

Item 25-0585: Award the North and Ridgeway Tower Coating Contract Bid with Alternate Bids to O&J Coatings Inc**Utilities Committee**

Tue, May 27, 2025 4:30PM

Alderson Vered Meltzer (District 2) 01:14

We do not have any public hearings or appearances scheduled today, and we have only one action item 25-0585 award the North and Ridgeway tower coating contract bid with alternate bids to O and J Coatings incorporated in the amount of \$625,000 with a 5% contingency of \$31,250 for a project total not to exceed \$656,250. Can I get a motion?

Alderson Josh Lambrecht (District 1) 01:46

So, moved.

Adrian Stancil-Martin (District 11) 01:48

second.

Alderson Vered Meltzer (District 2) 01:49

All right, we have a motion and a second. Director Stempa, would you like to tell us about this item?

Director Chris Stempa (Utilities) 01:55

Sure. So, these two coating—or these two towers, were due for a coating—recoating. Every five years, approximately, they have to be inspected internally to make sure that—and by the DNR—to make sure that they're of sound integrity. And these two towers both are at about 25 years for an internal and external. So, they're both due, and if you've driven past—Ridgeway is kind of out of the way behind Festival Foods off Northland. The North Tower off Ballard, you can see it's due. And so, we bundled these both together this year. That's not the most convenient operationally, because that is elevated storage, but we have some built in flexibility with the reservoir and the way we move water around. But that proved to be advantageous from the bids.

Director Chris Stempa (Utilities) 02:50

We had budgeted about a million and a half for both these because it can be very, very costly, especially if you got a lead-based paint that may be underneath. If you're doing a full metal blast, you got to remove that, contain it safely, and dispose of it. Fortunately, the retest on one of the older tower coatings came back negative for lead which lowered the cost. And again, because these contractors are mobilizing, they can mobilize once and plan for both of them being out.

Director Chris Stempa (Utilities) 03:16

Based on the bids, you can see that the bids came in very, very favorably actually. A couple years ago, coatings, any kind of painting, industrial painting, was hard to pin down budgetarily. It was very volatile. So, it's good to see it's somewhat stabilized. So that's the project and a general description, and we plan on getting to work once contracted later in the summer, with the completion date in late fall. We don't want to push this out any later than it has to, because you start running into obviously, cold weather. Paint doesn't like drying in the freezing cold.

Alderson Vered Meltzer (District 2) 03:52

Thank you. Any comments or questions from committee?

Alderson Josh Lambrecht (District 1) 03:55

So just a quick question. It does seem like there's a pretty big variation between the bids that we received. Is there any—obviously, your comments regarding that is reinforces that, but it is a pretty big discrepancy, almost one—more than a million dollars for the highest bid compared to the others. Just kind of curious if you have any insights into why that might have been or is there anything different in what some of the other bids were including versus what O and J Coatings is including?

Director Chris Stempa (Utilities) 04:31

Some of it is probably who's hungrier, who has schedule availability, who has the capacity to get it done, and then, based on the geographic region they're coming from. The—TMI has done work for us in the past, and they do good work. I did not do a follow up, but my guess is that it's one of maybe a take it or leave it; they'll make the time if the cost is right, and that's—I don't know that for sure, but that's oftentimes how it works. From what I was told, the least cost contractor, I have not worked with these folks before. They're out of Texas, but the reviews on them are very good. They do very good work. They got a good crew. They get it done. They get it done, right. So that's good enough for me, and the cost is, right.

Alderson Josh Lambrecht (District 1) 05:14

Perfect. Thank you.

Alderson Vered Meltzer (District 2) 05:15

Thank you. So, among our seven towers, what is the timeline for when the next recoating is going to need to be done?

Director Chris Stempa (Utilities) 05:27

Matthias is due next year. We're trying to plan, in concert with that, some work to put a larger booster pumps in that in that tower. So, the way the pressure curves work, that tower we have to force water out, because when the water plant was down in the flats, that tower was on the outside. So, it'd be like relocating your heart somewhere, right? It's got to pump differently. And so, what they call a hydraulic profile is now different. So, with the water plant being relocated and that tower now being closer to the plant, we sort of overshoot. So, to get the water as the supply and demand from the system is working, we have to overcome what is the current pressure profile. So, we actually forcing water out of that tower. To do that in a more consistent basis, we're adding larger pumps that's hopefully going to be built later this year, least under contract with construction next year.

Director Chris Stempa (Utilities) 06:29

The timing of the Matthias—and Glendale is having the same kind of work done, but we want to take the tower down once, and so it's due anyway. We plan doing both jobs at the same time to have it done. To answer your question, Matthias is due next year. I'd have to look at the schedule. Hoping to get a little bit a little bit of a reprieve, but we still have to have them inspected. That's a DNR requirement to have them inspected on a regular free—frequency, and it's about every five years. So, for coating integrity and instructional integrity. And even the Oneida tower actually it's just holding cell, cell tower equipment, or cell equipment, doesn't hold water anymore, but we have to inspect that as well, because although it doesn't hold water, the DNR doesn't care about it, we care about it a for the aesthetics of it, and, of course, the structural integrity that the coating is protecting that steel.

Aldersperson Vered Meltzer (District 2) 07:18

Thank you.

Director Chris Stempa (Utilities) 07:18

Sorry for the long-winded response.

Aldersperson Vered Meltzer (District 2) 07:20

No, I appreciate a thorough explanation. All right, seeing nothing else, let's go ahead and vote on this item. All in favor, say aye. Aye. Any opposed or abstaining? There are none. That item is recommended for approval. It will go to Common Council next Wednesday.