



## Utility Service Co., Inc.

### Concrete Asset Limited Maintenance Contract

**Owner:** City of Sandersville  
Sandersville, GA

**Tank Size/Name:** South Water Treatment Plant Tank  
**Location:** Hwy 15 South

**Tank Size/Name:** North Plant 1 Tank  
**Location:** 200 North Hospital Road

**Tank Size/Name:** North Plant 2 Tank  
**Location:** 200 North Hospital Road

**Tank Size/Name:** Ferncrest Water Treatment Plant Tank  
**Location:** 735 Linton Road South

**Date Prepared:** April 20, 2026

## CONCRETE ASSET LIMITED MAINTENANCE CONTRACT

This Water Tank Maintenance Contract (hereinafter, "the Contract") is entered into by and between the **City of Sandersville, GA, whose business address is P.O. Box 71, Sandersville, GA 31082** (hereinafter, "the Owner") and Utility Service Co., Inc., whose business address is 535 General Courtney Hodges Boulevard, Post Office Box 1350, Perry, Georgia 31069 (hereinafter, "the Company"). The Owner and the Company shall be individually referred to herein as "a Party" or collectively referred to herein as "the Parties".

Therefore, in consideration of the mutual promises contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Owner and the Company, the Parties agree as follows:

**1. Company's Engagement and Responsibilities.** The Owner agrees to engage the Company to provide the professional services needed to maintain the following concrete assets: **South Water Treatment Plant Tank (500,000 gallons), located at Hwy 15 South; North Plant 1 Tank (150,000 gallons), located at 200 North Hospital Road; North Plant 2 Tank (150,000 gallons), located at 200 North Hospital Road; and Ferncrest Water Treatment Plant Tank (1,000,000 gallons), located at 735 Linton Road South** (hereinafter, "the Assets"). This Contract and the attached Appendix A outlines the Company's responsibility for the upfront renovation (hereinafter, the "Upfront Renovation") of the Assets and the care and maintenance of the Assets thereafter. The services (collectively, "the Services") that the Company will provide include the following:

a. The Tanks shall receive Upfront Renovations as follows:

- South Water Treatment Plant Tank: Exterior Renovation in Contract Year 3 and an Interior Washout and Exterior Pressure Wash in Contract Year 1.
- North Plant 1 Tank: Exterior Renovation and an Interior Washout in Contract Year 1.
- North Plant 2 Tank: Exterior Renovation and an Interior Washout in Contract Year 1.
- Ferncrest Water Treatment Plant Tank: Exterior Renovation and an Interior Washout in Contract Year 1.

For purposes of this Contract, "Contract Year" shall mean the 12-month period which commences on the first day of the month when the Contract is executed by the Owner and each successive 12-month period thereafter (hereinafter, "Contract Year" or collectively, "Contract Years").

b. The Company shall perform an annual inspection of each Asset to assess its sanitary condition as well as the condition of the interior and exterior coatings. In addition, the Assets will be inspected to ensure that the structure is in watertight condition. The Company will provide a written inspection report to the Owner following each inspection.

c. Every 4 years, beginning with the first washout inspection, the Asset will be completely drained and cleaned to remove all mud, silt, and other accumulations that might be harmful to the Asset or its contents. After cleaning is completed, the interior will be thoroughly inspected and disinfected prior to returning the Asset to service; however, the Owner is responsible for draining and filling the Asset and conducting any required testing of the water. A written report will be mailed to the Owner after each inspection. If the aerator trays on the roof of the asset (where applicable) require a pressure wash cleaning, they will be pressure wash cleaned during the washout inspection.

- d. The assets will be cleaned utilizing a pressure washer as needed to be determined by the annual inspection report.
- e. The Company will clean and repaint the exterior of each Asset at such time as complete repainting is needed. The need for exterior painting of each Asset is to be determined by the appearance and protective condition of the existing paint. At the time that the exterior requires repainting, the Company agrees to paint each Asset with a coating that is the same color as the existing coating and to select a coating system which best suits the site conditions, environment, and general location of each Asset. When exterior painting of the Asset is needed, all products and procedures as to coating systems will be equal to or exceed the requirements of the **State of Georgia** and the American Water Works Association's D102 standard in effect as of the Effective Date (defined hereinafter).
- f. The Company will install a lock on the roof hatch of each Asset; however, the provision of such lock does not guarantee each Asset's security during the term of the Contract. For the avoidance of doubt, security of each Asset and the site where each Asset is located (hereinafter, "Asset Sites") are the responsibility of the Owner.
- g. If requested by the Owner, the Company will mobilize a crew to paint over graffiti, but the Owner must allow the Company a reasonable amount of time to mobilize a crew.
- h. The Company will furnish a certificate of insurance to the Owner, providing evidence of the Company's insurance coverage.

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**2. Contract Price/Annual Fees.** For the performance of the Services required by Section 1, the Owner shall pay the Company an Annual Fee (hereinafter, "Annual Fee") for each Contract Year of the Contract.

- South Water Treatment Plant Tank: The first **two (2)** Annual Fees shall be **\$2,000.00** per Contract Year. The next **five (5)** Annual Fees shall be **\$14,131.00** per Contract Year. The Annual Fee for Contract Year 8 shall be **\$6,112.00**.
- North Plant 1 Tank: The first **five (5)** Annual Fees shall be **\$6,712.00** per Contract Year. The Annual Fee for Contract Year 6 shall be **\$3,391.00**.
- North Plant 2 Tank: The first **five (5)** Annual Fees shall be **\$6,712.00** per Contract Year. The Annual Fee for Contract Year 6 shall be **\$3,391.00**.
- Ferncrest Water Treatment Plant Tank: The Annual Fee for Contract Year 1 shall be **\$11,580.00**. The next **four (4)** Annual Fees shall be **\$17,323.00** per Contract Year. The Annual Fee for Contract Year 6 shall be **\$7,603.00**.

Each Contract Year thereafter, each Tank's Annual Fee shall be adjusted to reflect the current cost of service. The adjustment of the Annual Fees shall be limited to a maximum of 5% annually. All applicable taxes are the responsibility of the Owner and are in addition to the stated costs and fees in this Contract.

**3. Payment Terms.** Each Annual Fee for Contract Year 1, plus all applicable taxes, shall be due and payable **90 days following execution of this Contract**. **Each subsequent Annual Fee, plus all applicable taxes, shall be due and payable on the anniversary of each Contract Year thereafter.** If the Annual Fee, plus all applicable taxes, are not paid within ninety (90) days of the date of invoice, the Company may charge the Owner a late fee on unpaid balances and may also terminate or suspend Services under this Contract without notice. The late fee will be 1.5% per month.

**4. Changes or Delays to Services.** For purposes of this Section 4, "Unreasonable Delay" shall mean the Owner's delay in releasing an Asset or making an Asset available to the Company for the performance of any of the Services described herein for a period of twenty-four (24) months following the Company's written request for release or access to the Asset. In the event of Unreasonable Delay, the Company reserves the right to recover its reasonable costs related to the Unreasonable Delay, and the Owner agrees to negotiate with the Company in good faith to determine the amount of its reasonable costs caused by such Unreasonable Delay. Furthermore, the Owner hereby agrees that the Company can replace a Washout Inspection of an Asset with a visual inspection, remotely operated vehicle inspection ("ROV Inspection"), or unmanned aerial vehicle inspection ("UAV Inspection") without requiring the modification of this Contract.

**5. Structure of Asset and Asset Site Conditions.** The Company is accepting each Asset to maintain pursuant to the requirements of this Contract based upon its existing structure and components as of the Effective Date (defined hereinafter). ***Any modifications to the Assets, including antenna installations, shall be approved by the Company, prior to installation and may warrant an increase in the Annual Fees.*** In addition, changes in the condition of the Asset Sites and/or any adjoining properties (e.g., construction of a mall next to the Asset Sites which significantly increases the risk of overspray claims, etc.) following the Effective Date, which cause an increase in the cost of the maintenance of the Assets, will be just cause for an equitable adjustment of the Annual Fees in this Contract.

**6. Environmental, Health, Safety, Labor, or Industry Requirements.** The Owner hereby agrees that the promulgation of, enactment of, or modification to any environmental, health, safety, or labor laws, regulations, orders, or ordinances (e.g., EPA or OSHA regulations or standards) following the Effective Date of this Contract, which cause an increase in the cost of the maintenance of the Assets, will be just cause for an equitable adjustment of the Annual Fees in this Contract. Furthermore, modifications to industry requirement(s) including, but not limited to, standard(s) or other guidance documents issued by the American Water Works Association, National Sanitary Foundation, and the Association for Materials Protection and Performance, which cause an increase in the cost of the maintenance of the Assets, will be just cause for an equitable adjustment of the Annual Fees in this Contract. Said equitable adjustment of the Annual Fees in this Contract will reasonably reflect the increased cost of the Services with newly negotiated Annual Fee(s).

**7. Excluded Items.** This Contract does NOT include the cost for and/or liability on the part of the Company for: (i) containment or lead abatement of each Asset at any time during the term of the Contract; (ii) disposal of any hazardous waste materials; (iii) resolution of operational problems or structural damage due to cold weather; (iv) repair of structural damage due to antenna installations or other attachments for which each Asset was not originally designed; (v) resolution of operational problems or repair of structural damage or site damage caused by physical conditions below the surface of the ground; (vi) negligent acts of Owner's employees, agents or contractors; (vii) damages, whether foreseen or unforeseen, caused by the Owner's use of pressure relief valves; (viii) repairs to the foundation of the Assets; (ix) any latent defects or inaccessible areas of each Asset or its components; (x) any repairs or improvements necessary for the Assets or Asset sites that arise from or are caused by voids in concrete; (xi) environmental controls, including dehumidification and auxiliary heating, are not included; (xii) the maintenance, repair or replacement of any electrical components (to include any lighting); (xiii) the maintenance, repair or replacement of fill lines, insulation, and/or frost jackets; (xiv) the maintenance, repair, or replacement of piping of any kind below ground level; and (xv) other conditions which are beyond the Owner's and Company's control, including, but not limited to: acts of God and acts of terrorism. Acts of God include, but are not limited to, any damage to the Assets or Asset Sites which is caused by seismic activity, hurricanes, and/or tornadoes. Acts of terrorism include, but are not limited to, any damage to the Asset or Asset Site which results from an unauthorized entry of any kind to the Assets or Asset Sites.

**8. Force Majeure.** If the Company is prevented from performing any of its duties or obligations hereunder (other than duties or obligations with respect to payment) in a timely manner by reason of act of God or force majeure such as: (i) fire, (ii) war, (iii) earthquake, (iv) strike, (v) lock-out, (vi) labor dispute, (vii) flood, (viii) public disaster, (ix) pandemic or epidemic event (including COVID-19), (x) interruptions or delays in reasonably available means of transportation, (xi) acts of any government or its agencies or officers, or any order, regulation, or ruling thereof, (xii) equipment or technical malfunctions or failures, (xiii) power failures or interruptions, or (xiv) any other reason beyond its reasonable control, such condition shall be deemed to be a valid excuse for delay of performance or for nonperformance of any such duty or obligation for the period during which such condition exists.

**9. Termination.** This Contract is an annual contract that shall automatically renew on an annual basis for successive Contract Years so long as: (i) the Owner pays each Annual Fee to the Company in accordance with the terms herein and (ii) does not terminate the Contract pursuant to the terms of this Section. This Contract is subject to termination by the Owner only at the end of the then-current Contract Year if written notice of intent to terminate is received by the Company at least ninety (90) days prior to the first day of the upcoming Contract Year. If the notice of intent to terminate is not received at least ninety (90) days prior to the first day of the upcoming Contract Year, this Contract shall renew for an additional Contract Year and expire at the end of the upcoming Contract Year. In such an event, the Owner agrees that it shall be responsible to pay the Annual Fee for the upcoming Contract

Year. The notice of intent to terminate must be sent by certified mail, with return receipt requested, to Utility Service Co., Inc., Attention: Customer Service, Post Office Box 1350, Perry, Georgia 31069, and signed by three (3) authorized voting officials of the Owner's governing body (e.g., commission or council). Notice of intent to terminate cannot be delivered electronically or verbally (e.g., email, text, phone call, etc.). The Owner acknowledges and agrees that the Company has advanced Services to the Owner, and the Company has not received full payment for the Services previously performed. Therefore, if the Owner elects to terminate this Contract prior to remitting the first **six (6)** Annual Fees for each Asset, then the unpaid balance of work completed for each Asset as negotiated by the parties shall be due and payable within thirty (30) days of the Owner's issuance of the notice of intent to terminate at the end of the then-current Contract Year.

**10. Assignment.** The Owner may not assign or otherwise transfer all or any of its interest under this Contract without the prior written consent of the Company. If the Company agrees to the assignment, the Owner shall remain responsible under this Contract, until its assignee assumes in full and in writing all of the obligations of the Owner under this Contract. *Any attempted assignment by Owner in violation of this provision will be void and of no effect.*

**11. Indemnification.** THE COMPANY AGREES TO INDEMNIFY THE OWNER AND HOLD THE OWNER HARMLESS FROM CLAIMS, DEMANDS, ACTIONS, DAMAGES, LIABILITY, AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, PERSONAL INJURY, AND/OR DAMAGE TO PROPERTY BY REASON OF AND TO THE EXTENT OF ANY NEGLIGENT ACT OF THE COMPANY OR ITS SUBCONTRACTORS, AGENTS, OR EMPLOYEES.

**12. Assignment of Receivables.** The Company reserves the right to assign any outstanding receivables from this Contract to its banking institution as collateral for any loans or lines of credit.

**13. No Warranty.** THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, RELATED TO THE STRUCTURAL CONDITION OF THE ASSETS AS OF THE EXECUTION OF THIS CONTRACT OR AT ANY FUTURE TIME WHILE THIS CONTRACT IS IN EFFECT. THE COMPANY SHALL NOT BE LIABLE, UNDER CONTRACT OR TORT, FOR DAMAGES RESULTING FROM A FAILURE IN THE STRUCTURAL INTEGRITY OF THE ASSETS, AND THE COMPANY EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

**13. Structural Repairs.** If the Owner determines that structural repairs to the Assets are necessary, then the Company agrees to identify one or more companies that can perform the repairs and request proposals for the repairs. The Company agrees that it will consider the proposals and discuss them with the Owner. The Company further agrees that it will consider, but it will remain in the Company's sole discretion, whether to contract with the third party(ies) to have the structural repairs performed on the Assets. In such an event, this Contract shall be amended to increase the Annual Fees, which must be mutually agreed to by the Owner and the Company, as well as to confirm the scope of work for the repairs and any other pertinent issues that must be addressed in the amendment.

**14. Assignment of Receivables.** The Company reserves the right to assign any outstanding receivables from this Contract to its Bank or other Lending Institutions as collateral for any loans or lines of credit.

**15. Miscellaneous Items.** No modifications, amendments, or alterations of this Contract may be made except in writing signed by all the parties to this Contract. No failure or delay on the part of any party hereto in exercising any power or right hereunder shall operate as a waiver thereof. The parties expressly warrant that the individuals who sign below are authorized to bind them.

**16. Visual Inspection Disclaimer.** This Contract is based upon a visual inspection of the Assets. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Asset for all patent defects. If latent defects are identified once each Asset has been drained for repairs, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company renegotiate the annual fees. If profile of interior concrete substrate is found to be greater than CSP 5 per the International Concrete Repair Institute (ICRI), then the Company is entitled to compensation for this item. Further, at the time of renovation concrete interior will be further tested for pH, adhesion strength, moisture vapor transmission (MVT), relative humidity, etc., and if defects are found to be substantial, then the contract will either be voided (3% of UR will be owed the Company for mobilization and testing) or the Owner and the Company will negotiate a change order for the unforeseen repairs.

**17. Excessive Inflation.** In the event that the aggregate of the Annual Inflation Rates (defined hereinbelow) established for two (2) consecutive calendar years during the term of this Contract exceeds 12% in total, the Owner and the Company agree to renegotiate the Annual Fees and increase the Annual Fees throughout the remaining term of the Contract to compensate the Company for the excessive inflation. For purposes of this provision, the "Annual Inflation Rate" for each calendar year shall be established by the *Engineering News Report – Construction Cost Index* ("ENR-CCI"). In the event that the ENR-CCI index is discontinued, the Owner and the Company will negotiate and agree to an alternative index or methodology to address the excessive inflation. For illustrative purposes, if a Contract is executed in 2022, the first equitable adjustment could not be made until both the 2023 inflation rate and the 2024 inflation rate have been established. If the annual inflation rates for 2023 and 2024 are 5.0% and 7.1%, respectively, the Owner and the Company agree to renegotiate the current year's Annual Fee as well as the remaining Annual Fees for the remainder of the term of the Contract to address the excessive inflation.

**18. Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same Agreement. The Parties may utilize electronic means (including facsimile and e-mail) to execute and transmit the Agreement and all such electronically executed and/or transmitted copies of the Agreement shall be deemed as valid as originals.

**19. Entire Agreement.** This Contract constitutes the entire agreement of the parties and supersedes all prior communications, understandings, and agreement relating to the subject matter hereof, whether oral or written.

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SIGNATURE PAGE TO FOLLOW

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This Contract is executed and effective as of the date ("the Effective Date") that the last Party signs this Contract below.

OWNER:

**City of Sandersville**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Seal:

COMPANY:

**Utility Service Co., Inc.**

By: Brad Winkler

Title: National Director of Operations

Print Name: Bradley Winkeler, P.E.

Date: April 21, 2026

Witness: Lara A. Townsend

Seal:



## **Appendix 1**

### **Scope of Work**

#### **South Water Treatment Plant Tank**

##### **Asset**

- SOUTH WATER TREATMENT PLANT TANK is approximately 74 ft dia x 16 ft Height (Interior) x 16 ft Height (Average Exterior Exposed)
- Scope of work below includes an upfront exterior coatings renovation on the concrete surfaces of the tank. Scope includes a limited exterior-only maintenance program per the scope below.

##### **Exterior Renovation (Yr3)**

- Concrete
  - Surface Preparation: Power wash all specified concrete surfaces to remove all grease, oil, foreign or any loose deleterious material. Prepare surfaces per SSPC-SP13/NACE No. 6.
  - Stripe Coat: Stripe all cracks with an elastomeric coating.
  - Finish: Apply two (2) coats of an acrylic emulsion at 2.0 to 3.0 mils DFT, per coat.

##### **Washout (Yr1)**

- A date shall be coordinated by both parties for the Owner to provide access to the Asset.
- Owner shall isolate Asset using existing standard operating procedures.
- Owner shall fully drain Asset prior to entry.
- Washout includes the walls, and floor only. Walls are to be cleaned within the reachable area (approximately 10'H) without the use of scaffolding or any rigging. Areas above reachable height and ceiling of Asset are excluded.
- Perform washout of Asset with allowance for one (1) crew day and 3" depth of soft sediment on the Asset floor. Pricing is based upon:
  - Off-site disposal is not included in this proposal.
  - Wash-water and sediment will be disposed of through on-site drainage within a 150' distance from the Asset. Drainage will not be screened or sediment removed using a sediment trap or other sedimentation controls.
  - Owner shall be responsible for dechlorination of the discharge water, if required.
  - Any remaining solids within the Asset will not be removed. No vactor truck or any other removal equipment is included in this proposal to remove any solids that cannot be removed through normal flushing and rinsing of the Asset.
  - If it is deemed necessary to use a vacuum truck to remove solids within the Asset, then a price of \$7,500 per day will be added to the contract through the execution of an authorized change order.
- Excludes any hard scale (calcium, lime etc. deposits) built-up within the Asset.
- Spray disinfection of the Asset walls, floor and ceiling in accordance with AWWA C652 Method 2 (Contact Method) after completion of washout.
- The Asset will be inspected to assess the sanitary, safety, structural, security, and coatings conditions, if present.
- A comprehensive written report with color digital photographs will be submitted detailing the condition of the Asset. A representative of Utility Service Co Inc will schedule a date with the Owner to present the report and findings.
- Additional work effort: If the WO time or sludge depth is greater than the above allowance, a price of \$1,913 per crew day until sludge is completely removed.
- If special or upgraded equipment is required to facilitate removal of access sludge, change order may include rental equipment fees plus a 25% margin.

### **Exterior Pressure Wash (Yr1)**

- Concrete
  - A date shall be coordinated by both parties for the Owner to provide access to the Asset.
  - Surface Preparation: Wet surfaces with a bleach solution. Allow the bleach solution to remain on the surface until dry.
  - Pressure wash the complete exterior using a minimum of 3000 PSI, to remove all mildew, grease, oil, foreign, any loose deleterious material and other surface contaminants.

### **Notes / Exclusions**

- Utility Service Co., Inc. reserves the right to request a change order due to unforeseen market conditions that increase the cost of the goods or services provided by suppliers or subcontractors.
- Pressure washing and surface preparation may remove efflorescence and/or latent material, potentially exposing active leaks.
- Repair of any leaks revealed during surface preparation is specifically excluded from this proposal and will be completed only upon Owner authorization at the daily labor rate and per-gallon material rate identified below.
- Should crack injection repair be necessary to complete the agreed upon SOW, a price per kit of \$333 and a daily crew rate of \$1,663 will be used to calculate and issue a change order.
- Should spall repair be necessary to complete the agreed upon SOW, a price per CUFT of \$100 and a daily crew rate of \$1,663 will be used to calculate and issue a change order.
- Owner shall isolate and drain the Asset prior to renovation operations.
- Owner shall provide that no moisture or water is entering the Asset during renovation operations.
- Interior disinfection of Asset walls, floor, and ceiling in accordance with AWWA C652/C653 (Contact Spray Method) is included. Owner shall perform any testing and return of Asset back to service.
- Water and power must be available within 150' of Asset.
- If latent defects are identified once the Asset has been drained for repairs, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company renegotiate pricing.
- Application of coatings will not hide existing imperfections on the asset. Additional services above and beyond what's listed in this proposal will not be performed without a change order.

### **North Plant 1 Tank**

#### **Asset**

- NORTH PLANT 1 TANK is approximately 42 ft dia x 12 ft Height (Interior) x 12 ft Height (Average Exterior Exposed).
- Scope of work below includes an upfront exterior coatings renovation on the concrete surfaces of the tank. Scope includes a limited exterior-only maintenance program per the scope below.
- Client will provide vac truck for removal of sediment during washout operations and will be responsible for the handling/dumping of sediment.

### **Exterior Renovation (Yr1)**

- Concrete Walls
  - Surface Preparation: Power wash all specified concrete surfaces to remove all grease, oil, foreign or any loose deleterious material. Prepare surfaces per SSPC-SP13/NACE No. 6.
  - Stripe Coat: Stripe all cracks with an elastomeric coating.
  - Finish: Apply two (2) coats of an acrylic emulsion at 2.0 to 3.0 mils DFT, per coat.
- Concrete Roof
  - Surface Preparation: Power wash all specified concrete surfaces to remove all grease, oil, foreign or any loose deleterious material. Prepare surfaces per SSPC-SP13/NACE No. 6.
  - Primer: Apply one (1) coat of a waterborne modified polyamine epoxy at 0.7 to 1.5 mils DFT.

- Stripe Coat: Stripe all cracks with an elastomeric coating.
- Finish: Apply two (2) coats of an modified waterborne acrylate at 4.0 to 8.0 mils DFT, per coat.

### **Washout (Yr1)**

- A date shall be coordinated by both parties for the Owner to provide access to the Asset.
- Owner shall isolate Asset using existing standard operating procedures.
- Owner shall fully drain Asset prior to entry.
- Washout includes the walls, and floor only. Walls are to be cleaned within the reachable area (approximately 10'H) without the use of scaffolding or any rigging. Areas above reachable height and ceiling of Asset are excluded.
- Perform washout of Asset with allowance for one (1) crew day and 3" depth of soft sediment on the Asset floor. Pricing is based upon:
  - Off-site disposal is not included in this proposal.
  - Wash-water and sediment will be disposed of through on-site drainage within a 150' distance from the Asset. Drainage will not be screened or sediment removed using a sediment trap or other sedimentation controls.
  - Owner shall be responsible for dechlorination of the discharge water, if required.
  - Any remaining solids within the Asset will not be removed. No vactor truck or any other removal equipment is included in this proposal to remove any solids that cannot be removed through normal flushing and rinsing of the Asset.
  - If it is deemed necessary to use a vacuum truck to remove solids within the Asset, then a price of \$7,500 per day will be added to the contract through the execution of an authorized change order.
- Excludes any hard scale (calcium, lime etc. deposits) built-up within the Asset.
- Spray disinfection of the Asset walls, floor and ceiling in accordance with AWWA C652 Method 2 (Contact Method) after completion of washout.
- The Asset will be inspected to assess the sanitary, safety, structural, security, and coatings conditions, if present.
- A comprehensive written report with color digital photographs will be submitted detailing the condition of the Asset. A representative of Utility Service Co Inc will schedule a date with the Owner to present the report and findings.
- Additional work effort: If the WO time or sludge depth is greater than the above allowance, a price of \$1,913 per crew day until sludge is completely removed.
- If special or upgraded equipment is required to facilitate removal of access sludge, change order may include rental equipment fees plus a 25% margin.

### **Notes / Exclusions**

- Utility Service Co., Inc. reserves the right to request a change order due to unforeseen market conditions that increase the cost of the goods or services provided by suppliers or subcontractors.
- Pressure washing and surface preparation may remove efflorescence and/or latent material, potentially exposing active leaks.
- Repair of any leaks revealed during surface preparation is specifically excluded from this proposal and will be completed only upon Owner authorization at the daily labor rate and per-gallon material rate identified below.
- Should crack injection repair be necessary to complete the agreed upon SOW, a price per kit of \$333 and a daily crew rate of \$1,663 will be used to calculate and issue a change order.
- Should spall repair be necessary to complete the agreed upon SOW, a price per CUFT of \$100 and a daily crew rate of \$1,663 will be used to calculate and issue a change order.
- Owner shall isolate and drain the Asset prior to renovation operations.
- Owner shall provide that no moisture or water is entering the Asset during renovation operations.
- Interior disinfection of Asset walls, floor, and ceiling in accordance with AWWA C652/C653 (Contact Spray Method) is included. Owner shall perform any testing and return of Asset back to service.
- Water and power must be available within 150' of Asset.
- If latent defects are identified once the Asset has been drained for repairs, the Owner agrees and

acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company renegotiate pricing.

- Application of coatings will not hide existing imperfections on the asset. Additional services above and beyond what's listed in this proposal will not be performed without a change order.

### **North Plant 2 Tank**

#### **Asset**

- NORTH PLANT 2 TANK is approximately 42 ft dia x 12 ft Height (Interior) x 12 ft Height (Average Exterior Exposed).
- Scope of work below includes an upfront exterior coatings renovation on the concrete surfaces of the tank. Scope includes a limited exterior-only maintenance program per the scope below.
- Client will provide vac truck for removal of sediment during washout operations and will be responsible for the handling/dumping of sediment.

#### **Exterior Renovation (Yr1)**

- Concrete Walls
  - Surface Preparation: Power wash all specified concrete surfaces to remove all grease, oil, foreign or any loose deleterious material. Prepare surfaces per SSPC-SP13/NACE No. 6.
  - Stripe Coat: Stripe all cracks with an elastomeric coating.
  - Finish: Apply two (2) coats of an acrylic emulsion at 2.0 to 3.0 mils DFT, per coat.
- Concrete Roof
  - Surface Preparation: Power wash all specified concrete surfaces to remove all grease, oil, foreign or any loose deleterious material. Prepare surfaces per SSPC-SP13/NACE No. 6.
  - Primer: Apply one (1) coat of a waterborne modified polyamine epoxy at 0.7 to 1.5 mils DFT.
  - Stripe Coat: Stripe all cracks with an elastomeric coating.
  - Finish: Apply two (2) coats of an modified waterborne acrylate at 4.0 to 8.0 mils DFT, per coat.

#### **Washout (Yr1)**

- A date shall be coordinated by both parties for the Owner to provide access to the Asset.
- Owner shall isolate Asset using existing standard operating procedures.
- Owner shall fully drain Asset prior to entry.
- Washout includes the walls, and floor only. Walls are to be cleaned within the reachable area (approximately 10'H) without the use of scaffolding or any rigging. Areas above reachable height and ceiling of Asset are excluded.
- Perform washout of Asset with allowance for one (1) crew day and 3" depth of soft sediment on the Asset floor. Pricing is based upon:
  - Off-site disposal is not included in this proposal.
  - Wash-water and sediment will be disposed of through on-site drainage within a 150' distance from the Asset. Drainage will not be screened or sediment removed using a sediment trap or other sedimentation controls.
  - Owner shall be responsible for dechlorination of the discharge water, if required.
  - Any remaining solids within the Asset will not be removed. No vac truck or any other removal equipment is included in this proposal to remove any solids that cannot be removed through normal flushing and rinsing of the Asset.
  - If it is deemed necessary to use a vacuum truck to remove solids within the Asset, then a price of \$7,500 per day will be added to the contract through the execution of an authorized change order.
- Excludes any hard scale (calcium, lime etc. deposits) built-up within the Asset.
- Spray disinfection of the Asset walls, floor and ceiling in accordance with AWWA C652 Method 2 (Contact Method) after completion of washout.
- The Asset will be inspected to assess the sanitary, safety, structural, security, and coatings conditions, if present.

- A comprehensive written report with color digital photographs will be submitted detailing the condition of the Asset. A representative of Utility Service Co Inc will schedule a date with the Owner to present the report and findings.
- Additional work effort: If the WO time or sludge depth is greater than the above allowance, a price of \$1,913 per crew day until sludge is completely removed.
- If special or upgraded equipment is required to facilitate removal of access sludge, change order may include rental equipment fees plus a 25% margin.

#### **Notes / Exclusions**

- Utility Service Co., Inc. reserves the right to request a change order due to unforeseen market conditions that increase the cost of the goods or services provided by suppliers or subcontractors.
- Pressure washing and surface preparation may remove efflorescence and/or latent material, potentially exposing active leaks.
- Repair of any leaks revealed during surface preparation is specifically excluded from this proposal and will be completed only upon Owner authorization at the daily labor rate and per-gallon material rate identified below.
- Should crack injection repair be necessary to complete the agreed upon SOW, a price per kit of \$333 and a daily crew rate of \$1,663 will be used to calculate and issue a change order.
- Should spall repair be necessary to complete the agreed upon SOW, a price per CUFT of \$100 and a daily crew rate of \$1,663 will be used to calculate and issue a change order.
- Owner shall isolate and drain the Asset prior to renovation operations.
- Owner shall provide that no moisture or water is entering the Asset during renovation operations.
- Interior disinfection of Asset walls, floor, and ceiling in accordance with AWWA C652/C653 (Contact Spray Method) is included. Owner shall perform any testing and return of Asset back to service.
- Water and power must be available within 150' of Asset.
- If latent defects are identified once the Asset has been drained for repairs, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company renegotiate pricing.
- Application of coatings will not hide existing imperfections on the asset. Additional services above and beyond what's listed in this proposal will not be performed without a change order.

### **Ferncrest Water Treatment Plant Tank**

#### **Asset**

- FERNCREST WATER TREATMENT PLANT TANK is approximately 90 ft dia x 20 ft Height (Interior) x 20 ft Height (Average Exterior Exposed)
- Scope of work below includes an upfront exterior coatings renovation on the concrete surfaces of the tank. Scope includes a limited exterior-only maintenance program per the scope below.

#### **Exterior Renovation (Yr1)**

- Concrete
  - Surface Preparation: Power wash all specified concrete surfaces to remove all grease, oil, foreign or any loose deleterious material. Prepare surfaces per SSPC-SP13/NACE No. 6.
  - Stripe Coat: Stripe all cracks with an elastomeric coating.
  - Finish: Apply two (2) coats of an acrylic emulsion at 2.0 to 3.0 mils DFT, per coat.

#### **Washout (Yr1)**

- A date shall be coordinated by both parties for the Owner to provide access to the Asset.
- Owner shall isolate Asset using existing standard operating procedures.
- Owner shall fully drain Asset prior to entry.

- Washout includes the walls, and floor only. Walls are to be cleaned within the reachable area (approximately 10'H) without the use of scaffolding or any rigging. Areas above reachable height and ceiling of Asset are excluded.
- Perform washout of Asset with allowance for one (1) crew day and 3" depth of soft sediment on the Asset floor. Pricing is based upon:
  - Off-site disposal is not included in this proposal.
  - Wash-water and sediment will be disposed of through on-site drainage within a 150' distance from the Asset. Drainage will not be screened or sediment removed using a sediment trap or other sedimentation controls.
  - Owner shall be responsible for dechlorination of the discharge water, if required.
  - Any remaining solids within the Asset will not be removed. No vactor truck or any other removal equipment is included in this proposal to remove any solids that cannot be removed through normal flushing and rinsing of the Asset.
  - If it is deemed necessary to use a vacuum truck to remove solids within the Asset, then a price of \$7,500 per day will be added to the contract through the execution of an authorized change order.
- Excludes any hard scale (calcium, lime etc. deposits) built-up within the Asset.
- Spray disinfection of the Asset walls, floor and ceiling in accordance with AWWA C652 Method 2 (Contact Method) after completion of washout.
- The Asset will be inspected to assess the sanitary, safety, structural, security, and coatings conditions, if present.
- A comprehensive written report with color digital photographs will be submitted detailing the condition of the Asset. A representative of Utility Service Co Inc will schedule a date with the Owner to present the report and findings.
- Additional work effort: If the WO time or sludge depth is greater than the above allowance, a price of \$1,913 per crew day until sludge is completely removed.
- If special or upgraded equipment is required to facilitate removal of access sludge, change order may include rental equipment fees plus a 25% margin.

#### **Notes / Exclusions**

- Utility Service Co., Inc. reserves the right to request a change order due to unforeseen market conditions that increase the cost of the goods or services provided by suppliers or subcontractors.
- Pressure washing and surface preparation may remove efflorescence and/or latent material, potentially exposing active leaks.
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- Water and power must be available within 150' of Asset.
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- Application of coatings will not hide existing imperfections on the asset. Additional services above and beyond what's listed in this proposal will not be performed without a change order.



# City of Sandersville, Georgia

## Maintenance Program Schedule of Work and Fees

| Tank                                                      | 2026                                                                                   | 2027                             | 2028                                                       | 2029                             | 2030                                                                         | 2031                             | 2031                             | 2032                                                       |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------------|----------------------------------|----------------------------------|------------------------------------------------------------|
| South Plant<br>Clearwell<br>Tank<br>500,000<br>Gallon GST | Washout<br>Inspection<br>& Report<br>Exterior<br>Pressure<br>Wash with<br>Hypochlorite | Visual<br>Inspection<br>& Report | Exterior<br>Renovation<br>Visual<br>Inspection<br>& Report | Visual<br>Inspection<br>& Report | Washout<br>Inspection<br>& Report                                            | Visual<br>Inspection<br>& Report | Visual<br>Inspection<br>& Report | Visual<br>Inspection<br>& Report                           |
|                                                           | \$2,000                                                                                | \$2,000                          | \$14,131                                                   | \$14,131                         | \$14,131                                                                     | \$14,131                         | \$14,131                         | \$6,086                                                    |
| Ferncrest<br>Tank<br>1,000,000<br>Gallon GST              | Exterior<br>Renovation<br>Washout<br>Inspection<br>& Report                            | Visual<br>Inspection<br>& Report | Visual<br>Inspection<br>& Report                           | Visual<br>Inspection<br>& Report | Washout<br>Inspection<br>To Include<br>the<br>Aeration<br>System<br>& Report | Visual<br>Inspection<br>& Report | Visual<br>Inspection<br>& Report | Exterior<br>Renovation<br>Visual<br>Inspection<br>& Report |
|                                                           | \$11,580                                                                               | \$15,824                         | \$15,824                                                   | \$15,824                         | \$15,824                                                                     | \$7,603                          | \$7,872                          | \$8,151                                                    |
| North Plant 1<br>Tank<br>150,000<br>Gallon GST            | Exterior<br>Renovation<br>Washout<br>Inspection<br>& Report                            | Visual<br>Inspection<br>& Report | Visual<br>Inspection<br>& Report                           | Visual<br>Inspection<br>& Report | Washout<br>Inspection<br>& Report                                            | Visual<br>Inspection<br>& Report | Visual<br>Inspection<br>& Report | Exterior<br>Renovation<br>Visual<br>Inspection<br>& Report |
|                                                           | \$6,712                                                                                | \$6,712                          | \$6,712                                                    | \$6,712                          | \$6,712                                                                      | \$3,391                          | \$3,511                          | \$3,635                                                    |
| North Plant 2<br>Tank<br>150,000<br>Gallon GST            | Exterior<br>Renovation<br>Washout<br>Inspection<br>& Report                            | Visual<br>Inspection<br>& Report | Visual<br>Inspection<br>& Report                           | Visual<br>Inspection<br>& Report | Washout<br>Inspection<br>& Report                                            | Visual<br>Inspection<br>& Report | Visual<br>Inspection<br>& Report | Exterior<br>Renovation<br>Visual<br>Inspection<br>& Report |
|                                                           | \$6,712                                                                                | \$6,712                          | \$6,712                                                    | \$6,712                          | \$6,712                                                                      | \$3,391                          | \$3,511                          | \$3,635                                                    |
| <b>Total</b>                                              | <b>\$27,004</b>                                                                        | <b>\$31,248</b>                  | <b>\$43,379</b>                                            | <b>\$43,379</b>                  | <b>\$43,379</b>                                                              | <b>\$28,516</b>                  | <b>\$29,025</b>                  | <b>\$21,507</b>                                            |

\*Aeration System on the Ferncrest Tank will be cleaned during washout inspections (every 4<sup>th</sup> year) and as needed determined by annual inspections. \*