public or press was in attendance.

Short Elliott Hendrickson, Inc. (SEH) was present to discuss Engineering Services for the Water Tower. Jana Nyhagen and Christopher Wolfgram introduced themselves. Nyhagen stated we heard from you about a month ago. Can you give us some back ground on this project to this point? Raddatz stated we had Dixon Engineering inspect the tank and we had Lane Tank inspect the tank also. We determined what work needs to be done on the tank and we were looking to hire Dixon Engineering to engineer/manage the project. Dixon and the Village couldn't come to terms on a contract. So we are looking for a new engineering firm to run with this project. Nyhagen stated SEH has done water tower projects for 25 years. Wolfgram works with protective coatings and the contractors. Nyhagen stated I have worked specifically with water towers in the past 5 years. Wolfgram stated I am strictly coatings and have worked on a lot of water towers (20-30 water tower rehabs). I am NACE Level 3 certified and I am licensed welding inspector. Raddatz asked so you would be the inspector. Wolfgram stated I would do the welding inspections for sure. We do have other NACE certified inspectors on staff so I don't know who it would be. If you want to go with the lowest contractor then you would bid it out. Normally there is a 2 year warranty. SEH can offer an Alternative Design Build. This is maintenance for your tower – you can select the contractor and spread the cost over 5-10 years. People select this option so they don't get stuck with the low bidder. Life of contract would cover maintenance. We do annual inspections. We do the DNR inspection every year or every 5 years if needed. Raddatz stated we have gotten 29 -30 years out of our water tower. We are looking for long term quality. With traditional specs and bidding it out you are at the mercy of the low bidder. With the maintenance contract we work with a company out of Menomonie. Wolfgram stated I was a contractor. The standard contractor in the area has probably done numerous tanks in MN and WI and they have moved on. Having the same contractor maintaining the tank for 10 years and when you get out to the 10 year mark they will handle what the next 5 years would bring. After 30 years the maintenance you have gotten on the tank is amazing. Wolfgram stated when I ask manufacturers how long their job will hold up they estimate 20-25 years. I can't promise 30 years. We strive for the best quality we can provide and work with the best contractor in the 48 states. The contractor is Classic and they are the one to beat. Classic Protective Coatings has been in business since the early 1990's. A lot of their guys bounced back and forth. In MN/WI – you can't burn a bridge. They are a good contractor to work with. With the tank they scope it ahead of time. We don't want change orders. We come in and scope and partner with Classic and they provide a price and present you a price. The surface prep is determining whether the tank will last. Moving forward you look at the mixing of applications, environmental, etc... it is all looked at when we are putting together the scope. We use all current standards. SEH is a full service engineering firm. If we have electrical issues we have engineers that can take a look. A lot of tanks have aviation lights and now some tanks no longer need them. We have people that can look into it and can do a FAA

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check and decide if you need one. When we scope the project we look at it as money coming out of our pocket. We want to give you the best product for the best value for your money. How far is that dollar going to go? Thompson asked have you taken a look at the tower. Wolfgram stated there is no over coating that tank. Raddatz stated that is what we are finding out everyone is requiring a complete redo. Wolfgram stated if you redo everything now you won't have to take it out of service again. You want to get the best value for your dollar – for some tanks I do 2 types of scopes and see what the difference in price would be. I won't recommend just an overcoat on this tank. The last time your tank was painted was 1989 and it still looks good. The top coat is gone and you are down to the epoxy. As it chalks it gets thinner and thinner. You may have 3-5 mills of coating left on the bowl. We would look at the ladders, cat walk, etc... and put together a scope and make a recommendation. How often do you access the tank? Mahler stated our safety stuff has been recalled and it is recommended we don't use it. Right now it is not safe to climb. Wolfgram stated we would look at ease of access and communications. We would recommend a straight ladder. If the ladder is in good condition and you are not using it all of the time – why put in a new one. We would provide recommendations. If you are going to go the traditional route and put it out for bids we can do alternates. Some cities want to see a 5 year warranty. With the maintenance service agreement you can look at different options with pricing. We would do the initial inspection. With SEH everything is done in house except the contractor. We are one of the largest coating operations in the area. We have guys with experience up to 45 years in the field. Nyhagen has worked with the water group and has worked more on design and study. Nyhagen stated I am the Professional Engineer so I would submit to the DNR. Thompson asked did you see any red flags with the Dixon report. Wolfgram stated the report says that you should put in a 30 inch manway because OSHA may want it in the future. The last big thing that OSHA did was confined space 4-5 years ago. They always tell you 2 years plus if something is going to change. The last major code was ladder width. There are no major changes right now. Raddatz asked would you put in another hatch in the back – there is one in the front. Wolfgram stated with confined space - cables - running the curtain a 24 inch is standard – as far as at the base 12/18 is minimum. 30 is not required. Some guys like the 30. As far as inside wet ladder. They can use the painter's rails to tie off. It is just another area to rust. If you have a roof vent and have a man way you would need another man way. You need 3 ways of egress for confined space. One for ventilation/one for access/one for running lines. 3 on the top and one on the bottom. Having a one inch rail running around the top – just another place to have to clean up and repaint. It is only used when painting every 30 years. The shocker was the over coat. The new standard has zinc primer. Zinc is metal to steel. It will protect the steel. You are already protecting with coatings why do the extra cost and maintenance with another coat. The aviation light may or may not be necessary. The foundation is below grade. You have anchor bolts underwater. Grading of the site will need to be done. Could this be a 2019 or 2020 project? You will get better pricing for a 2020 project. Schedules are filling up. I would shoot for a spring 2020 project. Raddatz asked how long of a project. You have a 200,000 gallon tank. Doesn't need a lot of repairs. 10-12 weeks to be realistic. We have a short paint season in this area. A lot of competitors squeeze the window – not going to happen. Give them more time up front you will get a better price. With a traditional bid you have liquidated damages. We don't want to run water and loose water so we have considered using a pressure tank. They are used a lot down south. They love the pressure tank. In this area you can put in relief valves on hydrants and run the water. We rarely use the pressure systems. We thought the pumps were more expensive and this way we would not be wasting water. Wolfgram down south they are more into water conservation. You may want to consider logos on the tower. Especially if you do discuss changing the color. If you stick with a lighter color

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you can use a urethane coverage. Florapolimer coating would need to be used with a darker color. It is how they handle the UV. We don't get UV year round. You are looking at \$400 gallon versus \$100 gallon. With a light color you would not notice the fading. Why spend so much on paint. It would be cheaper to go with a lighter color. Raddatz asked do you have any rough numbers on engineering costs for this type of project and a possible range for the tower. Wolfgram stated the one variable is tank maintenance or traditional. Raddatz stated I am confused. Tank maintenance between SEH and Classic. Cost for being maintained for so many years. What type of maintenance are we talking - only inspections. Raddatz stated with a new paint job what maintenance will be needed what is covered. 5 year washing and toughing up. 10 years - washing and coating touching up. Yearly inspections. The idea is that you catch it early on so it is repaired. You work with one contractor for the whole duration. They want it top quality so they don't have to come back and fix. It is a different way of looking at it. Could go both ways. Raddatz stated we need apples to apples. Traditional spec/bid/inspection full time versus part time. Wolfgram stated \$50,000 to \$80,000 for engineering. Rehab \$500,000. Added together. That is plans and specs by this coming fall and bid out before Christmas for best price in 2020. Conventional. For tank maintenance it is higher with rehab \$600,000 and engineering 5 year contract - inspections/washing \$150,000. This is shooting from the hip. \$170,000 for maintaining it. You are not just painting it and walking away from it. You know the contractor. You would be working with a reputable and local contractor. It is maintained. Inspections are done. No unexpected issues. We would do the scope on the front - no change orders because I don't like them. I don't like paperwork and don't want to fight with contractors. We own that if you go with tank maintenance. Raddatz asked can you get something to us that would be nice. Wolfgram stated you would be working with a local competitor - if you think you need a 4 coat process I think it is a complete waste of money. Zinc/Epoxy gives you barrier protections Urethane/why need a \$400 coat. You are not gaining anything on it unless you are using a dark color. More is bad - as coating cures - too many layers pull the other layers. You notice this with old barns. Good explanation. I know what they spec and they apply - I have that knowledge since I worked with them. Any other questions? Bjorklund asked if trees would have to be taken down. Wolfgram stated the containment system curtain 5-6 feet past - 20-25 feet to the tower. There are no power lines. Trees can be trimmed. Thanked SEH for presenting at the meeting.

Discussion was held regarding the purchasing/updating of Street Signs for the Village of Dresser. Mahler handed out an updated quote of \$3,421.25. Raddatz stated we have been budgeting for this for awhile. Mahler stated just so you know this is not everything. I figured we could get this up and then see what else we needed. Tapco is the cheapest I could find. These signs would be up to code - green and white are OK. Osceola is white and black. Street name signs there are no mandate - just reflective. I will look into color before I order them. Looking for a recommendation to the board. Motion Durand/Moberg to recommend to the board to go ahead and purchase street signs and get them replaced. No other discussion. All in Favor. Motion Carried.

Raddatz asked for any other business. Committee agreed on the next meeting date of Wednesday, January 23, 2019 at 1:00 PM.

Motion Durand/Moberg to adjourn at 2:05 PM. All in Favor. Motion Carried.

Jodi A Gilbert - Clerk/Treasurer

These minutes have not been approved.