

Mayor
FLETCHER PERRY

City Council
ROBERT NEALY
PATRICK LARK
ISAIAH SCIPIO
JIMMY DAVIS
DONNIE MCKINNEY
LOIS PORTER



City of Pickens
www.cityofpickens.com

Administrator
CHARLENE CARTER
City Clerk
DONNA OWEN

February 3, 2023

Dear Representative Hiott,

I wanted to express my appreciation for all of the assistance you have and continue to provide to the City of Pickens. The City has the following needs listed below currently:

- Maintenance and building improvements for City Hall and the Public Works & Municipal Court buildings. The building's would benefit from roof repairs and upgrades for added security measures. The costs are estimated at \$50,000.00
- Grant match for the Historic preservation of the City of Pickens 100 year old Water Tower \$100,000.00 (*applied for State grant and did not receive*)

The items listed above would cost \$150,000 to implement these improvements and additions. The City would be very appreciative for any financial resources available to make these much needed and long overdue improvements for our community.

With my sincerest appreciation,

A handwritten signature in cursive script that reads "Charlene Carter".

Charlene Carter
219 S. Pendleton Street
Pickens, SC 29671
City of Pickens Administrator





Project Budget: Outline the project budget in the Budget Summary form (below) and explain it in a Budget Narrative (next page); add additional lines as needed.

- The budget must be clear, and all work elements must be eligible, reasonable, and directly relevant to the project.
- Each cost item must clearly show how the total charge for that item was determined (example: hours x hourly rate = total cost).
- All major costs must be listed, and all cost items should be explained in the Budget Narrative.
- The budget must include the grant funding and the 20% required cash match (e.g., if applying for a \$40,000 grant, the budget must describe a total of \$50,000 in costs/work). Must match amounts on the first page of the application.
- If you have any questions about cost categories, or how to formulate some of your budget items, contact the SCDAH.

BUDGET SUMMARY			
Enter category totals here, add more lines if needed. (Refer to pages 2 and 3 for eligible project activities.)			
Category	Historic Preservation State Grant Fund Share	Cash Match	Total
Pressure wash, cleaning of all surfaces 4,000 psi or higher	\$ 37,500.00	\$	\$ 37,500.00
Clean all rusted and exposed bare metal surfaces with power tools	\$ 22,000.00	\$	\$ 22,000.00
Spot prime of all bare metal surfaces using epoxy-mastic primer applied at 2.5 to 3.5 mils dry film thickness	\$ 8,000.00	\$	\$ 8,000.00
Apply two finish coats of alkyd paint to all exterior surfaces applied at 1.0 to 1.5 mils dry film thickness	\$ 57,500.00	\$	\$ 57,500.00
Apply two new logos to surround cylinder structure	\$	\$ 13,500.00	\$ 13,500.00
Repair steel flat bar and new clips for roof attachment	\$ 12,000.00	\$	\$ 12,000.00
weld patch plates on roof openings, weld cylinder plates	\$ 25,000.00	\$	\$ 25,000.00
repair collar and leak at bottom of bowl-reattached	\$ 10,000.00	\$	\$ 10,000.00
install anti-climb plated for lattice legs	\$ 1,500.00	\$ 8,000.00	\$ 9,500.00
light source, water or sand filler for bowl stabilization	\$ 25,000.00	\$ 20,000.00	\$ 45,000.00
TOTAL PROJECT COST *	\$ 198,500.00	\$ 41,500.00	\$ 240,000.00

*Grant applicants must provide a cash match equal to 20% of the Total Project Cost. (For example, if your Total Project Cost is \$100,000 you may request grant funds up to \$80,000. The maximum grant award is \$200,000, so if the Total Project Cost is \$400,000, you may only request \$200,000, not \$320,000.)

Budget Narrative: In narrative form (200 words or less), please give a detailed explanation of how you arrived at the figures in each line item of the budget. This supports the budget and demonstrates that all listed costs are justified and reasonable. Amounts on the Budget Summary and Budget Narrative must match.

The detailed proposed estimate from Southern Corrosion provides the overall budget for the rehabilitation of the tower. The costs provided are based on conversations with the evaluator and costs we see associated with our active water tanks maintenance plan. The costs and work are imperative to stabilize the tower, remove liability for public health at surrounding business', and reduce the liability for the city to allow this empty structure to continue to stand. The additional costs added to the estimate is the filling of the tank, foundation work, and lighting. The estimate also includes how the city's match will be used. The estimate includes the mandatory items in the scope of work as well as some cosmetic improvements. We have not received the second cost analysis from American Tank, but do anticipate within the next several weeks. The City's priority is to stabilize and weathernize the structure for future sustainability. The City will also plan to include on our annual maintenance water tank contract for evaluation similiar to our active water tanks procedures.

Public Benefit: *Priority will be given to projects involving historic buildings that have or will have a public use and/or are regularly open to the public, will have a positive impact on the surrounding community, and increase awareness of historic preservation.*

In 200 words or less, describe how the stabilization and weatherization of the historic building will benefit the public. Describe the current and future use of the building and how the project will benefit the community. Questions to consider: How will the historic building be more accessible to/or used by the public after the project is completed? How will preservation and use of the building impact the surrounding community? How will the project increase awareness of historic resources in the community and historic preservation?

The water tower location and status currently presents a health issue for surrounding business', eating establishments, and people visiting the area. The tower has chipping paint, exposure of lead primer paint, exposed ladder legs for climbing. The City has placed no trespassing signs around the perimeter due to these issues. The weatherization, improvements and stabilization of the tower will provide a safe environment for the community. The City would like for visitors and locals to visit and really understand the presence of an engineering marvel now 100 years later. The impact of the improvements would also allow for new lighting and marketing to identify the City's Central Business District. The City will provide information onsite through a marker, tell its story on the City's website and through multiple social media platforms. The improvements will also fulfill a number of community advocates and the historical society mission to save the tower from tear down and removal.



738 Thelma Road Roanoke Rapids, NC 27870
 Phone: (800) 828-0876 Fax: (252) 535-3215
www.tankcare.net

PROPOSAL

Date: TBD

Proposed Submitted To:

Project & Job Location:

City of Pickens, SC

Elevated Water Storage Tank (Downtown Tank)
 Exterior Renovation & Repairs

Southern Corrosion Inc. agrees to provide all the labor, equipment, and materials needed to complete the following:

1) Repaint Exterior:

- a. Pressure wash all exterior surfaces using 4,000 psi pressure washers or higher.
- b. Clean all rusted surfaces to bare metal using hand and power tools in accordance with SSPC surface preparation methods #2 & #3.
- c. Spot prime coat all bare metal surfaces using epoxy-mastic primer applied at 2.5 to 3.5 mils dry film thickness.
- d. Apply two full finish coats of alkyd paint to all exterior surfaces applied at 1.0 to 1.5 mils dry film thickness.
- e. Apply two (2) new logos, New design artwork selected by the City.

2) Repairs:

- a. Using steel flat bar weld new clips to the roof-to-wall connection in the 11 locations where the clips are missing.
- b. Weld patch plates on the exterior of the roof to cover any existing openings.
- c. Repair leak at bowl bottom.
- d. Install anti-climb prevention plates on the bottoms of each lattice leg. Each will be 8ft and on each side of the lattice. Total of eight (8).

* additional cost for water or sand for stability and footing repair + 25,000.00

Total - \$173,500.00

2023 Budget pricing for the above referenced work scope.

All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from specifications quoted involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry sufficient property insurance. Southern Corrosion Inc. will supply workman's compensation insurance, general insurance, builders risk insurance, and pollution liability insurance.

Southern Corrosion Inc.

\$198,500.00

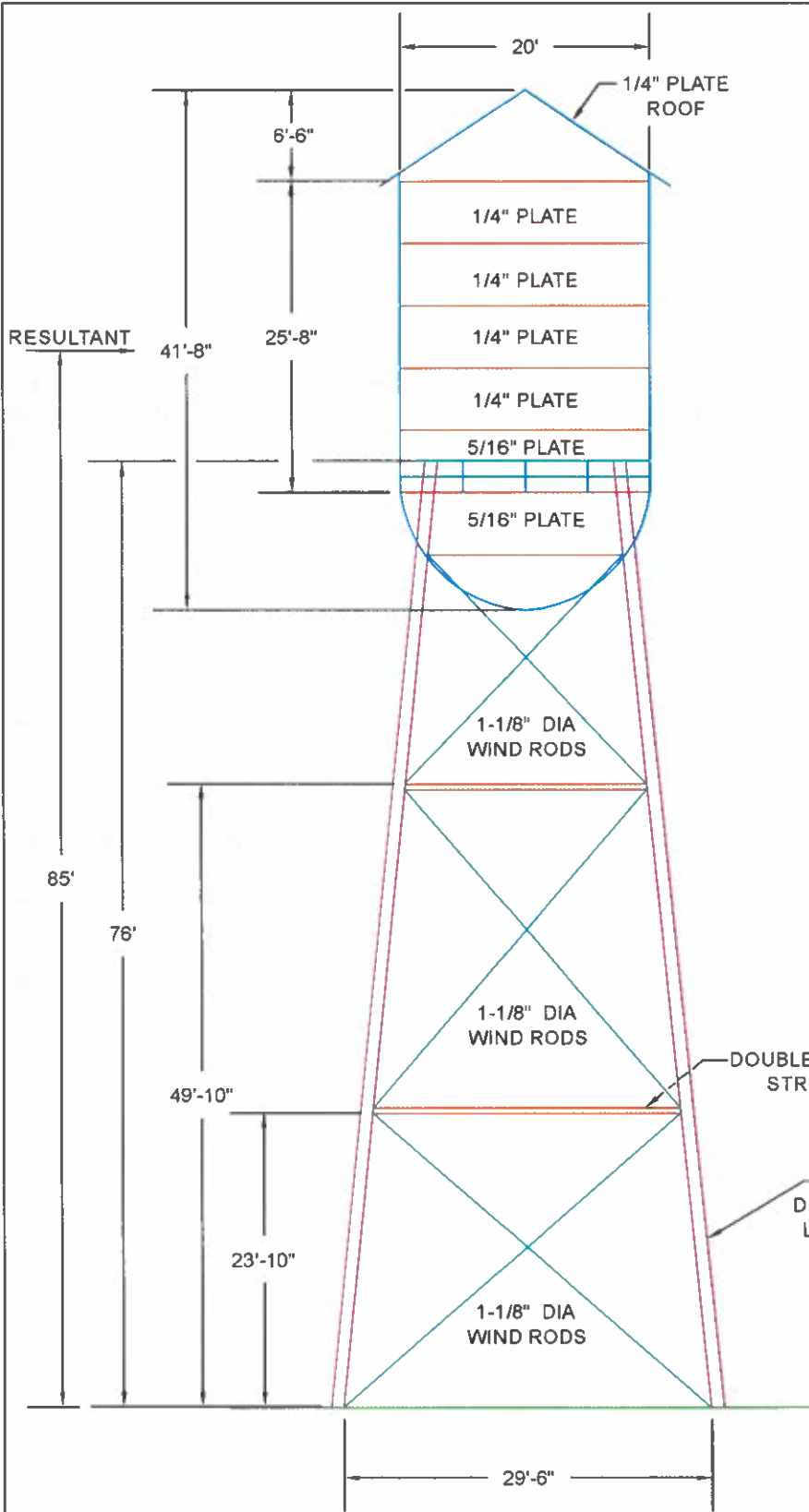
Pricing Good For: **30 Days** Payment Terms: **Net 30 days**

Acceptance of Proposal – The above price, specifications, and conditions are satisfactory and are hereby accepted. Southern Corrosion Inc. is hereby authorized to do work as specified. Please sign date below and email or fax a copy back to our office.

Authorized Signature & Title:

Print Name:

Date of Acceptance:



WIND FORCE (TANK)

$$p = qz * G * Cf$$

WIND LOAD CALCULATIONS:

WIND LOAD ON TANK:

VELOCITY PRESSURE (TANK)

$$qz = .00256 * Kz * Kzt * Kd * (V^2)$$

$$Kz = 1.26$$

$$Kzt = 1.00$$

$$Kd = 0.85$$

$$v = 114 \text{ mph}$$

$$qz = .00256 * 1.26 * 1.0 * 0.85 * (114^2) = 35.63 \text{ psf}$$

$$G = 0.85$$

$$Cf = 0.80$$

$$p = 35.63 * 0.85 * 0.80 = 24.28 \text{ psf}$$

$$\text{Resultant force on tank} = p * \text{Area}$$

$$p = 24.28 \text{ psf}$$

$$A = 720 \text{ sf}$$

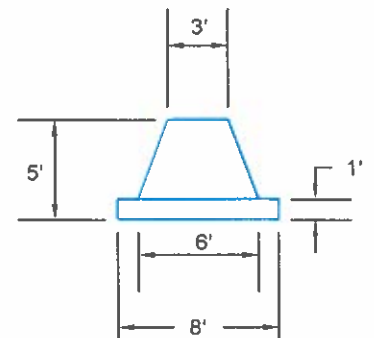
$$\text{Resultant force on tank} = 24.28 * 720 = 17,870 \text{ lbs}$$

$$\text{Resultant force on tank height} = 85'$$

$$\text{Approximate Total Weight} = 46,000 \text{ LBS}$$

$$\text{Approximate Tank Volume} = 65,000 \text{ Gallons}$$

$$\text{Approximate Water Weight} = 547,000 \text{ LBS}$$



**ELEVATION VIEW
SQUARE
TANK LEG FOUNDATION**

SHEET TITLE WIND CALCULATIONS		PROJECT NO.
PROJECT Pickens, SC, WITCHHAT TANK		SCALE NTS
Edward Chapman 5858 VAUGHN DR E SATSUMA, AL 36572 251-442-5911	DRAWN BY EJC	
	CHECKED BY EJC	
	DATE 04/29/22	
	REVISION 0	