



## Agenda Commentary

**Item Title/ Subject:** Ice Pigging/Water Tower Maintenance

**Staff Source:** Public Works Director, Stephen Jones

**Date:** November 26, 2013

**History/Background Information:** Ice pigging has been placed in the budget for \$36,000.00 and is in the works during the upcoming months. We did not budget in any maintenance for the water towers for this fiscal year, but it has been brought to our attention that our towers do need to be cleaned and painted. Our last tower to have any maintenance was the Neptune Tower in 2011.

**Subject Summary:** With the funds that we have set aside for ice pigging, we can get ice pigging on an annual schedule and add water tower maintenance in on a contractual agreement through Utility Services. We can do \$12,000.00 for ice pigging and that will cover 39,000' of water line (which is all the waterlines we are having issues with) and the remaining \$24,000.00 can go to the maintenance of the Canyon's West Tower plus put a mixer (to help keep the residual up) in the Airport Tower this year. From there we can budget money in the upcoming years to have interior and exterior maintenance work completed on all of the water towers. With a guarantee of a contract, we would be able to get some other work done on the towers that need to be completed before we would be at risk at losing a tower. We have rust issues on the interior of each tank and the exteriors need to be painted. We have discussed the 2 Million Tower (18<sup>th</sup> & Broadway) and the West High Zone Tower (28<sup>th</sup> St.) being completed in the first year as well. This contract would cover all maintenance during the length of the contract. The \$36,000.00 would come into place this year, next year the contract for the full year and maintenance program would go to up to \$188,957.00. The next four years of the contracts would be \$212,957.00. Once all of the tanks are back into restored condition, the annual contract rate would decrease down to \$94,672.00 for all maintenance of the water towers.

**Recommendation:** As Public Works Director, I recommend ice pigging the 39,000' and starting Water Tower Maintenance Plan for this fiscal year and will budget the appropriate amount for each year of the contracts.

**Price/Cost:** \$36,000.00 for the remainder of this year, \$188, 957.00 for the first year, \$212,957.00 for the next year, and \$94,672.00 for the years following.



## Clinton, OK

### 5 year spread

	Capacity	Est. Replacement Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<b>Broadway</b>	2.5 MG	\$ 3,125,000	\$96,241	\$96,241	\$96,241	\$96,241	\$96,241	\$36,536
<b>66 Tank</b>	700,000	\$ 1,650,000	\$52,677	\$52,677	\$52,677	\$52,677	\$52,677	\$22,897
<b>East/Airport</b>	300,000	\$ 450,000	\$27,318	\$27,318	\$27,318	\$27,318	\$27,318	\$13,163
<b>West Tank</b>	100,000	\$ 320,000	\$18,556	\$18,556	\$18,556	\$18,556	\$18,556	\$ 7,587
<b>Industrial</b>	300,000	\$ 650,000	\$18,165	\$18,165	\$18,165	\$18,165	\$18,165	\$14,489
			\$ 212,957	\$ 212,957	\$ 212,957	\$ 212,957	\$ 212,957	\$ 94,672

The upfront cost of renovation and service has been spread equally over the initial 5 years as listed above. In Year 6 and beyond, the annual cost is only the base fee as shown above, washout and visual inspection services including necessary repairs shall continue as shown above on an alternating annual basis.

As a general rule, the exterior must be, at a minimum, over coated approximately every eight to ten years and interiors renovated every ten to twelve years.

Under The Full Service Maintenance Program, Utility Service Company, Inc. assumes **ALL** future maintenance and renovation costs per the Water Tank Maintenance Contract.

### Program Highlights:

- Exterior, Interior Renovations and Repairs in Year 1
- Lifetime Warranty on Coatings and Workmanship (under MP)
- Visual Inspection annually with detailed report
- Washout included bi-annually with detailed report
- All Tank maintenance and repairs included
- Emergency Service included
- All future exterior and interior renovations included
- Graffiti removal and bullet hole repair included
- No interest for 5 year spread
- GASB-34 Compliant Asset Management Program (tanks will no longer need to be depreciated) - City will retain \*\$\$\$ asset value ANNUALLY.

	Capacity	Est. Replacement Cost	Retained depreciation
<b>Broadway</b>	2.5 MG	\$ 3,125,000	\$ 62,500.00
<b>66 Tank</b>	700,000	\$ 1,650,000	\$ 33,000.00
<b>East/Airport</b>	300,000	\$ 450,000	\$ 9,000.00
<b>West Tank</b>	100,000	\$ 320,000	\$ 6,400.00
<b>Industrial</b>	300,000	\$ 650,000	\$ 13,000.00
			\$ 123,900.00

**USCI FULL SERVICE MAINTENANCE PROGRAM**  
**SUMMARY OF COVERAGE:**

- **MAINTENANCE AND UPKEEP OF THE TANK FROM THE DATE THE AGREEMENT IS SIGNED**
- **PLANNING AND EVALUATION OF ANY SHORT-TERM AND LONG-TERM MAINTENANCE NEEDS**
- **TANK RELATED ENGINEERING COSTS**
- **EXTERIOR CLEANING AND PAINTING**
- **INTERIOR CLEANING AND PAINTING**
- **EXTERIOR AND INTERIOR REPAIRS**
- **FUTURE EXTERIOR RENOVATIONS**
- **FUTURE INTERIOR RENOVATIONS**
- **MAINTAIN EXISTING LOGOS, LETTERING AND ARTWORK**
- **ASSURE THAT THE TANK STRUCTURALLY SOUND AND IN WATERTIGHT CONDITION**
- **FURNISH AND INSTALL A LOCKABLE ANTI-CLIMB DETERRENT AND TANK ACCESS LOCKS TO MINIMIZE OPPORTUNITY FOR VANDALISM AND REDUCE TANK OWNER LIABILITY**
- **ANNUALLY INSPECT THE TANK WITH DETAILED REPORT**
- **BIENNIALLY COMPLETE INTERIOR WASHOUT INSPECTION AND DISINFECTION SERVICE**
- **EMERGENCY SERVICE AS NEEDED PER THE TERMS OF THE AGREEMENT**
- **MAINTAIN THE TANK IN GOOD WORKING ORDER AND SANITARY CONDITION SO THE TANK WILL NOT DEPRECIATE IN VALUE**

## **TANK OWNER BENEFITS:**

- **FULLY INTEGRATED PROFESSIONAL SERVICE ORGANIZATION WORKING AS A PARTNER**
- **TRANSFER RISK FROM TANK OWNER TO USCI**
- **GUARANTEED PROTECTION OF YOUR WATER STORAGE TANK**
- **EXTENDED TANK LIFE**
- **ATTRACTIVE TANK APPEARANCES**
- **EMERGENCY REPAIR SERVICES**
- **SPREAD CAPITAL UPFRONT RENOVATION COST OVER MULTIPLE YEARS**
- **PREDICTABLE COST THRU ANNUAL FEE**
- **FUTURE RENOVATIONS**
- **WORK PERFORMED NOT LIMITED TO 1 YEAR WARRANTY**
- **LIFETIME WARRANTY AS LONG AS CONTRACT IN PLACE**
- **ONE YEAR AUTOMATICALLY RENEWABLE CONTRACT DOES NOT TERM OUT**
- **NO CHANGE ORDERS**
- **GASB 34 COMPLIANT**
- **HEALTH AND SAFETY REGULATORY COMPLIANCE**
- **DEPENDABLE STORAGE TO SUSTAIN HIGH QUALITY WATER**



Proposal From  
**UTILITY SERVICE COMPANY, INC.**  
 1230 Peachtree St, NE, Suite 1100 · Atlanta, GA 30309  
 Toll-free: 855-526-4413 | Fax: 478-987-2991  
 utilityservice.com

Date: **25 September 2013**

Submitted by: **S. Woodward**

Local Phone:

SFID: [REDACTED]

CN:

SO:

Proposal Submitted To: <b>City of Clinton OK</b>		Phone Number: <b>580-592-4554</b>		Fax Number:	
Street Address: <b>415 Gary Blvd – PO Box 1177</b>			Description of Work to be Performed: <b>Ice pigging potable water mains</b>		
City: <b>Clinton</b>	State: <b>OK</b>	Zip Code: <b>73601</b>	County/Parish: <b>Custer</b>		
Billing Contact Name (Invoicing): <b>Mr. Stephen Jones</b>	Email:		Job Site Address: <b>Various</b>		
Job Contact (Inspection Reports):	Email:		Length (FT): <b>39,000</b>	Size (Inches): <b>2, 6, 10"</b>	Material: <b>DIP</b>

Utility Service Co., Inc. agrees to provide all labor, equipment, and materials needed to complete the following:

- USCI shall produce approximately 2,700 gallons of ice slurry for delivery and removal from the water mains each day of work to clean sediments, loose deposits, and biofilms from the water mains covered under this proposal. The water mains to be cleaned and procedures are listed in Addendum A.
- Based upon the information provided by the Owner to USCI, USCI estimates this project will take **3 full loads** to complete.
- Note: The attached proposed schedule of work is a draft copy and will need to be finalized prior to work commencement and following a pre-project meeting.

**COST OF PROJECT WILL BE SPREAD OUT OVER 3 YEARS: \$12,000 PER YEAR FOR NEXT 3 YEARS**

**NOV/DEC 2013: \$12,000**

**NOV 2014: \$12,000**

**NOV 2015: \$12,000**

Please sign and date this proposal and fax one copy to our office.

**Thirty Six Thousand and No/100..... Dollars \$36,000.00**

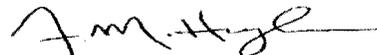
Payment to be made as follows:

**Payment in Full Completion of Work – plus all applicable taxes**

**Remittance Address: Utility Service Co., Inc., P O Box 674233, Dallas, TX 75267-4233**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized  
USG Signature



Note: This proposal may be withdrawn by us if not accepted within Sixty (60) days.

**Acceptance of Proposal -** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Fiscal Yr Beginning Month \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance

Printed Name



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City of Clinton OK / Various

4. Owner agrees to provide the following:
  - a. All potable water necessary to create the ice slurry,
  - b. Secure location to store the ice making equipment,
  - c. Network Operators to isolate and re-open valves and hydrants during the project,
  - d. MOT (Maintenance of Traffic) procedures in accordance with the requirements written in The Manual of Uniform Traffic Devices.
  - e. A tanker truck to haul the wastes where a sanitary sewer is not in close proximity, Note: The discharge will be to the ground at those points where no hose connection is possible
  - f. Notification to the Owner's customers describing the operations and water shutoff during the process,
  - g. Network Operators to close the service lines when required by the Owner.
5. USCI shall provide a report summarizing the daily cleaning events, water quality pre and post cleaning, and a quantitative amount of sediments removed only on those lines where a connection can be made to the discharge point.
6. USCI shall endeavor to manage the ice concentration to maximize cleaning efficiency and minimize the removal of tuberculation that could cause future water quality complaints.
7. Owner agrees that there is considerable expense to produce 2,700 gallons of ice slurry and that the ice slurry cannot be held for more than 12 hours before it becomes unusable. If on a scheduled work day, the Owner cannot isolate the water main or does not have the needed personnel, USCI shall charge the Owner the Full Daily Rate of \$12,000 per day.
8. USCI shall not charge the Owner the above-mentioned Daily Rate, if USCI cannot perform the complete day's work due to those factors under USCI's control, i.e. the ice is not in suitable condition, USCI cannot provide the necessary labor, equipment failure, etc.
9. Due to the potential condition or deterioration of assets that may or may not have been maintained, Owner shall indemnify USCI, and all officers and agents of USCI, against all damages, costs or expenses that may result from damage to property or personal injury caused by reason of the Owner's failure to maintain its assets or deterioration of Owner's assets in relation to any work in connection with this Agreement. Such indemnity includes, but is not limited to, damage to property or personal injury occasioned by any negligence, act or omission to act by USCI or any of its servants, agents, employees, or any subcontractor retained by USCI to perform any of the work contemplated by or under this agreement.
10. Once delivered to the job site, ownership of the ice slurry is transferred to the Owner. All ice delivered to and removed from the water main, along with the wastes generated from the resulting process shall be the sole property of the Owner. Owner shall dictate the specific disposal procedures to be employed during the process.



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**Schedule of Work**

Date	Op No.	Insertion Point	Discharge Point	Disposal Method	Length (FT)	Pipe Dia.(in)	Pipe Material	Ice Quantity (Gals)	Delivery Rig
Day1	Knox	7th	11th	TBC	1450	4	DI	237	10T
Day1	Modelle	6th	11th	TBC	1800	4	DI	294	10T
Day1	Broadway	6th	11th	TBC	1800	4	DI	294	10T
Day1	Court	4th	7th	TBC	1000	4	DI	163	10T
Day1	Avant	4th	11th	TBC	2500	4 & 10	DI	652	10T
Day1	11th	Avant	Knox	TBC	2100	2 & 4	DI	240	10T
Day1	10th	Avant	Modelle	TBC	1700	4	DI	277	10T
Day1	9th	Avant	Knox	TBC	2000	4	DI	326	10T
Day2	8th	Avant	Knox	TBC	2000	4	DI	326	10T
Day2	7th	Avant	Knox	TBC	2000	4	DI	326	10T
Day2	6th-5th	Avant	Avant	TBC	3300	4	DI	538	10T
Day2	4th-Terrace 3rd-Glen	Avant	5th	TBC	1700	4	DI	277	10T
Day2	Smith	Avant	Glen Smith	TBC	1900	4 & 6	DI	512	10T
Day2	Lincoln Add 01	E. Hayes	Terrace	TBC	1850	4	DI	302	10T
Day2	E. Locust	2nd	Glen Smith	TBC	500	4	DI	100	10T
Day2	E. Court	2nd	Glen Smith	TBC	600	4	DI	60	10T
Day2	Kelley	Hyd	Hyd	TBC	800	6	DI	235	10T
Day3	Phillips	Park Ave	Gholston	TBC	2900	4	DI	500	10T
Day3	Golf Course	E. Hayes	Golf Course	TBC	5000	6	DI	1500	10T
Day3	Area H	Golf Course	I-40 Bypass	TBC	3100	6	DI	1000	10T



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Responsibility		Ice Making Procedure
Owner	1.	The ice delivery unit and ice making unit shall be staged in a suitable level area, preferably a fenced area at a water treatment plant or other facility. The facility needs access to potable water, preferably a hydrant but also a water spigot will work.
USCI	2.	The hoses and fittings connecting the ice maker and delivery unit shall be disinfected and connected. This connection makes a closed loop system between the ice maker and delivery unit. The only place for contaminants to enter the system are through the tank hatch which shall be closed except for visual inspection by the operator.
USCI	3.	Approximately 2,700 gallons of potable water shall be added to the delivery tank, along with approximately 1250lbs of NSF-60 Certified Sodium Chloride.
USCI	4.	If requested by the Owner, the Chlorine residual in the brine solution may be increased to 10ppm. The chlorine residual shall be tested, and then the appropriate amount of NSF-60 Certified Sodium hypochlorite shall be added to the brine solution. The solution shall be retested to confirm the chlorine residual.
USCI	5.	The PLC controlling the ice making process shall be started and allowed to run overnight. USCI shall monitor the procedure overnight via periodic visits or remote monitoring.
USCI	6.	After completion of the ice making process, the delivery pump shall be started and a small amount of ice shall be tested to determine the ice fraction. If the ice fraction is below the project's requirement, the ice making process shall continue.
USCI	7.	If the ice fraction is in accordance with the project's requirement, then the ice maker shall be shut off and disconnected. The ice contained in the delivery unit shall be delivered to the job site.



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Responsibility		On-Site Delivery Actions
Owner	1.	Owner shall setup and maintain traffic control procedures in conjunction with the setup procedures listed in Steps 2-3.
USCI	2.	<p>The ice pigging delivery unit shall be parked near the entrance hydrant.</p> <ul style="list-style-type: none"> <li>• Hoses shall be setup from the delivery unit to the hydrant.</li> <li>• The hydrant shall be flushed to clean out the barrel, then shut off</li> <li>• The hydrant fittings shall be disinfected with 250ppm Cl solution</li> <li>• The hoses shall be connected to the hydrant</li> </ul>
USCI	3.	<p>Where possible, the extraction point instrumentation unit shall be setup near the extraction hydrant.</p> <ul style="list-style-type: none"> <li>• Hoses shall be setup from the instrumentation unit to the hydrant.</li> <li>• Hoses shall run from the instrumentation unit to the sanitary sewer.</li> <li>• De-chlorination equipment shall be setup where required.</li> <li>• The hydrant shall be flushed to clean out the barrel, then shut off</li> <li>• The hydrant fittings shall be disinfected with 250ppm Cl solution.</li> <li>• The instrumentation unit connected to the hydrant, and the hydrant turned on.</li> <li>• Water quality readings shall be taken.</li> <li>• The unit shall be allowed to flow water.</li> </ul>
Owner	4.	The final valves shall be closed to isolate the water main.
USCI	5.	The isolation of the main shall be verified by the instrumentation unit. The extraction hydrant valve shall be closed after main isolation is verified and before the pressure goes below 20psi in the main.
USCI	6.	<p>The entrance hydrant shall be opened and the ice slurry pumped into the water hydrant.</p> <ul style="list-style-type: none"> <li>• Prior to pumping the percent solids of the ice slurry shall be documented.</li> </ul> <p>The extraction hydrant valve shall be operated to allow for the displacement of water by the introduction of the ice and maintain the pressure above 20psi in the main.</p>
USCI	7.	Once the proper amount of ice slurry has been delivered, the entrance hydrant and extraction hydrant valve shall be closed and the pressure is maintained above 20psi in the main.



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Owner	8.	IMMEDIATELY, the upstream main line valve shall be opened to supply the needed pressure to push the ice pig through the main.
USCI	9.	Once full system pressure, as observed prior to system shutdown, is monitored at the instrumentation unit, the operator shall open the extraction hydrant valve to control the flow of water and monitor the progress of the ice pig.
USCI	10.	Once the pig is monitored to arrive, the flow of water shall be diverted from the de-chlorination equipment to flow to the sanitary sewer specified by the Owner.
USCI	11.	The water quality shall be monitored and flow shall continue until the water quality returns to the initial water quality readings. <ul style="list-style-type: none"><li>• Final chlorine shall be documented.</li></ul>
USCI	12.	The entrance hydrant shall be flushed to remove any ice that remains between the water main and hydrant.
USCI	13.	The entrance and exit locations shall be cleaned up with all materials and equipment removed from the site.
Owner	14.	The downstream main valve shall be opened and returned to full service. The Owner may elect to issue a precautionary boil advisory, and a water quality test taken to confirm there is no bacteriological contamination.

## Full Service Water Tank (Asset) Management Program, GASB 34 Compliant

**Utility Service allows our customers to meet and keep compliance with the GASB 34 modified approach for asset management.**

The American Public Works Association recommends this modified approach, as opposed to the traditional depreciation accounting system. We satisfy GASB 34's requirements for the tank owner:

- The use of an asset management system to maintain all aspects of tank maintenance.
- On file documentation to show asset preservation at or above the initial declared condition level.

### **Benefit of Regular & Systematic Inspection & Professional Project Management**

We perform a series of annualized tasks, including inspections to determine the current condition of the water tank.

#### **Visual Inspections determine:**

- Conditions of the exterior and interior coatings.
- Compliance with all safety and sanitary regulations.
- Verification of the tank's structural integrity.
- Functionality of all security measures to protect the tank.
- Needed repairs and touchups.

A detailed report with appropriate photographs of the inspection will be sent to the tank owner as soon as possible after completion of the inspection.

#### **Washout and Disinfection Inspections:**

Address the same areas as Visual Inspections, but with emphasis on the tank's interior **after draining for cleaning and disinfecting**. After you drain your tank:

- Utility Service will provide a pressure relief valve and technical assistance in planning for water availability during the tank's down time if requested
- Utility Service's crew removes all sediment and sludge that has collected in the tank and pressure washes accessible areas of the tank's interior.
- The crew completes the most urgently needed repairs and touch-ups.
- Supplemental repairs and corrective actions are noted and scheduled for completion ASAP.

- Finally, man-way gaskets are replaced and interior is disinfected per the AWWA C652 Chlorination Method 2.

The tank is then ready to be placed back in service and filled with water.

A detailed report of the inspection findings together with appropriate photographs will be provided to the tank owner ASAP. This report documents the tank's conditions and provides proof of regulatory compliances.

### **Remote Operated Vehicle (ROV) Inspections**

The main advantage of our ROV inspections is convenience and economy resulting from not taking your tank out of service for several days. A detailed report of the inspection findings together with appropriate photographs will be provided to the tank owner ASAP. This report documents the tank's conditions and provides proof of regulatory compliances

### **Summary**

Our inspections together with any needed repairs comprise an annual project engineering/management program tailored especially for your tank.

### **Benefit of Perpetual Tank Protection**

In addition to Regular & Systematic Maintenance & Professional Project Management, we stand ready to provide repairs:

- At any time
- At no additional charge

### **These repairs include:**

- Any emergencies
- Repairs identified by the owner between our inspections
- Repairs identified during inspections but not completed at the time of the inspection

We schedule repairs using the following criteria:

**Routine repairs:** within 30 days of identification

**Emergency or crucial repairs:** at once—we intend to respond within 24 hours when reported during a normal business day

## **Graffiti**

- **Unightly graffiti:** paint over as soon as possible
- **Offensive graffiti:** treated as an emergency repair and rectified immediately

## **Benefit of Future Renovations**

Annual inspections will reveal the needs for tank coating renovations (interior and exterior).

We notify the tank owner well in advance of our plans. This:

- Ensures adequate time to make the tank ready for service
- Allows for consideration of the tank owner's timing preferences

Utility Service provides a pressure relief valve as well as technical services to assist in planning for water availability during down time.

The exteriors and interiors are cleaned and repainted as needed for tank protection and cosmetic reasons as well. As a general rule:

- Exterior renovations are projected every eight to ten years
- Interior renovations are projected every ten to twelve years
- Painting touchups are routinely scheduled as needed during inspections

**These renovations and touchups come with the maintenance program without additional charges.**

## **Benefit of Security Measures**

To prevent unauthorized access by vandals or other intruders we install and maintain:

- Anti-climb devices on ladders
- Locks on the roof hatches

In addition, regular maintenance and replacements of screens prevents unwanted intrusion by insects, bugs, birds or other pests.

Our maintenance reports and backup records in our offices provide useful data for state inspectors to demonstrate compliance to official regulations.

## **Benefit of Easy Budgeting**

Your costs are clearly defined in the contract. So you know in advance your costs for all maintenance activities for your water tank—with no surprises.

The full service asset management program contract clearly defines the annual base fee.

Each tank qualifying for the full service management program has a defined annual base fee unique to the specific tank. If renovation or repairs are needed to qualify an existing tank for the full service asset management program:

- The initial annual fees are adjusted to identify the initial renovation and repairs charges
- Once paid, fees revert to the base fee for that specific tank

### **You receive budget information annually to assist your budgeting efforts.**

These reminders are normally mailed to the tank owner six months prior to the beginning of their respective fiscal year to ensure that you have time to include them in your budgeting efforts.

Full service asset management programs are one (1) year agreements that can be extended indefinitely by the tank owner on an evergreen basis. This means:

- The contract is automatically renewed unless the tank owner notifies Utility Service in writing of their intent to cancel it
- Utility Service cannot cancel the contract unless the tank owner fails to remit the annual fee—so the risk is ours!

## **Benefit of Peace of Mind**

It all translates into peace of mind—and years of reliable, clean water tanks for the water usage customers, their visitors and all elected and all appointed managers and officials.

### **You can count on:**

- **Simplicity:** One annual fee providing all the benefits and resources to enable future renovations
- **Protection:** An asset management maintenance program protects your tank for decades
- **Access:** Your records are available 24/7/365 from our web-based portal so you can monitor your tank service histories