



# SOUTHERN CORROSION

ENGINEERED TANK CARE™

Asset Management

# Asset Management

## (Water Tanks – Towers & GST)

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# What is Asset Management?

*Maintaining a desired level of service for what you want your asset to provide at the lowest life cycle cost. (EPA)*

*Cover  
Your  
Assets*

**Know thy enemy!**

**Sun Tzu, The Art of War**



# Main Topics

- 1. Safety*
- 2. Asset Condition*
- 3. Short Term/Long Term Planning*



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# Safety

1. *Site Security*
2. *Trespass Mitigation*
3. *Cross Contamination*
4. *System Infiltration*

# Site Security



# Trespass Mitigation



# Cross Contamination



# System Infiltration



# System Infiltration



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# Asset Condition

1. *Foundation*
2. *Ladder*
3. *Wind Rods*
4. *Column*
5. *Riser*
6. *Dome*
7. *Vent*
8. *Interior*

# Foundation Conditions





# Foundation Conditions



# Ladder Conditions



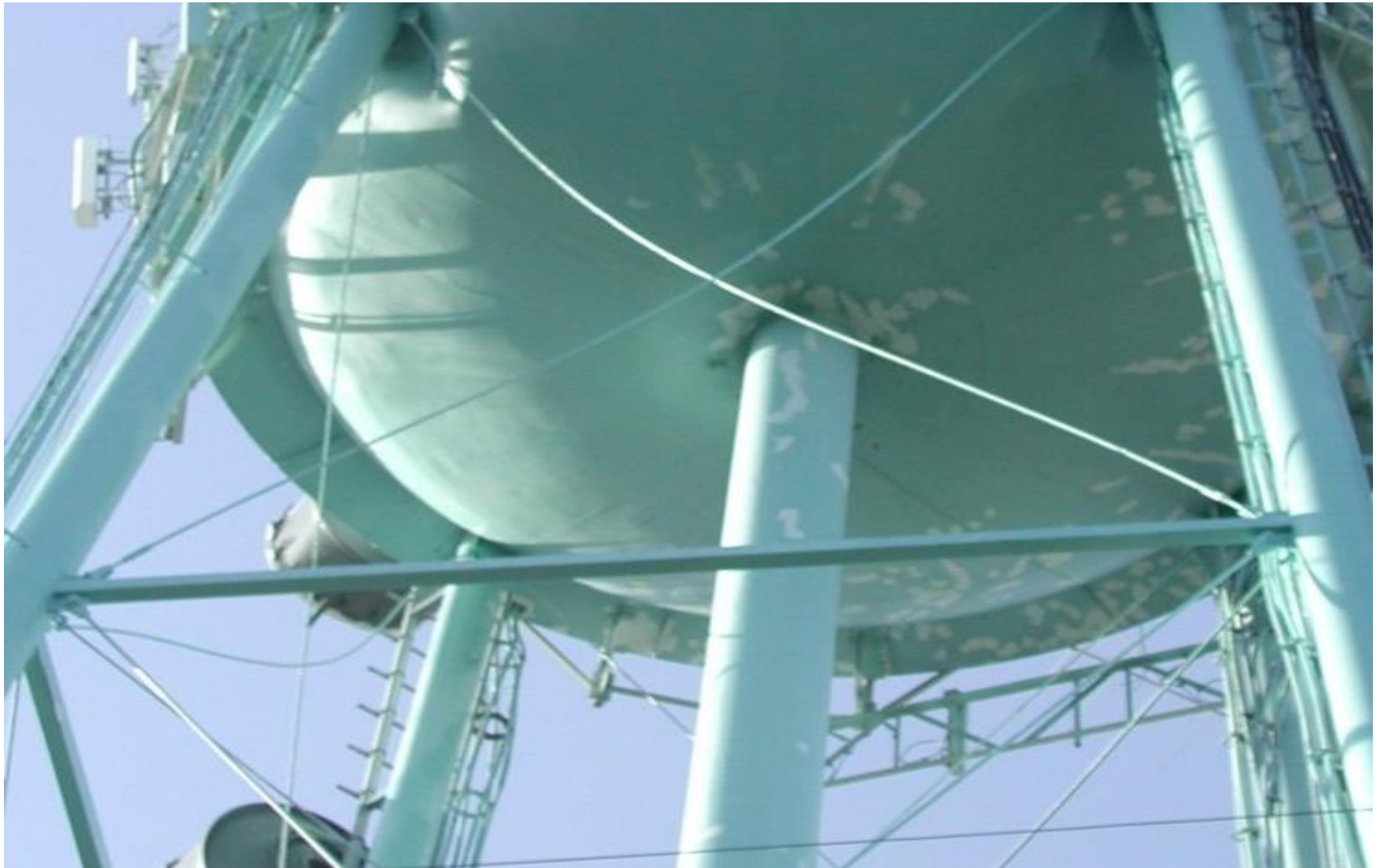
# Ladder Conditions



# Ladder Conditions



# Wind Rod Conditions



# Column Conditions



# Riser Conditions



# Dome Conditions

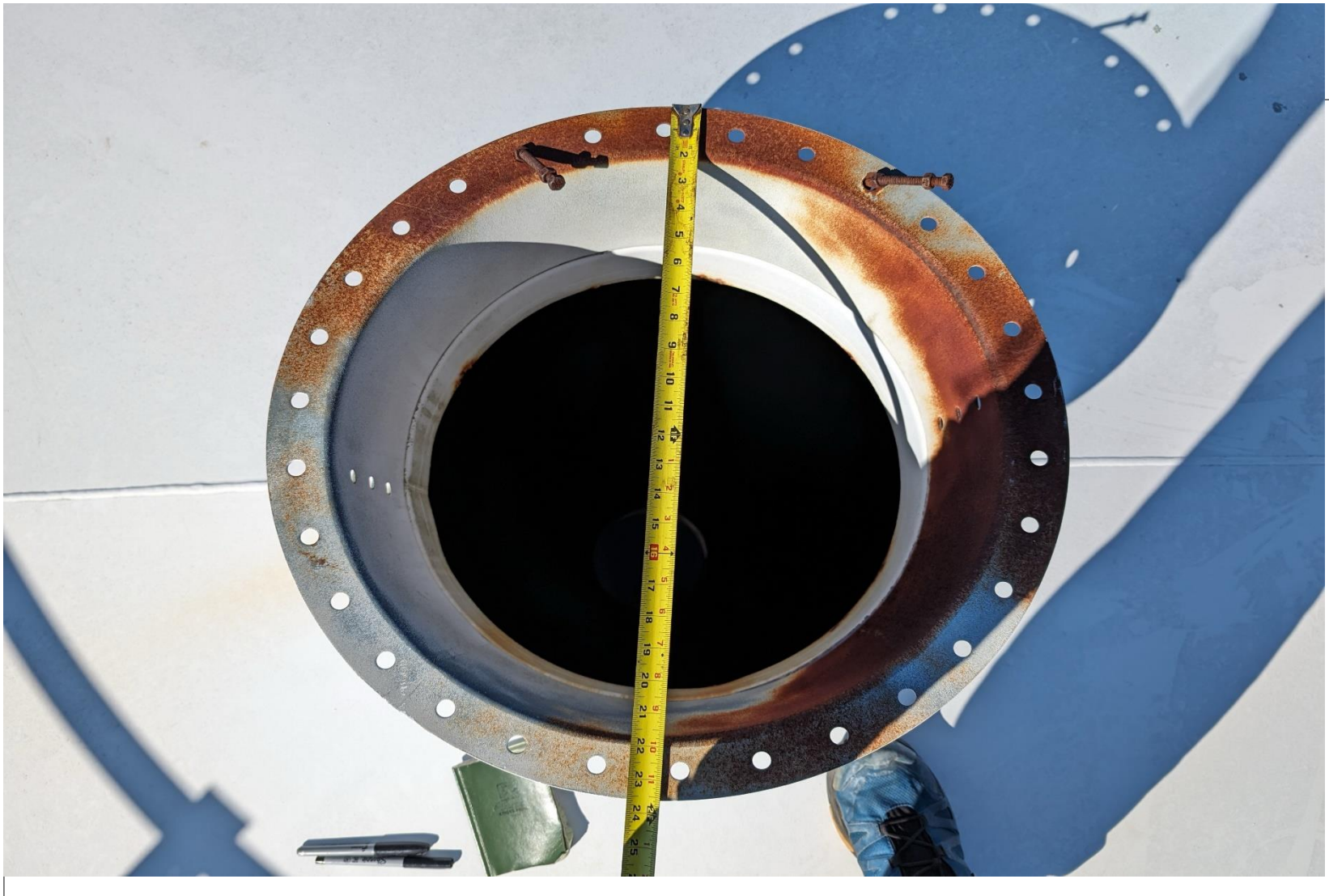




# Dome Ladder Conditions



# Vent Conditions



# Vent Conditions



# Vent Conditions



# Interior Ladder Conditions



# Interior Ladder Conditions



# Interior Conditions



# Interior Conditions

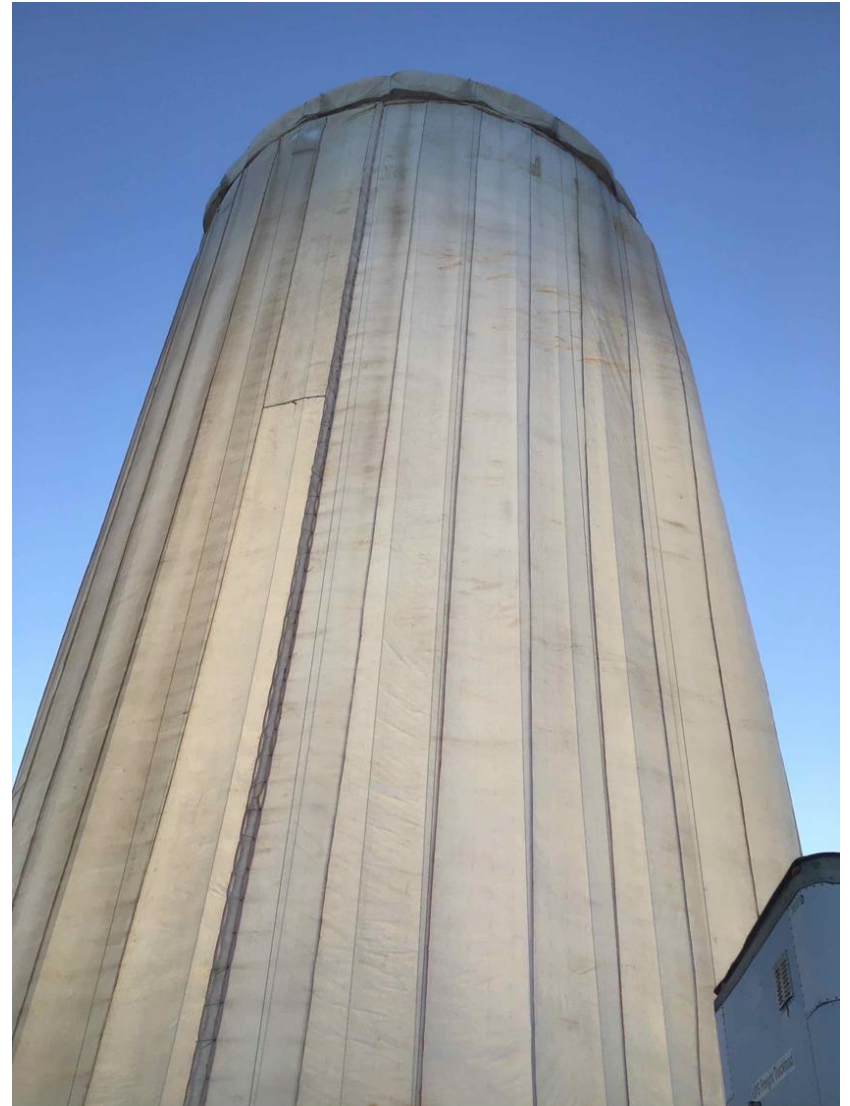




## Don't "kick the can down the road" ...

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**Are my assets in good condition?  
Poor condition?**

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# Self-Manage vs Maintenance Program

## Self Manage

### Pros:

- Ext/Int work at same time
- Aesthetically pleasing

### Cons:

- Ext/Int on different schedule
- 1-2 year warranty - Failures
- Doesn't address Compliance issues
- No Emergency Services
- No Repairs
- No Inspections
- No Washouts
- Not knowing your subs

## Maintenance Program

### Pros:

- Exterior Painting – Guaranteed
- Interior Painting - Guaranteed
- Repairs – Guaranteed
- Emergency Services – Guaranteed
- Compliance Mods – Guaranteed
- Annual Inspections
- Washouts
- Detailed Schedule for each tank & each year
- Customized Engineered Plans
- Cell Antenna, Engineering Analysis, & Management (Weather Domes included)
- Consistent POC – Local
- In-House Crews – Local

### Cons:

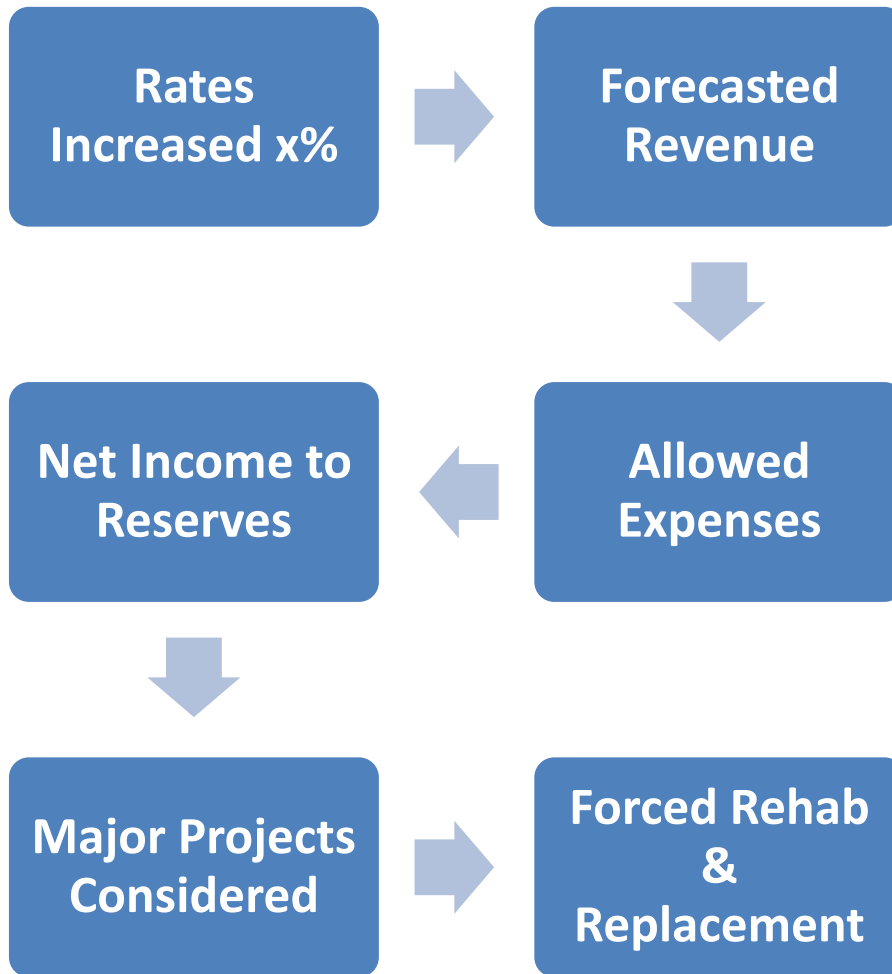
- Contract
- Cancellation Fees (Work completed Only)

**Do not let it go too far.**

**“Kicking the can down the road” only  
cost more money and more risk.**

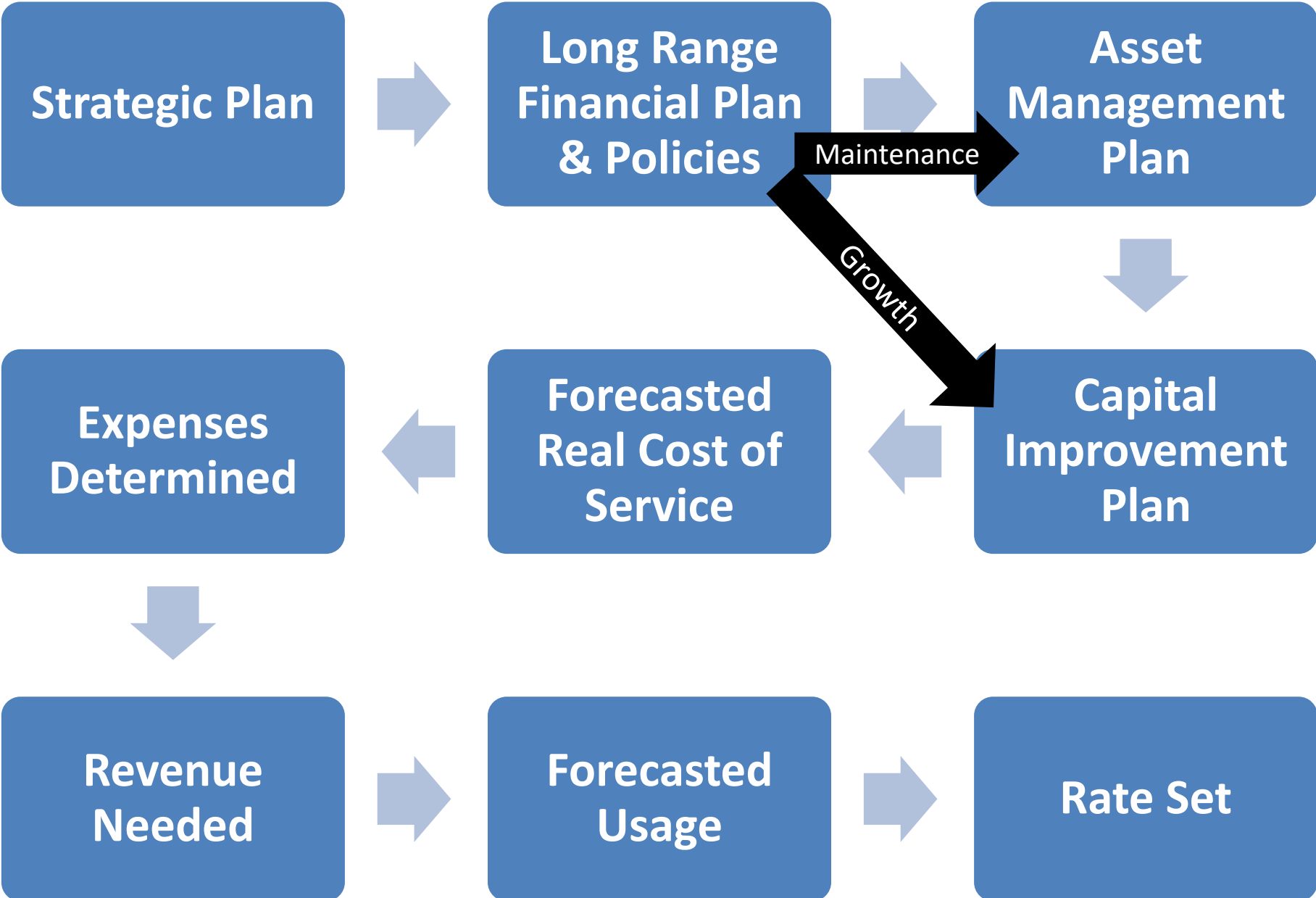
**Where does a long term funding  
plan for asset management come  
from?**

# How rate setting normally happens!



Strategic Plan & Vision  
Long Range Financial Plan  
Financial Policies  
Asset Management Plan

# How rate setting should happen!





# The FINAL Key to Effective Vertical Asset Management

		300Mg EWT	200MG EWT	100MG EWT	100MG EWT	500MG GSW	600MG GSW	
2022	Year 1	Exterior/Ladder Gate		Ladder Gate	Washout/Ladder TU			2022
2023	Year 2							2023
2024	Year 3			Washout-TU Ladder and Vent				2024
2025	Year 4	Interior		Exterior				2025
2026	Year 5		Interior				Washout	2026
2027	Year 6		Exterior		Exterior/Washout	Washout		2027
2028	Year 7							2028
2029	Year 8			Interior				2029
2030	Year 9	Exterior/Washout						2030
2031	Year 10		Washout			Exterior	Washout	2031
2032	Year 11				Interior	Washout		2032
2033	Year 12			Exterior				2033
2034	Year 13			Washout				2034
2035	Year 14	Washout	Exterior		Exterior			2035
2036	Year 15		Washout				Washout	2036
2037	Year 16				Washout	Washout		2037
2038	Year 17	Exterior						2038
2039	Year 18			Washout		Exterior		2039
2040	Year 19	Interior						2040
2041	Year 20		Interior	Exterior			Washout	2041
2042	Year 21				Washout	Washout		2042
2043	Year 22		Exterior		Exterior			2043
2044	Year 23			Interior				2044
2045	Year 24	Washout						2045
2046	Year 25	Exterior	Washout				Washout	2046
2047	Year 26				Interior	Exterior/Washout		2047

# Questions?



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