



**AGENDA**  
**CITY OF AUGUSTA**  
**Council Meeting**  
**Monday, April 11, 2022**  
**6:00 P.M.**

*“Augusta – Where the metro’s edge meets the prairie’s serenity offering the perfect blend of opportunity and proximity for living, commerce and culture.”*

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. PRAYER**
- D. RECITAL OF REQUEST FOR SPECIAL MEETING**
- E. BUSINESS**
  - 1. CONSIDER APPROVAL OF CHANGE ORDER #1 FOR STATE STREET WATER TOWER IMPROVEMENT PROJECT**

Consider approval of an agreement with Viking Painting, LLC in an amount not to exceed \$35,000 for additional services including replacement of corroded iron rafters, replacement of a corroded steel ring around the dry riser tube, filling of corrosion in the ceiling and riser tube, and extension of completion dates due to the additional work and supply delays for fence materials.

    - a. Staff Report
    - b. Council Motion/Vote**
- F. ADJOURNMENT**

REQUEST FOR SPECIAL GOVERNING BODY MEETING

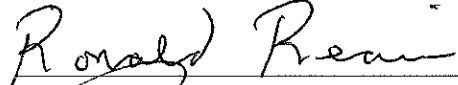
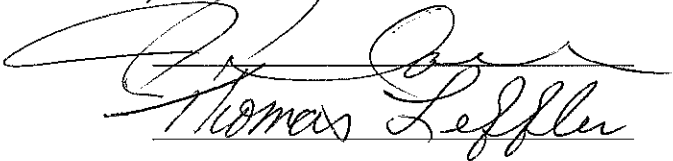
Augusta, Kansas

April 8, 2022

To Mike Rawlings  
Mayor of Augusta, Kansas

We, the undersigned, governing body members of the City of Augusta, Kansas hereby respectfully request you call a special meeting of the governing body at 6:00 p.m. on Monday April 11, 2022 for purposes of considering the approval of change order #1 for the State Street Water Tower Improvement Project.

Signed:

Governing Body Members



## CITY OF AUGUSTA CITY COUNCIL AGENDA REPORT

Meeting Date: April 11, 2022  
Department: Public Utilities – Water Division & Electric Division  
Submitted By: Tim Johnson, Public Utilities Director  
Prepared By: Tim Johnson, Public Utilities Director  
Agenda Title: **Consider Approval of Change Order #1 for State Street Water Tower Improvement Project**

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### **RECOMMENDED ACTION:**

Approve an agreement with Viking Painting, LLC in an amount not to exceed \$35,000 for additional services including replacement of corroded iron rafters, replacement of a corroded steel ring around the dry riser tube, filling of corrosion in the ceiling and riser tube, and extension of completion dates due to the additional work and supply delays for fence materials.

### **BACKGROUND:**

In September 2021 the city council approved a contract with Viking Painting, LLC for the amount of \$265,400 for re-painting the exterior, interior wet and dry surfaces, and site and structure improvements at State Street Water Tower. The preconstruction conference was held March 9 and work began shortly thereafter.

### **ANALYSIS:**

During the course of the project additional issues with the condition of the tower were identified. These issues were not detectable until the interior surfaces were sand blasted. They include corroded iron rafters, a corroded steel ring around the dry riser tube, and additional corrosion in the ceiling and riser tube. These repairs require the fabrication of new steel roof supports and are estimated to extend the time necessary to complete the project by two weeks. Furthermore, a supply delay regarding the fencing material is prompting the contractor to request an additional four-week extension. The fencing time extension (4 weeks) will not delay returning the tower to service and the existing fence will remain in place until the new fence is installed.

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**Department Head Approval Date:** 4/8/2022

**City Manager Approval Date:**

**City Attorney Approval Date:**

**Attachments:**

1. Viking Painting, LLC Change Order No. 1

Date of Issuance: 4/___/2022	Effective Date: 4/___/2022
Owner: City of Augusta	Owner's Contract No.: --
Contractor: Viking Painting, LLC	Contractor's Project No.: --
Engineer: Schwab-Eaton, P.A.	Engineer's Project No.: 20.W023
Project: State Street Water Tower Water System Improvements	Contract Name: --

The Contract is modified as follows upon execution of this Change Order:

Description: 1) Replace corroded angle iron rafters (64'-8" total length); 2) replace corroded steel ring around top of dry riser tube (weld new 8" tall ring to tube, weld brackets to ring, bolt brackets to supports on ceiling with slotted holes to allow for tank expansion and contraction); 3) fill corrosion pits/depressions in ceiling and riser tube with Tnemec 215 or similar product; 4) extend completion dates due to this additional work (14 days) and supply delays for fence materials (28 days)

Attachments: Change order proposal letter and photos are attached

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price:  \$ 265,400.00	Original Contract Times: Substantial Completion: <u>May 13, 2022</u> Ready for Final Payment: <u>May 18, 2022</u> days or dates
<del>[Increase]</del> <del>[Decrease]</del> from previously approved Change Orders No. ___ to No. ___:  \$ _____	<del>[Increase]</del> <del>[Decrease]</del> from previously approved Change Orders No. ___ to No. ___: Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order:  \$ 265,400.00	Contract Times prior to this Change Order: Substantial Completion: <u>May 13, 2022</u> Ready for Final Payment: <u>May 18, 2022</u> days or dates
<del>[Increase]</del> <del>[Decrease]</del> of this Change Order:  \$ 35,000.00 (not to exceed) (time and material basis)	<del>[Increase]</del> <del>[Decrease]</del> of this Change Order: Substantial Completion: <u>14 days</u> Ready for Final Payment: <u>28 days</u> days or dates
Contract Price incorporating this Change Order:  \$ 300,400.00 (not to exceed)	Contract Times with all approved Change Orders: Substantial Completion: <u>May 27, 2022</u> Ready for Final Payment: <u>June 15, 2022</u> days or dates

<p>RECOMMENDED:</p> <p>By: <u>Charles D. Mary Jr.</u> Engineer</p> <p>Title: <u>President</u></p> <p>Date: <u>4/8/22</u></p>	<p>ACCEPTED:</p> <p>By: _____ Owner (Authorized Signature)</p> <p>Title: _____</p> <p>Date: _____</p>	<p>ACCEPTED:</p> <p>By: _____ Contractor (Authorized Signature)</p> <p>Title: _____</p> <p>Date: _____</p>
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Approved by Funding Agency (if applicable)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: \_\_\_\_\_



Corrosion on rafter



Corrosion through rafter, pitting on ceiling



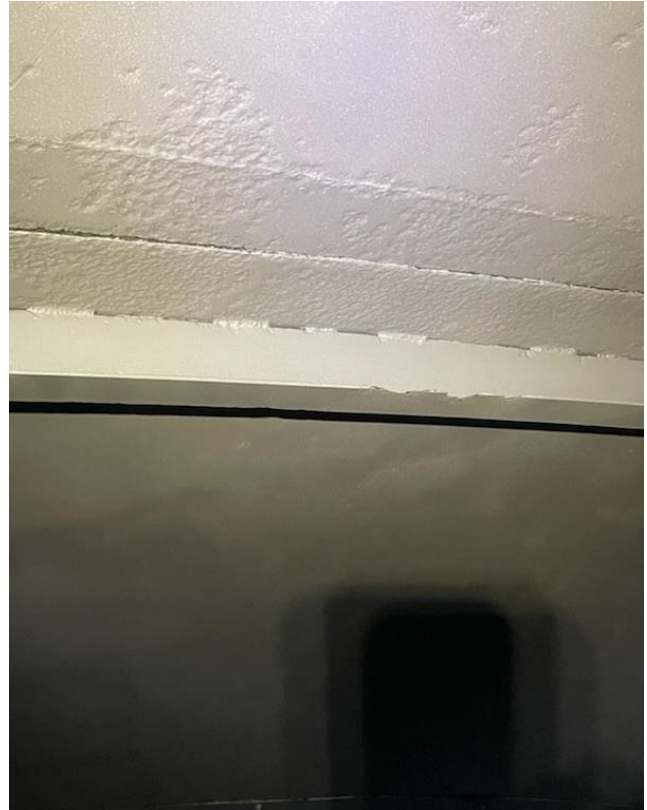
Pitting on ceiling, corrosion on rafter



Corrosion on rafter



Corrosion on rafter



Pitting on ceiling, corrosion on rafter



Corrosion on ring and dry riser tube



Pinholes through dry riser tube



Pitting and pinholes above ring



Corrosion on ring and tube, pitting on ceiling



April 7, 2022

Phil Mckinney  
Schwab-Eaton  
800 E. 1st Street, Ste.240  
Wichita, KS 67202

State Street Tank Improvement Project  
Augusta, KS

We are pleased to submit this proposal for steel rehabilitation of the interior center roof beams, dry well support steel and all other appurtenances as previously discussed.

All work to be completed on a Time and Materials basis of \$500.00 per day with a Not to Exceed (NTE) limit of \$35,000.00. This amount includes all required steel, tools and other equipment needed to complete this work as well as the surface preparation of the new steel once it has been installed. This also includes the Tnemec 215 Resurfacing Epoxy to be applied to all visible pitted areas as directed by Schwab-Eaton. All materials will be invoiced at cost plus 15%.

Additional contract days requested with this change order proposal are to be 14 calendar days.

Should you have any questions or comments, please do not hesitate to contact me to discuss further.  
Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Caldwell", written in a cursive style.

Jim Caldwell  
Project Manager  
NACE III Certified Inspector #16187  
Viking Industrial Painting  
10905 Harrison Street  
La Vista, NE 68128  
Cell# 505 444 0688



## Phil Mckinney

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**From:** Phil Mckinney  
**Sent:** Thursday, April 7, 2022 4:16 PM  
**To:** Tim Johnson  
**Cc:** Chuck May  
**Subject:** Fwd: Augusta, KS AIS Certificate

Phil

Sent from [Outlook Mobile](#)

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**From:** Jim Caldwell <Jim@viptanks.com>  
**Sent:** Thursday, March 31, 2022, 5:54 PM  
**To:** Phil Mckinney <pmckinney@schwab-eaton.com>  
**Cc:** Chuck May <cmay@schwab-eaton.com>; Michael Stump <mstump@schwab-eaton.com>; Meshari Al Bin Essa <meshari@viptanks.com>; Abdullah Al Naabi <Abdullah@viptanks.com>; Ben Rinken <ben@viptanks.com>; Mike Maryott <mike@viptanks.com>; Milton Matute <miltonm@viptanks.com>  
**Subject:** Re: Augusta, KS AIS Certificate

With the current lead time on materials, I would ask for 4 additional weeks for fencing only. With the current delays on interior repairs, I am unable to estimate that until we have a clear work scope on what/how those repairs are to be completed.

Jim Caldwell

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**From:** Phil Mckinney <pmckinney@schwab-eaton.com>  
**Sent:** Thursday, March 31, 2022 4:19:49 PM  
**To:** Jim Caldwell <Jim@viptanks.com>  
**Cc:** Chuck May <cmay@schwab-eaton.com>; Michael Stump <mstump@schwab-eaton.com>; Meshari Al Bin Essa <meshari@viptanks.com>; Abdullah Al Naabi <Abdullah@viptanks.com>; Ben Rinken <ben@viptanks.com>; Mike Maryott <mike@viptanks.com>; Milton Matute <miltonm@viptanks.com>  
**Subject:** RE: Augusta, KS AIS Certificate

Jim

How much time are you thinking you'll need?

Phil

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**From:** Jim Caldwell <Jim@viptanks.com>  
**Sent:** Thursday, March 31, 2022 3:57 PM  
**To:** Phil Mckinney <pmckinney@schwab-eaton.com>  
**Cc:** Chuck May <cmay@schwab-eaton.com>; Michael Stump <mstump@schwab-eaton.com>; Meshari Al Bin Essa <meshari@viptanks.com>; Abdullah Al Naabi <Abdullah@viptanks.com>; Ben Rinken <ben@viptanks.com>; Mike

Maryott <mike@viptanks.com>; Milton Matute <miltonm@viptanks.com>

**Subject:** RE: Augusta, KS AIS Certificate

Phil,  
I wanted to check in with you regarding the current delay in getting the required steel that is currently being found to be in the raw material shortage that our country is seeing. Please let me know if we are authorized to extend the contract schedule to accommodate the needed time frame for delivery of the fencing materials. To include the needed installation time frame.

Thank you.

Jim Caldwell  
Project Manager  
NACE III Certified Inspector #16187  
Viking Industrial Painting  
10905 Harrison Street  
La Vista, NE 68128  
Cell# 505 444 0688

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