



MEMORANDUM

Date: May 5, 2017

We have completed an inspection and evaluation on all 5 water towers located within the City. A full report that includes the findings, evaluation summary, recommendations, data sheet and pictures has been prepared for each water tower.

Below is a brief summary from the reports of the existing conditions for each tower:

Water Tower 1 (Multi-leg by Middle School):

- Constructed 1971; Last rehabilitation was in 2000 (complete interior wet and overcoat on exterior)
- Contains lead paint
- Interior Wet – does not contain lead paint; fair condition with many isolated areas in poor condition with visible corrosion – mainly above the normal operating water level; coating appears to be nearing the end of its life expectancy
- Exterior – contains lead paint; fair condition with isolated areas in poor condition with coating failures; minor coating damage in various locations from telecommunication equipment; coating appears to be nearing the end of its life expectancy

Water Tower 2 (By Super America):

- Constructed 1989; Last rehabilitation was in 2000 (complete interior wet and exterior rehabilitation)
- Interior Wet – good to fair condition
- Exterior – good to fair condition; few localized spots of minor corrosion; minor coating damage in various locations from telecommunication equipment

Water Tower 3 (By High School):

- Constructed 1995; Last rehabilitation was in 2012 (complete interior wet and exterior rehabilitation)
- Interior Wet – good condition
- Exterior – good condition; partial coating flaking on stem of tower – to be addressed in 2017 by contractor that completed the rehabilitation in 2012

Water Tower 4 (By Northwinds Elementary School):

- Constructed 2000
- Interior Wet –fair condition; minor spot coating failures mainly at the weld seams
- Exterior –fair condition; few localized spots of minor corrosion with visible rust staining leaching through the coating; slight signs of chalking and fading

Water Tower 5 (Northeast of Lake Pulaski):

- Constructed 2001
- Interior Wet –fair condition; few spots of coating delamination exposing the steel substrate; minor spot coating failures mainly at the weld seams
- Exterior –fair condition; few localized spots of minor corrosion and delamination; slight signs of chalking and fading
- Gap in the vent screen on the top of the tower should be addressed this summer

Based upon the existing conditions of each water tower, below is a brief summary from the reports of the recommendations for rehabilitations for each tower:

| Tower (Year Built) | Last Rehab | Estimated Next Rehab (Approx.) | Type of Rehabilitation | Estimated cost | Recommended Monitoring Schedule |
|--------------------|------------|--|---|---|--|
| Tower #1 (1971) | 2000 | 2020 or Sooner | Interior Wet Exterior | \$500,000-\$600,000 | Monitor coating condition in 2-3 years |
| Tower #2 (1989) | 2000 | 2021 or Possibly Later | Interior Wet Exterior Int. Dry – Spot | \$500,000 | Monitor coating condition every 2-3 years until rehab is needed; Extend out rehab as determined by monitoring |
| Tower #3 (1995) | 2012 | 2030 or Possibly Later | TBD | TBD | Monitor coating condition every 3-5 years; Minor spot repairs on exterior stem needed in 2017 |
| Tower #4 (2000) | 2000 | 2017 (Overcoat) <u>OR</u> 2021 or Possibly Later (Complete) | Interior Wet Exterior Int. Dry – Spot | \$250,000 (Overcoat) <u>OR</u> \$500,000 (Complete) | Monitor coating condition every 3-5 years after overcoat; <u>OR</u> Monitor coating condition every 3 years until full rehab is needed; Extend out full rehab as determined by monitoring |
| Tower #5 (2001) | 2001 | 2022 | Interior Wet Exterior Int. Dry – Spot | \$500,000 | Monitor coating condition every 2-3 years until rehab is needed; Extend out rehab as determined by monitoring |

JLK/jk