



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: April 5, 2021

SUBJECT: Change Order for South Storage Water Tank

ACTION PROPOSED: Consider Change Order for the South Storage Water Tank

ATTACHMENTS: 1. Revised Tank Quote
2. Painting and Coating Quote

PRESENTED BY: Marco Carani, Director of Public Works

AGENDA ITEM DESCRIPTION:

Enclosed for Council review and consideration is a change order associated with the South Storage Water Tank in the FY 2021 Water Fund Budget. The change order is related to the repairs which are ongoing to replace the roof on this facility.

On March 1, 2021 Council approved the removal and installation of a new roof on the south water storage tank located at the Water Treatment Plant. The budget appropriated in FY 2021 was \$150,000 and Council approved for this work to be completed in the amount of \$129,000. During the meeting, Council also permitted for the remaining balance of the funds to be used for the inner coating of the Tank. When the work began, the storage tanks were drained and inspected. During this inspection, more deterioration of the south tank was found and damage to the north tank was also identified during cleaning operations. To compound the issues, the roof contractor found small amounts of lead primer located on the upper part of tank where the roof needed to be supported and the contractor could not continue with repairs until lead was abated.

Town Staff pursued quotes for the coating of the inside of the storage tank, believing better cost could be identified. Quotes provided by the contractor replacing the roof were for the painting of the roof only and did not include the coating of the inside of the tank. Consequently, when Staff received bids for the coating of the tank it was substantially higher than anticipated. This quote is attached and detailed as one of the cost elements below.

In an effort to bring the Town's Water Treatment Plant back into operation as safely and quickly as possible, Staff used additional funds to make the necessary floor repairs to the North Tank while repairs continue on the South Tank. These repairs to the North Tank totaled \$18,300 and as of April 1, the plant is back online and operating with one storage tank (North Storage Tank) in operation.

This project to replace the South Storage Tank roof has increased in cost significantly. The use of our storage tanks are critical for our water plant; providing additional storage during peak

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demands, it contributes to our chlorine contact time in the system, and assists with pressure in the distribution system.

Based on the increase in costs, to complete the project, Staff is requesting a change order approval from Council in the amount of \$256,815. This brings the total project cost to \$406,815 which would include a \$15,000 contingency. A detail of the costs for this work is described below.

South Tank	
Original roof replacement	\$129,000
Manway replacement	\$15,900
Lead Testing & Abatement	\$40,215
Inner Coating	\$157,500
Painting of roof	\$20,000
Disinfection	\$3,400
Additional patching	\$7,500
South Subtotal	\$373,515
North Tank	
Floor Repair	\$18,300
North Subtotal	\$18,300
<i>Contingency</i>	\$15,000
Total Project	\$406,815

In the FY 2021 budget Staff approved a waterline installation of \$585,000. This line would help to serve the Central Wastewater Treatment Plant. After review of the priorities and needs of the system, Staff is planning to defer this improvement to be completed with the construction of the new Central Wastewater Treatment Plant. The design is expected to be recommended for award later this year and construction will begin in 2023. Consequently, we are requesting and proposing use of these funds to complete the storage tank project without the need for a budget amendment at this time.

LEGAL ADVICE:

N/A

FINANCIAL ADVICE:

Funds are available in the Water Fund to meet this need, but would defer the waterline project to a date in the future.

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RECOMMENDED ACTION: Staff recommends allowing the reallocation of funds in the Water Fund.

SUGGESTED MOTIONS:

For Approval: I move to approve the change order as presented and to complete the South Storage Tank project with a reallocation of Water Funds in an amount not to exceed \$256,815.00.

For Denial: I move we deny the reallocation of funds and request a formal budget amendment to complete this project as presented.

Reviewed and Approved for Presentation:



Town Manager

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