101 W. First Street
Lowell, North Carolina 28098

Phone: 704-824-3518
Fax: 704-824-4700
www.lowellnc.com

August 14, 2017

RE: Township Grant Funds

Dear Mr. Mathers,

The City of Lowell is requesting a change of scope to the use of the Township Grant funding that was awarded to the City in the amount of $152,000. Since the time the grant was awarded two things have changed that initiated this request:

- The proposed project of a sidewalk on N. Main Street is being funded by a CMAQ grant.
- The City Council recently adopted a Downtown Master Plan that identified a list of needed improvements.

One recommendation from the Downtown Master Plan was a new lane striping plan that weare working with NCDOT to implement after the resurfacing occurs to NC HWY 7. In addition to the striping plan, the Master Plan recommended several pedestrian safety improvements. We are requesting to use a portion of the County grant funding to begin implementation of those safety improvements. (descriptions attached)

The remaining portion of the County Grant funding would be applied to much needed repairs to the Lowell Community Building located at 501 W. 1st Street. The city had needs assessment conducted to this historical building (the old teacherage) which provided us with a list of recommended repairs for the building.

Thank you in advance for consideration of this request and please let me know if you need additional information.

Sincerely,

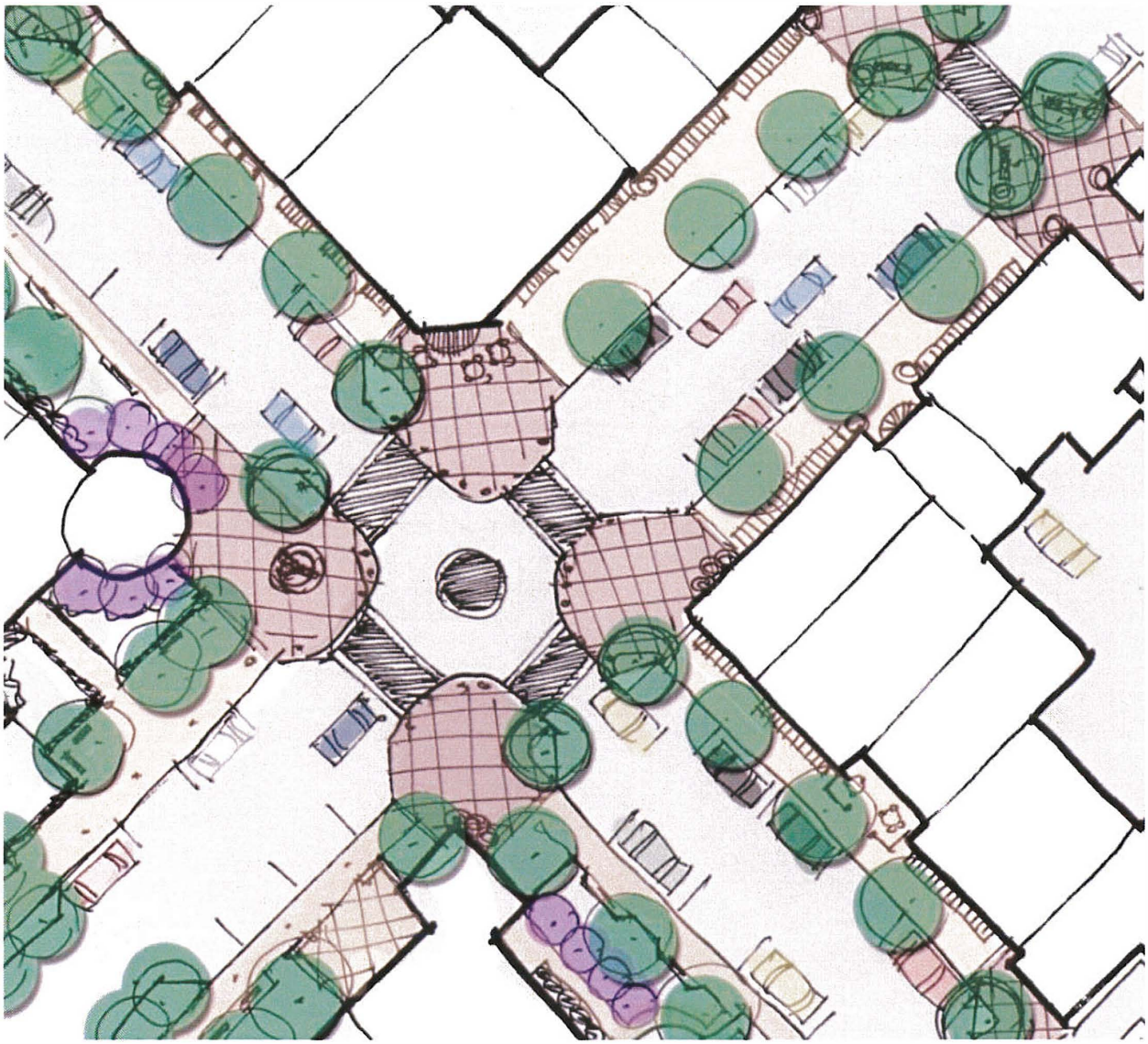
Kevin Krouse

City Manager

PROJECT LOCATION

Intersection of First Street / Main Street

Mid-Block Crossing on N. Main St between 1st and 2nd Street



Project includes: Painted Curb Extensions – $10,000
Stamped Crosswalks – 40,000
New Mid-Block Crosswalk – 4,706
Pedestrian Signalization at Intersection – 10,000

Total Cost: $64,706

PAVEWAY SYSTEMS
114 Indian Lakes Ln
Florahome, FL 33556
Phone: 386-659-1316
Federal ID# 27-4884505
MBE Certified by the Florida OSD

PRICE QUOTE ACCEPTANCE

City of Lowell North Carolina
Kevin Krouse
Email

DATE: 3/12/2017
QUOTATION NUMBER: 30162

JOB NAME

1St and Main Plus Mid-Block (Based on 10 Ft Patterned Width)

DESCRIPTION		TOTAL
Patterned/Textured Asphalt	313.33 S.Y.	$ 44,706.40
Paveway STS (In Accordance With FDOT S523)		
APL No. 523-000-003		
STS Materials & Installation for the unit price of:	$142.68 per S.Y.	

Specifications:
1. Prepare surface by approved methods of Paveway Systems
2. Place pattern and single color design chosen.
3. Provide and install the STS system as per Paveway Systems specifications.
4. Certified installation with a 3 year warranty.
5. Removal or placement of asphalt or striping not included.

Conditions:
1. Based on 2017 construction. Night Installation depending on temperatures.
2. Traffic Control provided by others. Light towers (2) provided by others.
3. Limits of textured areas to be laid out by others before our arrival.
4. Dumpster/trash pile area provided for our use, on site, by others.
5. Mobilization to site is included.
6. Estimated 2-2 nights to completely install depending on MOT.
7. Permits, bonds, fees, testing not included.
8. Please allow 4-6 weeks for material manufacturing and scheduling.
9. Payment terms pending credit review.
10. Final payment based on field measurements.

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE: _____

TOTAL: $ 44,706.40

Thank you for the opportunity to provide a quotation. Please contact me if you have any questions.

Tiffany Albright
Paveway Systems, Inc.
t.albright@pavewaysystems.com
www.pavewaysystems.com

Community Center Repairs

The remaining grant funds would go toward much needed repairs to the Lowell Community Center. Attached is a report stating needed repairs. These repairs are long overdue and have not been completed due to a lack of funds.

Mark D. Thompson, P.E.
Design/Construction Consultation
2111 Windermere Lane, Shelby, N.C. 28150
Cell:(704)472-4333
Email: mthompsompe@yahoo.com

INSPECTION REPORT

DATE: 3/9/2015

AL GREENE
CITY OF LOWELL
LOWEL, NC
704-824-3518

PROJECT:

CITY OF LOWELL COMMUNITY CENTER
505 WEST FIRST STREET
LOWELL, NORTH CAROLINA

I MADE A SITE VISIT TO THE COMMUNITY CENTER ON MARCH 6, 2015. THE PURPOSE OF THE INSPECTION WAS TO IDENTIFY AREAS WHICH MIGHT SHOW SIGNS OF STRUCTURAL DEFICENCIES THAT MIGHT AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.

DURING MY INSPECTION I NOTED COUNTLESS AREAS WITH CRACKED OR LOOSE PLASTER. PLASTER IS VERY SENSITIVE TO SWIFT CHANGES IN TEMPERATURE AND STRESSES. ONCE CRACKED IT IS VERY DIFFICULT TO REPAIR AND PREVENT FROM RECRACKING.

ON THE FIRST FLOOR AN AREA OF PLASTER WAS FOUND IN THE KITCHEN STORAGE ROOM THAT HAD RELEASED FROM THE WOOD LATHE STRIPS. IT IS SUBJECT TO FALL. IT NEEDS TO BE REMOVED TO PREVENT IT FROM FALLING AND HITTING SOMEONE. ONCE THE PLASTER IS REMOVED THE WALL CONSTRUCTION SHOULD BE EXAMINED FOR MOISTURE AND POSSIBLE DAMAGE. SEVERAL AREAS ON THE WEST EXTERIOR WALL (GUTTER SIDE) HAD DETERIORATED PLASTER. THE DETERIORATION APPEARED TO BE FROM WATER INFILTRATING THE WALLS. THE DAMAGED AREAS WERE DRY AT THE TIME OF INSPECTION. SOME OF THE CEILING PLASTER IN THE MAIN CORRIDER APPEARED TO HAVE RELEASED FROM THE LATHE AND SHOULD BE INSPECTED FURTHER TO MAKE SURE IT IS NOT A RISK OF FALLING. I NOTED A SAG IN THE KITCHEN FLOOR THAT SHOULD BE EXAMINED FURTHER. THE CAUSE OF THE DEFLECTION WAS FOUND LATER IN THE INSPECTION AND WAS DUE TO INSECT DAMAGE. THE FLOOR FRAMING REPAIRS WERE NOT DONE PROPERLY. IN AN AREA AT THE SOUTH END OF THE MAIN CORRIDOR THE FLOORING DEFLECTED WHEN STEPPED ON. THERE APPEARS TO BE SOME DETERIORATION OF THE FLOOR SHEETING

BELOW. I NOTED TWO ELECTRICAL ITEMS THAT I WOULD RECOMMEND BE REPAIRED. IN THE WOMENS BATHROOM THE LIGHT SOCKET CHORD WAS SPLICED TO A WIRE FROM THE CEILING AND TAPED. IN THE STORAGE ROOM CLOSET A WIRE IS EXTENDING THROUGH THE CEILING WITHOUT A BOX OR FIXTURE.

THE SECOND FLOOR INSPECTION NOTED MANY AREAS WITH SIGNS OF ROOF LEAKS AND DETERIORATED PLASTER. NONE OF THESE AREAS WERE FOUND TO BE ACTIVE AT THE TIME OF INSPECTION. THE DOOR AT THE FIRE ESCAPE LADDER NEEDS TO BE REWORKED TO PROVIDE MORE PROTECTION FROM WATER ENTERING THE WALL. IT APPEARS SQUIRRELS HAVE BEEN TRYING TO GAIN ENTRY THERE ALSO. THE OSB CEILING IN THE SOUTH WEST CORNER HAS BEEN EXCESSIVELY WET AND DEFLECTED. THE CEILING IN THIS AREA SHOULD BE REMOVED SO THE FRAMING CAN BE INSPECTED. THERE IS A HOLE IN THE CEILING IN THE MENS RESTROOM ON THE SECOND FLOOR. A CAST IRON VENT PIPE IS VISIBLE THROUGH THE HOLE AND THE ADJOINING CEILING JOIST. THE JOIST APPEARED TO HAVE BEEN CUT TO ALLOW THE PIPE TO EXTEND UP THRU THE ROOF. IT NEEDS TO BE EXAMINED TO DETERMINE THE REQUIRED REPAIR. AN AREA IN THE WEST WALL BELOW THE WINDOW THRU DOOR 203 NEEDS THE MASONRY PATCHED. I NOTED SEVERAL ROOMS WITH ROMEX WIRING RUN EXPOSED WITH NO PROTECTION AGAINST DAMAGE ALONG THE BASEBOARD. IN THE ROOM IN THE NORTHWEST CORNER OF THE SECOND FLOOR THERE IS A WIRE EXTENDING THROUGH THE CEILING WITH NO FIXTURE OR BOX.

I LIFTED THE ATTIC ACCESS. DUE TO CLEARANCES IT COULD NOT BE INSPECTED.

I INSPECTED THE EXTERIOR OF THE BUILDING. THE BRICK EXTERIOR SHOWED MINIMAL CRACKING. THERE ARE A COUPLE OF BRICKS THAT NEED TO BE INSTALLED OR REPAIRED ON THE EAST ENTRANCE PORCH. THE WOOD FRAMED PORCH AND WOOD STAIRS ON THE WEST SIDE ARE STRUCTURALLY DEFICEINT AND NEED TO BE REWORKED. THE CRACK IN THE EAST ENTRANCE PORCH SLAB IS A CONCERN AND IS ADDRESSED LATER IN THE REPORT. THE SIDEWALK LEADING TO THE NORTH ENTRANCE HAS AN AREA OF SPAWLED CONCRETE WHICH CREATES A TRIPPING HAZARD. IT NEEDS REPAIR.

I INSPECTED THE CRAWL SPACE OF THE BUILDING. I FOUND SEVERAL AREAS WHICH NEED FURTHER EXAMINATION. AS YOU ENTER THE CRAWL SPACE FROM THE DOOR IN THE SOUTH WALL THE FLOOR FRAMING HAS BEEN REPAIRED DUE TO INSECT DAMAGE. THE REPAIRS WERE NOT DONE PROPERLY AND NEED TO BE REWORKED. I FOUND SEVERAL AREAS WITH INSECT DAMAGE AND ROT WHICH NEED TO BE REPAIRED OR HAVE BEEN REPAIRED THAT NEED TO BE REWORKED. I FOUND TWO SHORING POSTS THAT HAD BEEN ADDED THAT SHOULD BE EVALUATED. IN THE OLD BOILER ROOM I FOUND A JOIST THAT

NEEDED REPAIR DUE TO EXCESSIVE NOTCHING. THE MOST CONCERNING AREA FOUND WAS THE PORCH SLAB AT THE EAST ENTRANCE TO THE BUILDING. THERE IS A CRACK IN THE SLAB THAT EXTENDS ACROSS THE PORCH ABOUT A FOOT IN FROM THE TOP STAIR RISER. THE SLAB HAS DEFLECTED ABOUT ONE EIGTH INCH. NO OTHER CRACKS WERE FOUND ON THE PORCH. SEVERAL BRICKS NEED TO BE REPLACED OR PATCHED AROUND THE PERIMETER OF THE SLAB WHERE IT JOINS THE MASONRY. I EXAMINED THE UNDERSIDE OF THE SLAB FROM INSIDE THE CRAWL SPACE. THE ORIGINAL METAL DECKING HAD BEEN OVERLAID AND NEW METAL DECKING HAS BEEN INSTALLED. THE NEW DECKING HAS A LARGE SAG. THE DECKING IS SUPPORTED BY A SERIES OF USED ANGLE IRONS. THE ANGLE IRONS ARE SUPPORTED BY STACKED BLOCK PIERS WITH NO VISIBLE FOOTINGS. THE PIERS ARE BRACED WITH A SERIES OF 2X4'S SOME OF WHICH HAVE VISIBLE TERMITE TUBES. THERE ARE WOOD SHIMS IN SOME PLACES BETWEEN THE TOP OF THE BLOCKS AND ANGLES. IT DEFINITELY NEEDS FURTHER EXAMINATION. THE DEFLECTION OF THE SLAB AT THE TOP OF THE STAIRS MAKES ME QUESTION WHETHER THE SLAB IS REINFORCED. THE ENTRANCE NEEDS TO BE BLOCKED OFF UNTIL IT CAN BE EXAMINED AND REPAIRED DUE TO SAFETY CONCERNS.

IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION PLEASE CONTACT ME.

SINCERELY,

MARK D. THOMPSON, PE

3/9/2

Overall Streetscape Plan

General Improvements:

- Improve safety
- Create "order" and "sense of place"
- Economic development
- Enhance aesthetics
- Design for flexibility and future plans

Specific Improvements:

- Enhance entrances into downtown
- Reduce number of lanes
- Widen sidewalks
- Reconfigure parking
- Add bulb outs and crosswalks
- Increase tree planting
- Provide seating, public spaces & outdoor dining
- Interior block parking areas with green spaces

Susan Hatchell
Landscape Architecture, PLLC