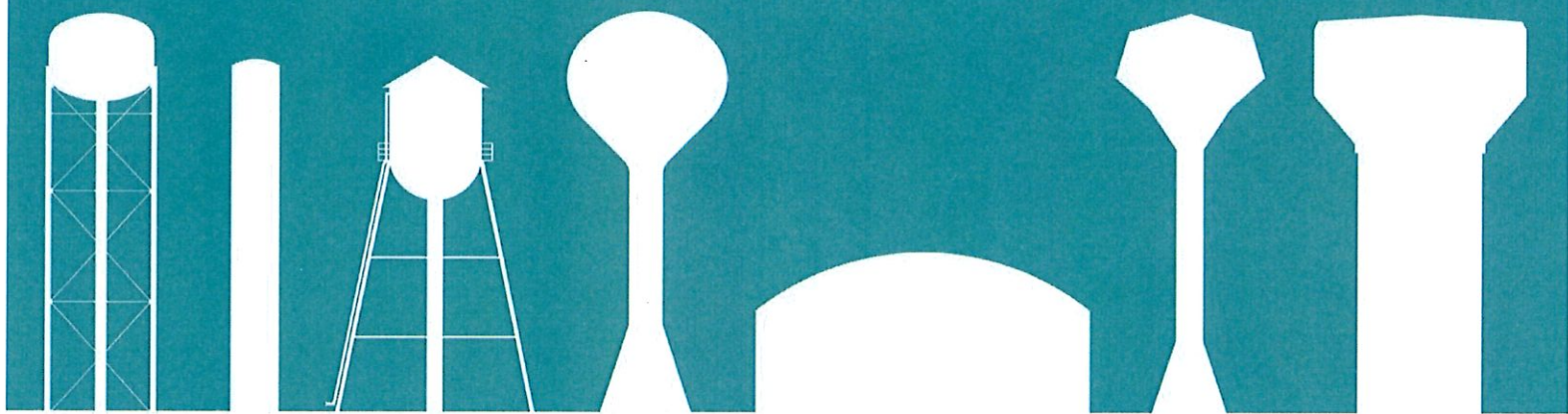


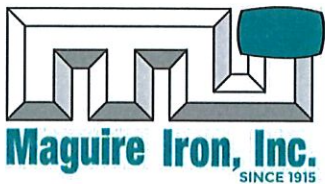
FULL-SERVICE MAINTENANCE PLAN



SANGER, TX - CITY OF
200MG Acker St. Elevated Tank
Sanger, TX

October 12, 2022

Schedule A



WATER TOWER EXPERTS



info@maguireiron.com
1610 N. Minnesota Ave
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FULL-SERVICE MAINTENANCE PLAN

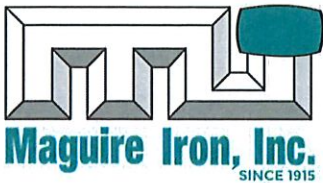
This Full-Service Maintenance Plan, along with all incorporated documents referenced herein shall set forth the costs and conditions agreed to between the parties in reference to the inspection, maintenance, and rehabilitation of the Acker Street Multi-Leg – 200 MG Water Tower by the Company as outlined below and in Schedule A.

1. SCOPE:

The Owner agrees to employ the Company to maintain its water storage tanks in accordance with this Full Service Maintenance Plan. This Agreement binds the Company with the responsibility for the care and maintenance of the water storage tanks as outlined below.

Schedule A details the costs of the Plan. Care and maintenance shall include the following:

- a. **Inspection:** The Company will annually inspect and service the tanks beginning in the year of 2022 as per the schedule with visual inspections and cleanout inspections. If any significant repair or touch up is observed we will schedule a time for the owner to drain the tank to make necessary repairs.
- b. **Drainage:** When a cleanout/inspection is done, the tanks will be completely drained and cleaned to remove and properly dispose of all sediment and other accumulations that might be harmful to the tank or its contents (not including staining). This cleaning will use high-pressure equipment. Any necessary touch up will be done at time of cleaning to extend coating life.
- c. **Disinfection:** After cleaning is completed, the interior will be inspected and disinfected by the Company prior to returning to service. Sampling and testing will be the responsibility of the Owner.
- d. **Painting:** The Company will clean and repaint the interior and/or exterior of the tanks at such time as painting is needed, but at a minimum in accordance with the schedule mutually agreed upon by the Owner and the Company, unless otherwise requested and extended by the Owner in writing. The need for interior painting will be determined by the thickness of the existing liner and its protective condition. The need for exterior painting will be determined by the appearance and protective condition of the existing paint. When painting is needed, all products and procedures will be equal to, or exceed the requirements of the state, the American Water Works Association, and the Steel Structures Painting Council as to surface preparation, coating materials, and disinfections. A lock, provided by the Owner will be installed on the roof hatch of the tanks to prevent any unauthorized entry to the water tanks. The keys to the tank will be retained by the Owner.

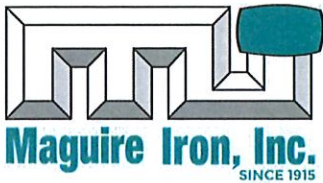


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- e. **Emergency:** The Company will provide emergency services, when needed, to perform all repairs covered under this contract. Reasonable travel time must be allowed for the repair unit to reach the tank site. The Company will furnish temporary use of relief valves, if needed, to install in the water system so the Owner can pump direct to maintain water pressure while the tank is being serviced. The owner has the option to purchase relief valves for long-term use.
- f. **Exclusions:** This plan does NOT provide for the cost for and/or liability on the part of the Company for: (1) containment of the tanks at any time during the term of the Agreement; (2) disposal of any hazardous waste materials; (3) resolution of operational problems or structural damage due to cold weather, acts of terrorism or other "Acts of God"; (4) repair of structural damage due to antenna installations or other attachments for which the tank was not originally designed; (5) riser pipes that are smaller than 36 inches in diameter; (6) insulation, frost jackets, and fill lines; (7) negligent or intentional acts of Owner's employees, invitees, agents, or contractors or subcontractor or any person or entity under Owner's control; (8) resolution of operational problems or repair of structural damage or site damage caused by physical conditions below the surface of the ground; (9) damages, whether foreseen or unforeseen, caused by the Owner's use of pressure relief valves and site conditions; (10) repairs to the foundation of the tank; (11) payment of prevailing wages at any time throughout the duration of this agreement; (12) negligent acts of Owner's employees, agents or contractors in the operation of the water system.



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Exterior Renovation

- Contractor will abrasive blast clean the complete exterior (100%) to an SSPC - SP No. 6 "Commercial Blast". After abrasive blast cleaning, all surfaces shall be cleaned of any dust residue or foreign debris.
- Contractor will apply one (1) prime coat of zinc to the complete exterior (100%) shall be applied to manufacturer's recommended film thickness (2.5 - 3.5 mils DFT).
- Contractor will apply one (1) intermediate coat of epoxy to the complete exterior (100%) shall be applied to the manufacturer's recommendations (3.0 - 5.0 mils DFT).
- Contractor will apply one (1) finish coat of urethane to the complete exterior (100%) shall be applied to the manufacturer's recommendations (2.0 - 5.0 mils DFT).

Interior Wet Renovation

- Contractor will abrasive blast clean the complete interior (100%) to an SSPC - SP No. 10 "Near White Metal". After abrasive blast cleaning, all surfaces shall be cleaned of any dust residue or foreign debris.
- Contractor will apply one (1) prime coat of NSF-61 approved epoxy to the complete interior (100%) shall be applied to manufacturer's recommended film thickness (4.0 - 6.0 mils DFT).
- Contractor will apply one (1) additional coat of NSF-61 approved epoxy to be applied by brush and roller to all edges, weld seams and sharp angles.
- Contractor will apply one (1) finish coat of NSF-61 approved epoxy to the complete interior (100%) shall be applied to the manufacturer's recommendations (4.0 - 6.0 mils DFT).

Steel Work Repairs

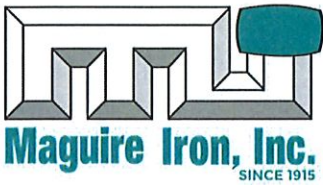
- Contractor will install an anti-climb device on the exterior ladder approximately 15 ft above grade.
- Contractor agrees to install new OSHA compliant ladder on the interior wet area of the water tank from the roof to the bottom of the bowl.
- Contractor will install new 24 inch multibolt manway riser access.
- Contractor will provide and install new exterior galvanized safety climb system meeting current ANSI and OSHA standards.
- Install Messenger Pipes on 2 Legs (Coax)

Visual Inspection

- Contractor will do a complete inspection along with photos of the complete interior and exterior of the water tower.
- Contractor will work up a report of the findings during the Inspection of the city's water tower and send a detailed report that will include current condition, and future recommendations as applicable. Inspection to cover, Coatings, Sanitary, Security, Safety and Structural conditions.

Cleanout

- Contractor will furnish tools, labor, and materials as well as necessary insurance to perform the work in a good and workmanlike manner.
- Contractor will furnish a pressure relief valve/blow-off valve for use by the city if needed at no charge.



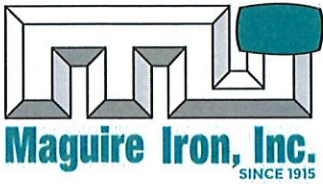
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- Contractor will wash out heavy sediment once the tank is emptied by the owner.
- Contractor will power wash the bottom 6' of the interior wet area of the tank after heavy sediment has been removed from the tank. Some staining may remain.
- Contract is based on up to one half-day of crew onsite. Projects over one-half day will be charged at \$575/hour. Additional days required will be charged at \$2500/day.
- Should any emergency repair or renovation be necessary, cost and details to be submitted. No extra work will be done without the owner's authorization.
- Contractor will do a complete inspection along with photos of the complete interior and exterior of the water tank.
- Contractor will work up a report of the findings during the inspection of the city's water tank and send a detailed report that will include current condition and future recommendations as applicable. Inspection to cover coatings, sanitary, security, safety and structural conditions.

Interior Wet Disinfection Method

- Contractor will disinfect the interior of the tank as per AWWA Standard C652-02, Chlorine Method #3 prior to the owner filling the tank.
- Water samples and testing is the responsibility of the owner.



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Schedule A: Cost Schedule

SANGER, TX - CITY OF Multi-Leg 200 MG		
Year	Service	Annual Spend
Year: 1	Paint - Exterior Paint - Interior Wet Steelwork Repairs	\$390,900.00
Year: 2	Visual Inspection	\$16,500.00
Year: 3	Clean Out / ROV	\$17,160.00
Year: 4	Visual Inspection	\$17,846.00
Year: 5	Clean Out / ROV	\$18,560.00
Year: 6	Visual Inspection	\$19,303.00
Year: 7	Clean Out / ROV	\$20,075.00
Year: 8	Visual Inspection	\$20,878.00
Year: 9	Clean Out / ROV	\$21,713.00
Year: 10	Visual Inspection	\$22,581.00