

**Task Order  
Souder, Miller & Associates  
AGR22-67b**

**Task Order No.: 4**

**Date Prepared:** February 10, 2026

**Project Title:** LAC Water Storage Tank Facilities Investigation/ Repairs

**Job Cost #:** \_\_\_\_\_

**Task Order Project Manager:** Michelle Martinez

**Phone:** (505) 709-5085

**Department:** Department of Public Utilities

**Vendor Contact:** **Jim Chiasson, P.E.**  
[jim.chiasson@soudermiller.com](mailto:jim.chiasson@soudermiller.com)

**Scope of Work:** Souder, Miller & Associates (SMA), in coordination with subconsultant Mountain West Tank Resources (MWTR), will perform tank repair and maintenance services to resolve issues identified during the tank investigation conducted under Task Order No. 3. Based on the findings of that investigation, services will include foundation repairs on multiple tanks, sediment removal and cleaning, and repair or replacement of tank hatches, targets, railing, and associated hardware.

These services are intended to address deficiencies documented during the Task Order No. 3 investigation, restore tank functionality, and complete investigation of the remaining tanks to meet the requirements of the Sanitary Survey Corrective Action Plan.

See Exhibit A Proposal and Fee Schedule dated 02/10/2025

**Start Work Date:** February 11, 2026

**Complete Work By:** April 7, 2026

**Estimated Total Cost: (not to exceed amount):** \$ 149,217.00  
**GRT:** \$ 10,538.45  
**Final Estimate:** \$ 159,755.45

Current Task Order Value	\$149,217.00	Less GRT
Estimated Value of all task orders to date, including this task order:	\$ 526,083.70	Less GRT
Remaining Contract Value:	\$ 973,916.30	Less GRT





February 10, 2026

James Alarid – Deputy Utilities Manager  
Los Alamos Department of Public Utilities  
1000 Central Ave., Suite 130  
Los Alamos, NM 87544

RE: Task Order for Los Alamos County Water Storage Tank Facilities Investigation

Dear Mr. Alarid,

On behalf of Souder, Miller & Associates (SMA), I would like to thank you for the opportunity to provide this task order proposal to complete tank maintenance efforts based on the Corrective Action Plan for the Los Alamos County Department of Public Utilities (DPU).

Our understanding is that Los Alamos County received its 2025 Sanitary Survey from the New Mexico Environment Department which identified several deficiencies at the following tanks identified below, that need to be resolved. In teaming with Mountain West Tank Resources (MWTR), SMA prepared this proposal letter to complete tank maintenance efforts at each of the following sites and the following task items:

- Arizona Tank
- Twin Tank
- Pajarito Booster Station 2 Tank No. 2
- Western Area Tank
- Sycamore Tank
- Community Storage Tank
- Guaje Booster Station 1 Tank
- Guaje Booster Station 2 Tank No. 1
- Guaje Booster Station 3 Tank No. 1
- Guaje Booster Station 3 Tank No. 2
- Otowi Booster Station 1 Tank No. 2
- Otowi Booster Station 2 Tank
- Quemazon Storage Tank
- Barranca Mesa Storage Tank #1

Work to be completed at the respective tanks will include the following:

Foundation/Floor Plate Sealing:

1. **Western Area Tank (0.25MG):** Seal the gap between the concrete foundation and the tank floor plate.

Water Level Indicator Repairs:

2. **Sycamore Storage Tank (7.75MG):** Restore and repair the Water Level Indicator to be functional.
3. **Community Storage Tank (1MG):** Restore and repair the Water Level Indicator to be functional.
4. **Guaje Booster Station 1 Tank (0.15MG):** Restore and repair the Water Level Indicator to be functional.

Leak Repair:

5. **Guaje Booster Station 3 Tank #1 (1MG):** Inspect and seal potential leak in the tank floor.

Tank Cleaning:

6. **Arizona Storage Tank (7.75 MG):** Vacuum pump and clear debris and sediment from the floor.
7. **Twin Storage Tank (7.75 MG):** Vacuum pump and clear debris and sediment from the floor. This includes the installation of 30"x30" hatch (\$4,900) and fall protection rail (\$2,500).

8. **Pajarito Booster Station 2 Tank #2 (0.25 MG):** Vacuum pump and clear debris and sediment from the floor.
9. **Western Area Storage Tank (0.25MG):** Vacuum pump and clear debris and sediment from the floor. – Dry Tank Cleaning
10. **Guaje Booster Station 1 Tank (0.15MG):** Vacuum pump and clear debris and sediment from the floor. – Dry Tank Cleaning
11. **Guaje Booster Station 2 Tank #1 (0.1MG):** Vacuum pump and clear debris and sediment from the floor. – Dry Tank Cleaning
12. **Guaje Booster Station 3 Tank #1 (1MG):** Vacuum pump and clear debris and sediment from the floor.
13. **Otowi Booster Station 1 Tank #2 (0.2MG):** Vacuum pump and clear debris and sediment from the floor. – Dry Tank Cleaning

Hatch Seal Repair:

14. **Sycamore Storage Tank (7.75MG):** Restore tank hatch seal to be watertight.
15. **Quemazon Storage Tank (0.75MG):** Restore tank hatch seal to be watertight.

Tank Inspections:

16. **Guaje Booster Station 3 Tank #2 (0.06MG):** Complete full tank inspection, including interior and exterior with report.
17. **Barranca Mesa Storage Tank #1(0.1MG):** Complete full tank inspection, including interior and exterior with report.
18. **Otowi Booster Station 2 Tank (0.06MG):** Complete full tank inspection, including interior and exterior with report.

With the goal of assisting Los Alamos County in taking corrective action, Souder Miller and Associates (SMA) proposes the following as Task Order No. 4 under AGR22-67b Service Agreement:

**Scope of Work**

1. **Tank Floor Plate/Foundation Sealing:** Under SMA, MWTR will utilize Five Start High Strength Grout to seal the gap between the concrete foundation and the tank floor plate around the perimeter of one (1) tank. The high slump material will be pumped into the gaps to refusal utilizing a pump to fill gaps completely.
2. **Water Level Indicator Repairs:** Under SMA, MWTR will perform repairs on the float level assemblies for the three (3) water storage tanks identified above. Repair activities may include cable repairs, replacement of fasteners, float replacement, or re-wiring, as necessary, to restore full operational functionality. It is our understanding that the existing level gauge targets and other associated components may be reutilized as part of the restoration efforts.
3. **Leak Repairs:** Under SMA, MWTR will inspect and seal potential leak in the tank floor for the one (1) tank noted above. The tank floor will be cleaned, followed by dye testing, and the repairs, as necessary. The repair will be completed utilizing an NSF epoxy, or if needed, underwater welding.
4. **Tank Cleaning by Commercial Dive Team:** Under SMA MWTR will complete tank cleanings utilizing vacuum pump to clear debris and sediment from the floor. MWTR will utilize a vacuum pump through the roof access hatch, and will vacuum pump at approximately 100 gallons per

minute to clear sediment from the bottom of the water storage tank. Due to the unknown nature of the sediment and debris, sediment will be captured in sediment bags for disposal. SMA and MWTR notes that the Owner will be responsible for collecting and disposing of the bags.

5. **Tank Cleanings via Dry-Tank Cleanout:** Under SMA, MWTR will perform dry-tank cleanout with sump-pump and squeegee to clean several inches of sediment and inspect the floors of the tanks noted above. Upon removal of all sediment and debris, MWTR will utilize AWWA C652 Method 2, utilizing 200ppm chlorinated solution to spray, wet, and disinfect the floors and wall of the water storage tank. The solution will be diluted with the filling of the water storage tank.
6. **Hatch Seal Repair:** Under SMA, MWTR will restore the tank hatch seal to be watertight. The hatch seal repair will include the gasket on the roof hatch door and edging around the receiving hatch perimeter.
7. **Tank Inspections:** Under SMA, MWTR will complete a full tank inspection for three (3) water storage tanks utilizing a Remote Operated Vehicle (ROV). The tank inspections will include the interior and exterior. Upon completion of the tank inspections, MWTR will provide detailed tank inspection reports.

SMA proposes to complete the above scope of work as outlined in the schedule below:

- Mobilization of Crews: 14 calendar days from Notice to Proceed
- Rehabilitation Work: 21 calendar days from mobilization **\*\*Continuous\*\***
- Inspection Reports: 30 calendar days after completion of all repairs.

SMA proposes to complete the above Scope of Services as Time and Materials (T&M), not to exceed \$149,217.00, excluding NMGRT. As such, invoices for T&M items will include an itemized breakdown of charges. Subconsultant invoices will be charged at cost plus \$250 invoicing fee in accordance with Exhibit A of the Incorporated County of Los Alamos Service Agreement dated March 31, 2022.

**Note:** SMA made the following assumptions to develop the fee for the above scope of services:

- SMA assumes that the Owner will provide operations staff to open or otherwise provide access to the existing facilities that need to be accessed for the site and dive investigations, and will provide access to the inside of the tank.
- Pricing, noted above, does not include any permits or applicable State or local taxes.
- SMA and MWTR assumes the removal of sediment from the tank floor can be discharged within 50' of tank, unless directed to collect. (additional fees will apply – See next assumption).
- SMA and MWTR assumes that 10 sediment bags will be utilized for the cleaning through dive cleanings. SMA budgeted \$7,500.00 for the use of sediment bags, if needed, dependent on the sample results from Eurofins. If additional bags are needed, additional bags will be charged at \$750/sediment bag.
- Inspect and photograph tank interior conditions and note areas of concern or non-compliance. Note remaining life-expectancy of interior coating.
- Inspect and photograph the tanks exterior conditions, coatings and tank appurtenances for compliance with State Primacy or EPA standards.
- Provide a diver/technician dive video of tank recommendations.

- Note any floor corrosion, measure pit depth and repair as needed with 100% solids NSF grade epoxy. (This may be an extra cost, depending upon extent of repairs)
- MWTR assumes that work can be completed 7 days per week and weekend work will be permitted.
- If significant amounts of pitting is observed, MWTR will notify SMA and the Owner to advise if ultrasonic thickness readings is needed to determine the floor/wall thickness if repair or floor replacement is imminent. SMA and MWTR excluded ultrasonic thickness, and can be negotiated if requested by the County.

Please review and feel free to contact me if you have any questions or concerns. I can be reached by email at [keaton.chancellor@soudermiller.com](mailto:keaton.chancellor@soudermiller.com) or by phone at 575-420-3872.

Respectfully,  
Souder Miller and Associates



Keaton P. Chancellor, P.E.  
Senior Engineer  
Water Resources Tech Sector Manager

**Approval of above proposal:**

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Review and Recommend Approval – James Alarid, Deputy Utility Manager

Date

## Summary of Cost Proposal

### Souder, Miller & Associates Professional Services and Expenses Task/Hours/Fee Breakdown Related To

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**Project Description:** Los Alamos Tank Maintenance Project  
**Project Number:** 6235001  
**Owner:** Incorporated County of Los Alamos  
**Date of Submittal:** February 10, 2026  
**Tax Rate on Services:** 7.0625%

<b>TOTALS</b>
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<b>PHASE/ CATEGORY OF WORK</b>	<b>Subtotal</b>	<b>NMGRT</b>	<b>Total</b>
Design Phase - Basic Engineering Services	\$ 149,217.00	\$ 10,538.45	\$ 159,755.45
<b>TOTALS</b>	\$ 149,217.00	\$ 10,538.45	\$ 159,755.45

**EXHIBIT B.2 - COST PROPOSAL**

**Souder, Miller & Associates**

**Professional Services and Expenses Task/Hours/Fee Breakdown Related To**

**DESIGN PHASE - BASIC ENGINEERING SERVICES**

**Project Description:** Los Alamos Tank Maintenance Proje  
**Project Number:** 6235001  
**Owner:** Incorporated County of Los Alamos  
**Date of Submittal:** February 10, 2026  
**Tax Rate on Services:** 7.0625%  
 Note: Figures in this table do not include tax.

Job Description	Principal	Senior Manager III	Senior Manager II	Senior Manager I	Senior Eng./Sci./Surv III	Senior Eng./Sci./Surv II	Staff EIT/LSIT Sci. I	Eng/CAD Surv/Field Tech VIII	Project Fin./Mgr. Asst. II	Expenses	Per Diem (Full Day)	Per Diem (Part Day)	Total SMA	Sub Contracts	Total Task
<b>Billing Rate per Unit</b>	\$ 275	\$ 250	\$ 235	\$ 220	\$ 205	\$ 198	\$ 110	\$ 190	\$ 110	\$ 1.00	\$ 220	\$ 60			
<b>Unit</b>	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Actual	Per Day	Per Day	\$	\$	\$
<b>Task</b>															
<b>Project Administration</b>															
Ongoing Project Management	4					24	12		5	500			\$ 8,222	\$ 28,650	\$ 36,872
<b>Subtotal Hours:</b>	4	0	0	0	0	24	12	0	5	500	0	0	\$ 8,222	\$ 28,650	\$ 36,872
<b>Subtotal Cost:</b>	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ 4,752	\$ 1,320	\$ -	\$ 550	\$ 500	\$ -	\$ -	\$ 8,222		
<b>Tank Maintenance Coordination</b>															
Tank Floor Plate/Foundation Sealing	1					2	2						\$ 891	\$ 5,000	\$ 5,891
Water Level Indicator Repairs	1					2	2						\$ 891	\$ 6,600	\$ 7,491
Leak Repairs	1					2	2						\$ 891	\$ 5,000	\$ 5,891
Tank Cleaning by Commercial Dive Team	1					3	3			7500			\$ 8,699	\$ 49,400	\$ 58,099
Tank Cleaning via Dry-Tank Cleanout	1					2	2						\$ 891	\$ 23,000	\$ 23,891
Hatch Seal Repair	1					2	2						\$ 891	\$ 1,800	\$ 2,691
Tank Inspections	1					2	2						\$ 891	\$ 7,500	\$ 8,391
<b>Subtotal Hours:</b>	7	0	0	0	0	15	15	0	0	7500	0	0	\$ 14,045	\$ 98,300	\$ 112,345
<b>Subtotal Cost:</b>	\$ 1,925	\$ -	\$ -	\$ -	\$ -	\$ 2,970	\$ 1,650	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ 14,045		

**Total Cost of Design Phase Services: \$ 149,217**



February 3, 2026

Mr. Keaton Chancellor, PE  
SMA  
Albuquerque, NM  
[Keaton.chancellor@soudermiller.com](mailto:Keaton.chancellor@soudermiller.com)

**Subject: Los Alamos County Water Tank Cleaning, Inspection and Tank Servicing Price Quote; 18 Steel Water Tanks located in Los Alamos County, NM**

Dear Keaton,

Thank you for selecting Mountain West Tank Resources, Inc. (formerly CW Divers) for your water storage tank cleaning, inspection and light maintenance needs. We have been performing potable water tank cleaning, inspection, and repairs since 1997. We perform wet and dry inspections in steel and concrete storage reservoirs.

All tank inspections will be conducted by a NACE trained technician, with a 3-person commercial certified dive team, with confined space and fall protection certs. The technician will clean and inspect the tank interior, the tank floor (after cleaning) by dive method and inspect each tank's exterior by areas accessible from the ground, ladder and roof. Each tank's interior and exterior coating system will be assessed for its performance and projected remaining life cycle. The diver and equipment will be disinfected per AWWA C652 prior to entry into the tank. The tank deliverable will consist of a summary report, authored by an AMPP Level II CIP and a recommendation dive video. All documents and videos will be submitted via Google drive.

We anticipate multiple weeks to complete the work. Mobilization fees cover all "tank to tank" transport costs, in addition to the initial mobilization. MWTR will make every attempt to complete each tank in a timely manner and in the event of work stoppage due to no fault of our own, charge a stand-by rate of \$2,900.00/day. (weather stand down does not apply)

**SCOPE OF WORK:**

Foundation/Floor Plate Seal:

**Western Area Tank (0.25MG):** Seal the gap between the concrete foundation and the tank floor plate. Time and Materials: \$400.00/hour, plus cementitious materials (5 Star Grout – PDS attached) Est., \$5,000.00

Water Level Indicator Repairs: by Commercial Dive Team

**Sycamore Storage Tank (7.75MG):** Restore and repair the Water Level Indicator to be functional.

**Community Storage Tank (1MG):** Restore and repair the Water Level Indicator to be functional.

**Guaje Booster Station 1 Tank (0.15MG):** Restore and repair the Water Level Indicator to be functional.

All level indicator repairs will be on a time and material basis, \$400.00/hour plus materials. (wire, fasteners, float replacement, re-wiring)

Leak Repairs by Commercial Dive Team

**Guaje Booster Station 3 Tank #1 (1MG):** Inspect and seal potential leak in the tank floor. Time and Materials: \$500.00/dive hour – plus NSF epoxy repair or if needed, underwater welding. Tank floor must be cleaned first – followed by dye testing & repair.

We anticipate dive cleaning rate of \$4,000.00, plus 2 hours of repair: \$5,000.00

**Mountain West  
Tank Resources**

Licensed contractor  
with service locations  
in AZ, CO and NM.

**505-330-2531**  
OFFICE

**602-816-0600**  
MOBILE

[Tom@mwtankresources.com](mailto:Tom@mwtankresources.com)  
EMAIL

[www.mwtankresources.com](http://www.mwtankresources.com)  
WEB



Tank Floor Cleaning by Commercial Dive Team

**Arizona Storage Tank (7.75MG):** Vacuum pump and clear debris and sediment from the floor. 4-days of cleaning due to tank size and ½" sediment: \$16,000.00

**Twin Storage Tank (7.75MG):** Vacuum pump and clear debris and sediment from the floor. 4-days of cleaning due to tank size and ¼" plus sediment: \$16,000.00

**Pajarito Booster Station 2, Tank #2 (0.25MG):** Vacuum pump and clear debris and sediment from the floor. 1-day of cleaning due to tank size and >3" of sediment \$4,000.00

**Guaje Booster Station 3 Tank #1 (1MG) :** Vacuum pump and clear debris and sediment from the floor. 1.5-days of cleaning due to 4-6" of sediment. \$6,000.00

Tank Cleanings Dry-Tank Clean-out.

**Western Area Storage Tank: (0.250 MG)** Perform dry-tank clean out with sump-pump and squeegee to clean several inches of sediment and inspect floor. \$5,000.00

**Guaje Booster Station 1 Tank: (0.15 MG)** Perform dry-tank clean out with trash-pump and squeegee to clean and inspect floor.

1 day of cleaning due to 9" of sediment. \$4,000.00

**Guaje Booster Station 2, Tank 1: (0.10 MG)** Perform dry-tank clean out with trash-pump and squeegee to clean and inspect floor.

2 days of cleaning to remove 2.5' (feet, cinder block) of sediment. \$8,000.00

**Otowi Booster Station 1, Tank #2: (0.20 MG)** Perform dry-tank clean out with trash-pump and squeegee to clean and inspect floor. We estimate 1 day to perform – we were unable to view sediment level - \$4,000.00-\$6,000.00.

Hatch Seal Repair:

**Sycamore Storage Tank #1 (7.75MG):** Restore tank hatch seal to be watertight.

**Quemazon Storage Tank (0.75MG):** Restore tank hatch seal to be watertight Drive time/mileage to tanks at time and material. \$400.00/hour. (gasket material \$100.00/hatch) We anticipate ½ working day: \$1,800.00

Tank Inspections:

**Guaje Booster Station 3 Tank #2 (0.06MG):** Complete full tank inspection, including interior and exterior with report. ROV Inspection: \$2500.00

**Barranca Mesa Storage Tank #1 (0.1MG):** Complete full tank inspection, including interior and exterior with report. (this one is a tower tank.) ROV Inspection: \$2500.00

**Otowi Booster Station 2 Tank (0.06MG):** Complete full tank inspection, including interior and exterior with report. ROV Inspection: \$2,500.00

**Total for all services: \$79,300.00 \*(\$84,200.00 with hatches)**

\*Twin Tank requires new entry for divers. 30"x30" NSF primed to be installed 180 degrees opposite of existing 24" hatch for OSHA compliance. \$4900.00 each, certified welding and prime coated.

**Standard Expenses:**

Diver Per Diem: \$150.00/day while on duty. (\$450.00/day, 3-person team)

Administrative Fees: \$90.00/hour, anticipate 10 hours/week.

Project Management Fees: \$150.00/hour, anticipate 10 hours/week.

Diver Per Diem and project management fees: 21 working days (\$28,650.00)

**NTE \$107,950.00 (\$112,850.00 with hatch)**

Pricing does not include any permits or applicable State or local taxes. If tax exempt, please include a copy of the certificate at time of invoicing.

We propose to furnish all necessary insurance,(IM G.L.) labor, materials, and equipment to inspect and document the conditions found. MWTR will provide Google drive access with recommendation video and summary report for each asset cleaned and inspected.

**Mountain West  
Tank Resources**

Licensed contractor  
with service locations  
in AZ, CO and NM.

**505-330-2531**  
OFFICE

**602-816-0600**  
MOBILE

[Tom@mwtankresources.com](mailto:Tom@mwtankresources.com)  
EMAIL

[www.mwtankresources.com](http://www.mwtankresources.com)  
WEB



- 1) \*Removal of sediment from the tank floor with discharge within 50' of the tank, unless directed to collect and dechlor. *(additional fees will apply)*
- 2) Inspect and photograph tank interior conditions and note areas of concern or non-compliance. Note remaining life-expectancy of interior coating.
- 3) Inspect and photograph the tanks exterior conditions, coatings and tank appurtenances for compliance with State Primacy or EPA standards.
- 4) Provide a diver/technician dive video of tank recommendations.
- 5) Note any floor corrosion, measure pit depth and repair as needed with 100% solids NSF grade epoxy. *(This may be an extra cost, depending upon extent of repairs)*

**Exclusions:** MWTR will make every attempt to enter tank roof hatches, regardless of opening size. The dive supervisor will assess risk to the team and determine remedy depending upon tank size and amount of time needed to clean. Multiple dives increases risk, due to multiple divers with differing experience, whereas single dives are less of a risk.

*At present, Twin Tank will require a "guardrail" installed to ensure diver safety for fall protection. (No interior ladders either) MWTR/CROM can install a 42" tall x 5' long, 2-rail guardrail for \$2,500.00 each. (Primed with 91-H20)*

**Emergency Response:** Due to the isolated nature of these tanks, emergency response time is a concern. MWTR will require notice to local emergency outlets of our presence at various tank sites and that our location will be monitored to improve response time.

**Discharge Location:** MWTR does not provide sedimentation bags or dechlor tabs for discharge water. *(But can add if desired)* All discharge water will be released max 50' from the tank. Distances of greater distance may incur add'l fees. The Owner or owners' rep will select the discharge location.

We request tank water level to be full, or near full, for diver entry. Please contact Tom Quammen at 913-291-9076 with any questions.

If you find this proposal acceptable, please sign and return via email to allow for timely scheduling. This quote is valid until April 1, 2026.

Owners Rep: \_\_\_\_\_ Date: \_\_\_\_\_

If you find this proposal acceptable – please sign and return it via email so we can ASAP.

Owners Representative: \_\_\_\_\_ Date: \_\_\_\_\_  
SMA

We look forward to serving you.

Sincerely,

Tom Quammen, CDT, AMPP  
President  
Mountain West Tank Resources, Inc.

**Mountain West  
Tank Resources**

Licensed contractor  
with service locations  
in AZ, CO and NM.

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