



3091 Harrison Court Burlington, ON CAN L7R 3X4 800.388.1757 Phone 905.319.7706 Fax

www.teamlandmark.com

August 29, 2013

Town of Deep River
Public Works Department
100 Deep River Road
Deep River, ON
KOJ 1P0

Att: Ms. Krista Cadoreth

Phone: 613.584.2000 Ext. 107

LMS Job # LM3102: Inspection and Repair:

Deep River Multi-Legged Elevated Tank; Potable Water Storage Facility

Krista;

On May 13 / 14, 2013, Landmark Municipal Services repaired an active leak in the lower bowl portion at the above mentioned potable water storage facility. A thorough inspection of the structure including ladders, landings, handrails and appurtenances was completed.

Please find a comprehensive report enclosed as follows;

1) Multi-Legged Tank Inspection Report

Pages 1 – 5

2) Photographic Record of Report

Pages 6 - 15

- Photographs are numbered in accordance with the corresponding numbers throughout the report.
- 3) Budget Quotation # 13092 for all recommended upgrades & repairs.

Should you have any questions or comments regarding the content of this report, please contact us at 905 319 7700. We look forward to the opportunity of further interaction with the Town of Deep River, and we thank you for your business.

Yours sincerely,

LANDMARK MUNICIPAL SERVICES

Brent Marini Project Manager

Encl



MULTI-LEGGED INSPECTION REPORT

Landmark Contract No.	Inspection Date	Last Inspection Date
LM 3102	Aug 14, 2013	Unknown
Inspector	Report Date	Inspected By
Carlos Aguiar	Aug 29, 2013	_

OWNER / CONTACT

Owner	Town of Deep River	Contact	Ms. Krista Cadoreth
Project Location	Deep River Multi-Legged Tank - Potable Water Storage Facility	Title Phone	613-584-2000 ext 107
Address	45 Rutherford Avenue Deep River, ON	Cell Email	

TANK DESCRIPTION

Constructor	Horton / CBI	Tank Capacity	330,000 lmp. Gallons	
Year Built	Approx 1945 - 1950	Roof Type	Welded Steel Dome	
Tank Type	Multi-Legged Tank	Tank Diameter	54' - 0"	See Photo # for
Dwg's Available	No	Riser Diameter	8' - 0''	Documentation
Dwg's Reviewed	No	HWL	Unknown	
Coating System	Alkyd	LWL	Unknown	
Lining System	Ероху	No. of Columns	6	

Note

The attached report has been prepared in order to provide the tower owner with a detailed description of the following:

The present condition of interior and exterior coatings, any pitting and/or corrosion on the interior of the water retaining vessel, the apparent condition of exposed foundations and the status of and recommendations for upgrades on safety equipment and other appurtenances.

Landmark Municipal Services has not performed a design review, an ultrasonic x-ray, or destructive and/or non-destructive testing. Comments and recommendations are based on visual inspection only.

REPORT SUMMARY Separate report Available **URGENT!** Immediate attention required Legend: **Repairs Completed During Inspection** Repairs strongly recommended **Photo** Photo No. No. **Repairs Made During Inspection** Repaired active leak in lower bowl 2 - 8 Painted top of 'T' rail safety yellow 75 **Recommended Repairs Siteworks** <u>Accessories</u> All ladders are non-compliant. Remove and replace 25,43,46 S&I 2pc - Aluminum rest seats on vertical ladder 28 Re & Re roof hatch with watertight aluminum 57 **Security** Security gate required at bottom of ladder 23 Roof handrail system required 47. 48 Upgrade vent system to S.S. Frost proof combo vent / 55 vacuum relief unit 59 Wet riser guardrail required Valve Pit / Chamber Wet riser manway required 19 Shell manway w/ ladder rungs to tank floor required 37 Secure loose cabling 75, 77 Mixing System Recommended **Foundations** Fall Arrest System Remove and replace fall arrest system 25,43,46 Entry/exit gates req'd on proposed fall arrest system 24,32,49,55 S&I 4pc - 'D' ring transfer stations **Support Structure** Paint touch-up required on support leg 31 **Exterior Balcony** Confined Space & Rescue System S&I rescue port base at top of vertical ladder 27 S&I rescue port base at roof hatch 49 10 S&I rescue port base at valve pit Supply detailed rescue procedures **Coating & Lining Condition Catwalk** Separate report availa **Anchorage Existing Maintenance Contract?** No Thank you for allowing Landmark Municipal Services to assist you in the maintenance of your elevated water storage facility. To maintain the integrity of your facility we recommend that you schedule your next: Safety inspection and report 2014 Remote Inspection & Report (RIR) 3 Yrs After CIR Clean, inspect and report (CIR) **ASAP**

CONDITION OF ROD & STRUT PINS AND BOLTS?	G000	20 - 22
CONDITION OF STRUTS AND COLUMNS?	Good	20 - 22
REPAIRS OR MAINTENANCE REQUIRED		
Paint touch-up required on support leg		
Exterior Balcony		
CONDITION OF BALCONY FLOOR?	Fair	33 - 40
CONDITION OF BALCONY HANDRAIL?	Good	33 - 40
CONDITION OF SPLICES, SUPPORTS AND SHAFT CONNECTIONS?	Good	33 - 40
DOES THE BALCONY FLOOR DRAIN?	Yes	33 - 40
REPAIRS OR MAINTENANCE REQUIRED		- V

Anchorage		
ARE BASE PLATE DETERIORATED OR IN POOR CONDITION?	No	14 - 16
ARE ANCHORS, NUTS & BOLTS DETERIORATED OR IN POOR CONDITION?	No	14 - 16
ARE ANCHOR BOLT CHAIRS DETERIORATED OR IN POOR CONDITION?	No	14 - 16
ARE ANCHOR BOLTS TIGHT?	Yes	14 - 16
REPAIRS OR MAINTENANCE REQUIRED		

Accessories				
LADDERS	* To Valve Pit	Good	11	
	* To Landing (Balcony)	Removal and replacement required	25	
	* To Roof	Removal and replacement required	43	
	* On Roof	Removal and replacement required	46	
	* To Tank Interior (from balcony)	None		
REST SEATS		None - 2 pc required on access ladder		
ROOF HATCHES	* Size	24" diameter	57, 58	
	* Condition	Fair - Re & Re with 30" x 30" aluminum watertight hatch	57	
VENT	* Type	Steel Mushroom Cap	55	
	* Condition	Replace with S.S. Combination Unit	55	
PAINT RAIL / ROOF COUPLINGS		No roof couplings for internal re-lining replacement. Roof lugs present for exterior re-paint.		
ROOF HANDRAIL		None - Roof handrail system required	47, 48	
WET RISER GUARDRAIL (Tank Interior)		None	59	
TANK ACCESS FROM	GROUND	30" diameter wet riser manway required	19	
TANK ACCESS FROM	SHELL	None - Shell Manway c/w ladder rungs to tank floor recommended	37	
TANK ACCESS FROM	ROOF	Good - hatch Reℜ recommended (above)	57, 58	
RISER INSULATION &	HEAT TRACE	None - N/A		
OVERFLOW PIPING		Good		
CATHODIC PROTECTI	ON	None		
AIRCRAFT WARNING I	LIGHTS	None		
ANTENNAE	* Anchorage / Mounting	Good		
	* Cable Routing	Poor - Not secured	75, 77	
	* Surveys / Warning Signage as per Safety Code 6: Health Canada	None	-	
LIGHTNING PROTECT	ION & TANK GROUNDING	None		
MIXING SYSTEM		Recommended	-	

REPAIRS OR MAINTENANCE REQUIRED All ladders are non-compliant. Remove and replace S&I 2pc - Aluminum rest seats on vertical ladder Re & Re roof hatch with watertight aluminum Upgrade vent system to S.S. Frost proof combo vent / vacuum relief unit Roof handrall system required Wet riser guardrail required Wet riser manway required Shell manway w/ ladder rungs to tank floor required Secure loose cabling Mixing System Recommended

FALL ARREST & RESCUE SYSTEM

Photo No.

Safety Rail							
LADDER LOCATION	YES / NO	TYPE	YELLOW MARKING AT END OF RAIL?		RAIL SUPPORT (6FT MAX)	OVERALL CONDITION	
* To Valve Pit	No				-		11
* To Catwalk	Yes	Miller T Rail	Yes	Yes	Yes	Poor - all rail covered	25,26,27
* To Roof	Yes	Miller T Rail	Yes	Yes	Yes	in paint and must be removed	43
* On Roof	Yes	Miller T Rail	Yes	Yes	Yes	道法的	46

REPAIRS / UPGRADES OR MAINTENANCE REQUIRED

Remove and replace fall arrest system

Entry / Exit Gates					
LOCATION	YES / NO	MIN. 6" FROM END OF RAIL?	PROPER ORIENTATION ?	CONDITION OF PIVOT PIN, SPRING, ETC	
* To Catwalk	a Patrick Confe				
* To Roof					
* On Roof	EH ESSELL				

REPAIRS OR MAINTENANCE REQUIRED

Entry/exit gates req'd on proposed fall arrest system

Transfer 'D' Rings

LOCATION	YES / NO
* To Catwalk	No
* At Roof Hatch	No
* At end of roof ladder	No

CONDITION	0.250.00
2pcs required - top and bottom	24, 32
1pc Required	49
1pc Required	55

REPAIRS OR MAINTENANCE REQUIRED

S&I 4pc - 'D' ring transfer stations

Rescue Port Base		
LOCATION	YES / NO	
* At catwalk (top of ladder)	No	
* At shell manway	N/A	
* On Roof	No	
* At Valve Pit	No	

CONDITION	
-	27
-	_
-	49
	49

REPAIRS OR MAINTENANCE REQUIRED

S&I rescue port base at top of vertical ladder S&I rescue port base at roof hatch

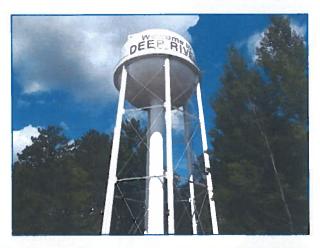
S&I rescue port base at valve pit

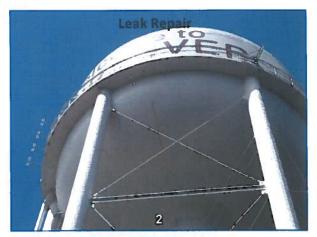
Rescue Procedures

AVAILABLE?

REPAIRS OR MAINTENANCE REQUIRED

Supply detailed rescue procedures









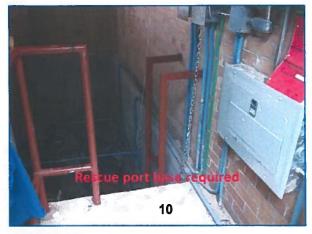




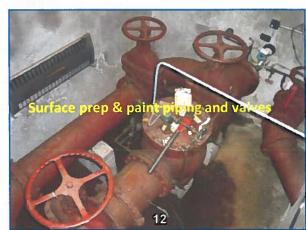














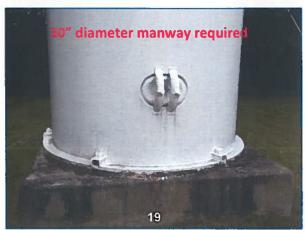






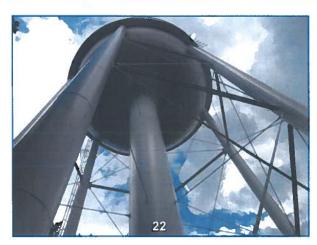
















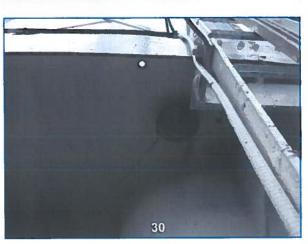






















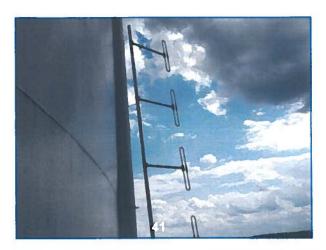






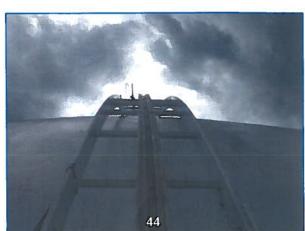


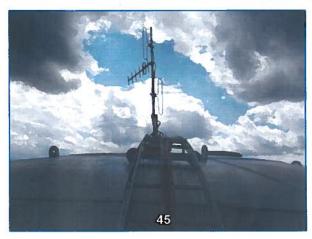




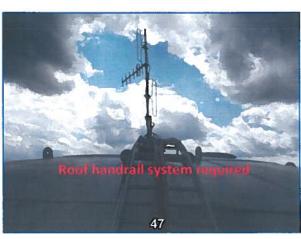
















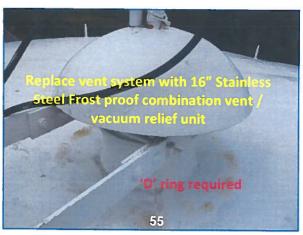




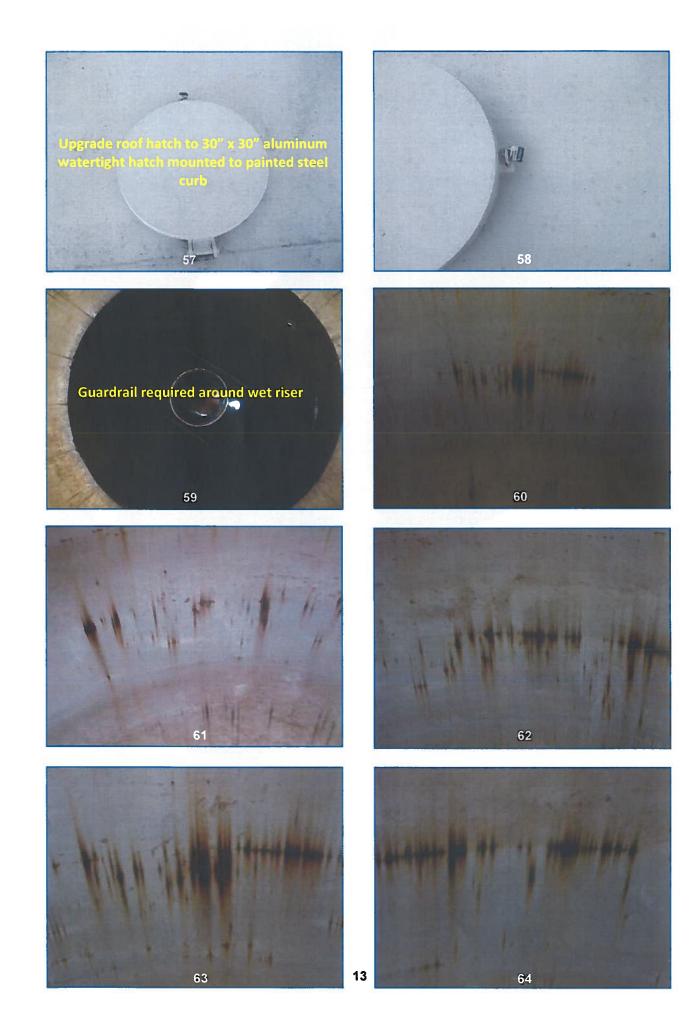


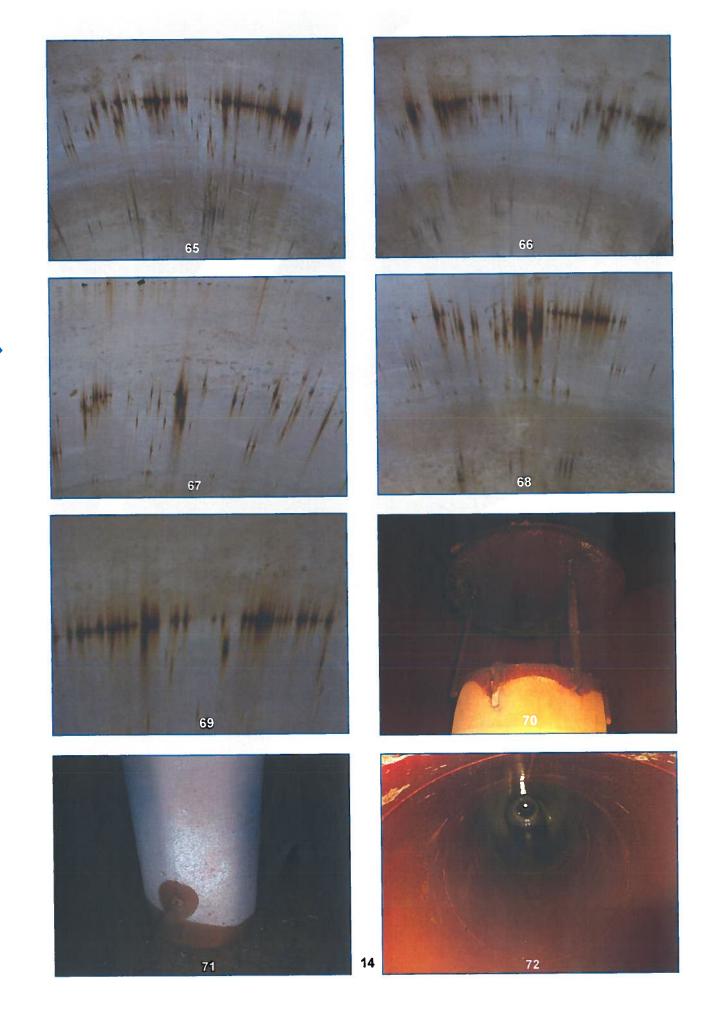


















3091 Harrison Court Burlington, ON CAN L7R 3X4 800.388.1757 Phone 905.319.7706 Fax

www.teamlandmark.com

\$ 60,000.00

August 29, 2013

Town of Deep River Public Works Department 100 Deep River Road Deep River, ON **KOJ 1PO**

Att:

Ms. Krista Cadoreth

1) Ladder Upgrades:

Phone: 613.584.2000 Ext. 107

LMS Quote # 13091:

Deep River Multi-Legged Elevated Tank Upgrades

Krista;

Landmark Municipal Services is pleased to provide budgetarypricing for the following repairs & upgrades at the above mentioned potable water storage facility:

	 Remove existing ladders, brackets, fall arrest system and cages Replace with 16" wide galvanized ladder Supply and install (S&I) new aluminum 'T' rail fall arrest system S&I entry / exit gates at top and bottom of each ladder (4pc) S&I 2pc aluminum rest seats on vertical ladder S&I ladder security gate at base of ladder. Secure loose antenna cabling (once new ladders are installed) 	, ,	
2)		\$ 4,000.00	
3)	Upgrade vent system to 16" Stainless steel, frost proof, combination vent / vacuum relief unit. (installed over existing vent – antenna relocation by others).	\$ 6,000.00	
4)	Supply and install handrail system on tank roof.	\$ 10,000.00	
5)	Design, supply and install 30" dia. Wet riser manway	\$ 11,000.00	
6)	Design, supply and install 30" dia. Shell manway – accessible from Catwalk - c/w ladder rungs to the tank floor.	\$ 18,000.00	
7)	S&I wet riser guardrail and touch up external burn marks.	\$ 6,000.00	

- 8) Supply and install 4pc transfer station 'D' rings at the following locations:
 - At bottom of vertical ladder to catwalk
 - At top of vertical ladder to catwalk
 - At roof hatch
 - At end of ladder on roof

\$ 1,200.00

- 9) Supply and install 3pc rescue port bases at the following locations:
 - At valve pit
 - At top of vertical ladder
 - At roof hatch

\$ 7,400.00

10) Supply detailed rescue procedures (to be posted at site)

\$ 300.00

SUB TOTAL: \$ 123,900.00

11) Lump Sum – Mobilization, demobilization, coordination, per diem, subsistence, etc. (15% OF SUBTOTAL)

<u>\$ 18,585.00</u>

TOTAL \$ 142,485.00

Includes cleaning and disinfection of the tank interior Includes internal / external paint touch-ups

Other:

1) Design, supply, install – Hydrodynamic Mixing System (Refer to enclosed Brochure)

\$ 75,000.00

2) Internal Lining Replacement

\$ 150,000.00

a. Allowance for steel repairs

\$ 25,000.00



LANDMARK MUNICIPAL SERVICES

SPECIALISTS IN WATER STORAGE INSPECTIONS—MAINTENANCE—REPAIRS—SAFETY COATINGS & LININGS—MIXING SYSTEMS

LANDMARK MUNICIPAL SERVICES IS A SERVICE COMPANY IN THE WATER STORAGE INDUSTRY, LMS CONCENTRATES ON THE FIELD THAT LANDMARK STRUCTURES CO. HAS BEEN A PIONEER AND LEADER IN FOR OVER 30 YEARS, ELEVATED AND GROUND STORAGE WATER TANKS.

- **♦ GENERAL INSPECTION AND MAINTENANCE**
- ♦ PAINT INSPECTION & REPAIR
- ♦ STRUCTURAL INSPECTION & REPAIR
- O TANK CLEANING & DISINFECTION
- **♦ ON-LINE ROBOTIC INSPECTION**
- ♦ SAFETY COMPLIANCE, CONFINED SPACE / RESCUE REVIEW & UPGRADES
- DESIGN, FABRICATION, SUPPLY & INSTALLATION OF MIXING SYSTEMS
- ♦ LIGHTNING PROTECTION & TANK GROUNDING SYSTEMS
- ANTENNA MOUNT DESIGN, REVIEW, INSTALLATION
- VENT SYSTEMS)
- MECHANICAL DESIGN / INSTALLATION, REPAIR. ALTERATIONS,
- ♦ DEMOLITION SERVICES
- **♦ EMERGENCY REPAIR & SERVICE**

L.M.S.



LANDMARK MUNICIPAL SERVICES

SPECIALISTS IN WATER STORAGE INSPECTIONS—MAINTENANCE—REPAIRS—SAFETY COATINGS & LININGS—MIXING SYSTEMS

THE LANDMARK GROUP

- ♦ LANDMARK STRUCTURES CO.; BURLINGTON, ONTARIO CANADA
- ♦ LANDMARK MUNICIPAL SERVICES; BURLINGTON, ONTARIO CANADA
- ♦ LANDMARK STRUCTURES, LP; FORT WORTH, TEXAS USA

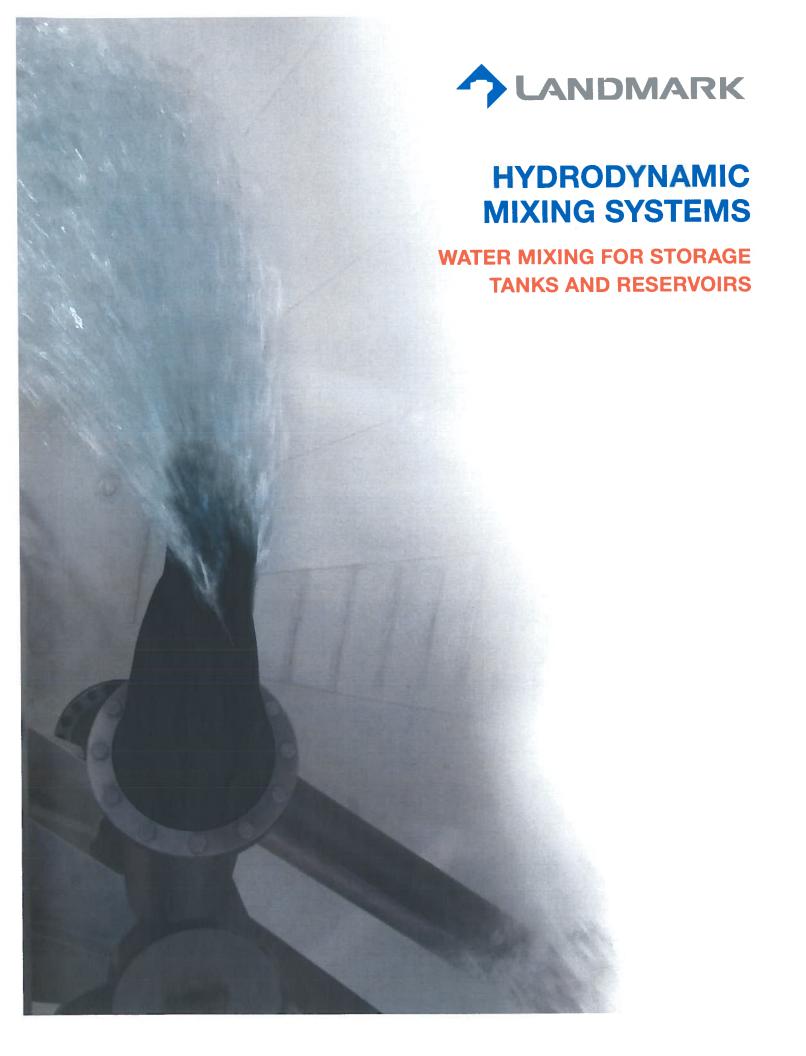
LANDMARK MILESTONES

19/2	INCORPORATION OF THE ORIGINAL LANDMARK COMPANY
1975	FIRST INVOLVEMENT IN THE DESIGN / BUILD FIELD OF WATER STORAGE TANK
	CONSTRUCTION
1977	INVENTION OF THE ELEVATED COMPOSITE WATER STORAGE TANK BY CAZALY
	ASSOCIATES AND LANDMARK
1978	CONSTRUCTION OF THE FIRST ELEVATED COMPOSITE WATER STORAGE TANK IN
	NORTH AMERICA AT MOUNT ALBERT, ONTARIO
1985	INCORPORATION OF LANDMARK IN THE UNITED STATES OF AMERICA
1986	CONSTRUCTION OF THE FIRST ELEVATED COMPOSITE WATER STORAGE TANK IN THE UNITED STATES AT SOUTHLAKE, TEXAS
1995	CONSTRUCTION OF THE LARGEST ELEVATED WATER STORAGE TANK IN CANADA AT WASAGA BEACH, ONTARIO
1996	CONSTRUCTION OF THE LARGEST ELEVATED COMPOSITE WATER STORAGE TANK IN THE USA AT TOPEKA, KANSAS
2006	OVER 500 ELEVATED TANKS, STANDPIPES AND GROUND STORAGE TANKS CONSTRUCTED IN 25 YEARS

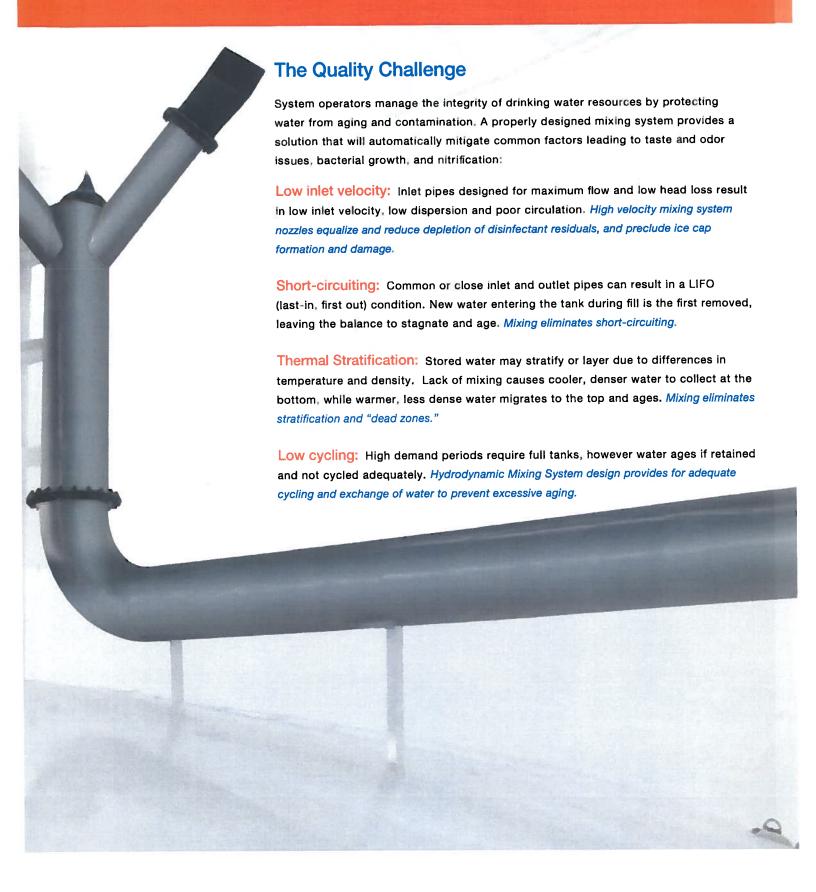
LANDMARK MUNICIPAL SERVICES

3091 HARRISON COURT BURLINGTON, ON L7R 3X4 TEL: 905.319.7700 FAX: 905.319.1373

SALES@LDMKCAN.COM WWW.WATERTOWERMAINTENANCE.CA



PROTECT WATER QUALITY WITH AN EFFICIENT, COST EFFECTIVE, TANK SPECIFIC SOLUTION.

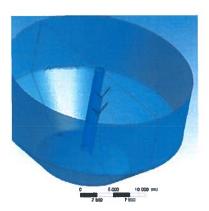


The Integrated Solution: Landmark HMS

Landmark delivers optimized mixing for all types of new and existing tanks and reservoirs.

Mixing System Function

- Manifold piping, inlet nozzle and outlet port combination utilizes energy of system operation to achieve complete mixing—no external power source required
- Inlet nozzles with variable orifice elastomeric check valves provide turbulent flow and increased momentum flux—harnessing more mixing power
- · Outlet ports with wafer check valves are separated from inlet nozzles to maintain circulation







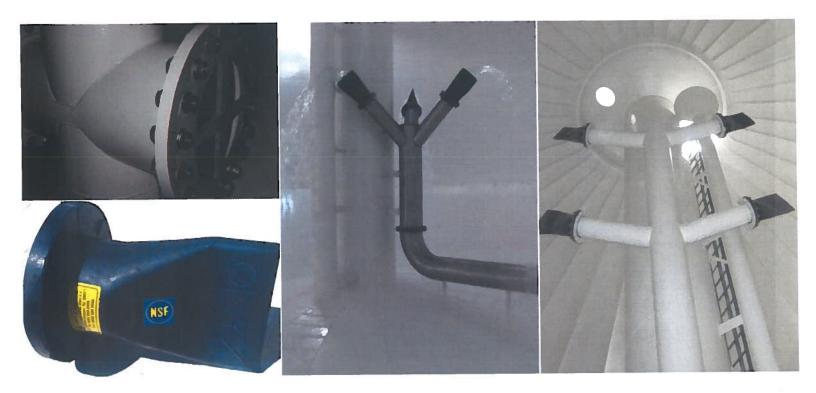
Tank Specific Analysis and Engineering

- Every Landmark mixing system is based on a Computational Fluid Dynamics (CFD) analysis modeled to address specific tank and system operating conditions
- Design considerations include tank geometry, operation cycle and flow magnitude, as well as seasonal, emergency and future demand
- Design submittals include HMS drawings and specifications, hydraulic analysis, mixing analysis, installation instructions, certifications and operation manuals
- . Inlet and outlet valves are NSF 61 certified for highest standards of quality and safety
- Materials of construction are selected to meet customer specific needs and provide maintenance free performance
- Services includes consultation, monitoring and best practice recommendations for maximizing system benefits in everyday operation



Landmark Leadership in Water Quality

- Industry leader in Hydrodynamic Mixing System development, with first systems designed and installed in the 1990s
- Invented the two leading mixer styles: "2-Tier 2-Y" and "Trillium"
- Extensive research, analysis and testing of tank mixing efficiency
- Four mixing system patents —in U.S. and Canada
- Unparalleled warranty and customer support



Landmark is a full service provider of water storage system services which include consultation, design, construction, monitoring, communications, rehabilitation and maintenance. Contact us for complete details.

Dallas/Fort Worth | Toronto | Chicago

Website: landmarkwatermixing.com

Email: watermixing@teamlandmark.com

Phone: 817.439.8888 (U.S.) | 905.319.7700 (Canada)

