

BADGER STATE INSPECTION, LLC

Water Tower Specialist / Antenna, Evaluations, Inspection
P.O. Box 157 Osseo, WI 54758
715-533-8686

January 11, 2015

Mr. Robin Bowman
Superintendent of Public Works
City of Tonka Bay
4901 Manitou Road
Tonka Bay, MN 55331

RE: Proposal to Provide a Turn Key Approach to the Spot Repair and Overcoat on the Exterior of the 9' X 35' Lime Silo for the City of Tonka Bay, Minnesota.

Dear Mr. Bowman:

Attached is our proposal to provide both the engineering and inspection services along with the reconditioning for this project. The scope of services presented is based on our recent discussions with you and our prior experience.

We look forward to the opportunity to work with you. Thank you for inviting us to illustrate our capabilities. We will strive to provide a high-quality project for the City that is completed on time and within budget. Please contact me if you have any questions regarding our proposal or require further information. You can reach me at (715) 533-8686.

Sincerely,

Badger State Inspection, LLC

Kelly C. Mulhern
Owner

PROJECT UNDERSTANDING

It is our understanding the City of Tonka Bay seeks a contractor that can perform both the rehabilitation and exterior blasting and recoating of the 9' X 38' Lime Silo tower along with the inspection of the reconditioning process. The reservoir is located behind the City Hall at 4901 Manitou Road.

The City of Tonka Bay has requested the following of the consultant:

- Prepare the entire exterior surface of the lime silo by first power washing (4000 PSI water pressure) the exterior followed by a spot repair by SSPC-SP-2 hand tool cleaning and or SSPC-SP-3 power tool cleaning all rusted exterior surfaces.
- Provide an SSPC-SP-10 Near white metal blast on corroded areas if needed. (BSI will provide an alternate for SSPC-SP-10 blasted surfaces.
- Cover and protect the new filter on top of the silo.
- It is not 100% clear in the proposal document but BSI is planning on applying a full top coat of Acrolon Ultra at 2.0-4.0 dry mils after the spot repaired areas have been completed.
- Properly remove and dispose the waste generated.
- Replace the existing door with a new fiberglass door. (Again BSI plans on also replacing the door frame with the door).
- Perform construction services as required for the work, including full time inspection (approximately 20-25 hours per week) and contract/project management (4 hours per week) for the 2 week project. Our inspector will provide photographic documentation during the reconditioning project including daily reports, weather logs, and construction photos. Photographic evidence shall validate all inspections and testing performed.
- Provide a two year warranty inspection (2017) to include two (2) copies of the inspection report.

PROJECT APPROACH

Utilizing our site discussion and previous site visits, BSI is well versed in the work that is required for this project. BSI will provide AWS Certified Welding inspection (as necessary) if structural repairs are required and NACE affiliated coating inspectors working directly under a NACE Certificated Coating Inspector during coating reconditioning to make certain that the work performed by the contractor is in conformance with the specifications. The full time inspection during reconditioning along with a two year warranty will maximize coating life expectancy. BSI's staff will monitor the workmanship during all phases of work and inspect the contractor's work.

In summary, the approach outlined above will provide additional value to the City as follows:

- A project team led by Kelly Mulhern will be well respected in the water storage industry. His involvement with the project includes his intimate knowledge of industry contractors, personnel, and practices.
- A project that is completed with leadership striving for work to be delivered on time, within budget, and with quality workmanship.
- Utilizing a painting subcontractor who has at least 5 years' experience in working on water towers or projects of this size or larger.

- Follow the guidelines of the specification that requires a specific exterior surface preparation standard that meets or exceeds the paint manufactures recommendations.
- Specification and the warranted installation of a three layer spot repaired exterior coating that includes a finish coat of a Polyurethane product such as Sherwin Williams Acrolon Ultra.
- A resulting tower coating that will have the opportunity to realize its intended service life and reduce maintenance costs.
- A project that meets the City's needs and is in agreement with the City procedures.

PROPOSED FEE

We propose to complete the scope of services described in this proposal for the following fee:

1. Lime Silo Tower exterior reconditioning and inspection fee \$24,500.00

Total not to exceed cost without written authorization from the City of Tonka Bay..... \$24,500.00

2. Bid Alternate (Sandblast to an SSPC-SP-10 near white metal blast) This is an unknown quantity so BSI is proposing to perform this spot repair at around \$20.00 per square foot plus mobilization cost of the equipment.....

PROJECT SCHEDULE

We may schedule for the work as early as May of 2015 but understand we must complete the work by the end of the 2015 painting season. This work will depend on the subcontractors and BSI's availability. The Project will be 100% completed by October 15, 2015.

PROJECT TEAM & QUALIFICATIONS

The BSI team has been assembled taking into consideration all of the technical requirements of this project. Special consideration was given to the selection of team members that have the required technical expertise and experience needed.

If engineering is required, BSI will be using WSB & Associates (WSB) for structural engineering services. Kelly Mulhern has worked with WSB on tower related projects for over 9 years. Types of projects include new tower construction, tower reconditioning and the addition and modification of antennas.

BSI Team:

Project Manager - Kelly Mulhern

Field Inspector – Kelly Mulhern, Adam Ranum

Specifications – Kelly Mulhern

Subcontractor–Tim Popple – Osseo Construction LLC.

REFERENCES

A list of water reconditioning projects completed by Kelly Mulhern is attached. Those completed while teaming with WSB have been identified. BSI would encourage the City of Tonka Bay to call any or all of the references provided.

Services performed by BSI for this project will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar budget and time restraints.

Attachments:

- *BSI Company Overview*
- *Resumes*
- *BSI Water Tower Experience & References*
- *Insurance Certificate*