



Harter Tanks Painting Improvement Project

April 6, 2021



Presentation By:
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Background

- On August 18, 2020, Council awarded a construction contract to Farr Construction, Inc. of Sparks, NV for recoating the Harter Water Storage Tanks.
- The award amount was \$1,259,900, with \$125,990 authorized for construction contingency.



Analysis



- Construction started on September 21, 2020.
- Two significant unforeseen conditions uncovered:
 - Existing coatings (latex paint and salt contamination)
 - Roof rafters (structural issues)
- Council approved additional funding for repairs on December 15, 2020.

Analysis (cont.)



- Tank A is complete and back in service.
- As work began on interior of Tank B, the contractor identified, and engineers confirmed, that millscale was present throughout the interior roof structure.
- Millscale is a thin layer of iron oxides that forms on the steel surface during hot rolling of the plates and sections.

Analysis (cont.)



- Millscale can set up corrosion cells and may come away from the surface removing any paint film applied over it.
- It is essential for millscale to be removed from the surface of the steel for painting to be effective.



Fiscal Impact

- Both tanks must be in service by June 1 to meet water demands.
- Contractor must work extended hours with extra staff and additional equipment to meet this deadline.
- Total cost of extra work is \$107,300.
- Sufficient funding in Capital Improvement Program (CIP) Account No. 971096 (Recoating Water Storage Reservoirs) to cover this increase.

Alternatives



- No reasonable alternative to performing this additional work.
- Foregoing this work would void the coating warranty and compromise the structural integrity of the tanks.

Recommendations



- Adopt a Resolution authorizing an increase in the construction contingency of \$107,300 and authorizing the Public Works Director to enter into an amended construction agreement to reflect the updated contingency amounts.



Questions