

Project Grant Application

| | |
|--------------------|--|
| Name | Paul Grimes |
| Federal Tax I.D. | 75-6000599 |
| Incorporation Date | 01-01-1848 |
| Mailing Address | 222 N. Tennessee Street, McKinney, Texas, 75069 |
| Phone Number | (972) 547-7510 |
| Email | pgrimes@mckinneytexas.org |
| Website | www.mckinneytexas.org |

Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, successes, contribution to community, etc.

Local Government

| | |
|-------------------|--|
| Organization Type | Governmental Agency |
| Name | Gary Graham |
| Title | Director of Engineering |
| Mailing Address | 221 N. Tennessee Street, McKinney, Texas, 75070 |
| Phone Number | (972) 547-7383 |
| Email Address | ggraham@mckinneytexas.org |
| Name | Gary Graham |
| Title | Director of Engineering |
| Mailing Address | 221 N. Tennessee Street, McKinney, Texas, 75070 |

| | |
|---|--|
| Phone Number | (972) 547-7383 |
| Email Address | ggraham@mckinneytexas.org |
| Are you the property owner? | No |
| Name | Paul Grimes |
| Company | City of McKinney |
| Mailing Address | 222 N. Tennessee Street, McKinney, Texas, 75069 |
| Phone Number | (972) 547-7510 |
| Email Address | pgrimes@mckinneytexas.org |
| Letter of Support for Project from Property Owner | WA2240 5.docx |
| Funding - Total Amount Requested | \$500,000 |
| Are matching funds available? | Yes |
| Matching Funds Available | \$2,420,000 |
| Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney 380, CDBG Grant)? | No |
| Have you received or will funding be requested from other organizations / foundations for this project? | Yes |
| Provide name of organization / foundation | City of McKinney Engineering Department |

funding source and amount.

Has a request for grant funding been submitted to MCDC in the past five years? Yes

Please list. HEB/Eldorado Project

Board of Directors
City Council Members
George Fuller - Mayor
Charlie Philips - Mayor Pro Tem - At Large 1
Justin Beller - District 1
Patrick Cloutier - District 2
Geré Feltus - District 3
Rick Franklin - District 4
Michael Jones - At Large 2

City Managers Office
Paul Grimes, City Manager
Kim Flom, Assistant City Manager
Barry Shelton, Assistant City Manager
Steve Tilton, Assistant City Manager
Joe Mazzola, Director of Organizational Development & Performance Management
Greg Conley, Director of Public Safety
Trevor Minyard, Director of Strategic Services

Board of Directors Attachment [OrgChart 2024-03-06 202403191006133360.pdf](#)

Leadership Staff
Kim Flom, Assistant City Manager
Michael Quint, Executive Director of Development Services
Gary Graham, Director of Engineering

Leadership Staff Attachment [126 OrgChart 2024-03-06 202403191006133360 3050.pdf](#)

Project / Business Name WA2240 - Chestnut Tank Improvements

Location of Project Northwest corner of the SH 5 and Davis St. Intersection

Physical Address 131 S. Chestnut Street, McKinney, Texas, 75069

Property Size (in acres) 1.1443

Collin CAD Property ID R-0856-043-0010-1

What kind of project is proposed? (Check all that apply.)

Expansion / improvement

Replacement / repair

Estimated Date of Project Start Date 06/15/2024

Estimated Date of Project Completion Date 03/15/2025

Project Details and Proposed Use

The Chestnut Water Tank serves as an iconic landmark like the Cotton Mill and the Flour Mill that lead visitors to Historic Downtown McKinney, and the redeveloping east side of the City. It served as part of the city's water distribution system from 1952 until 2003. It is also used to mount cellular antenna equipment.

To preserve its functional life and this iconic landmark, the city plans improvements to the tank including:

- Repainting and the remediation of lead paint
- Structural repairs
- Site improvements (i.e., landscaping, irrigation, and paving repairs)
- Replace and upgrade safety systems
- LED lighting improvements
- Accommodations for cellular providers

Days / Hours of Business Operation 24 hours a day and 7 days per week.

What is the total cost for this Project? 2,920,000

What percentage of Project funding will be provided by the applicant? 83

Are matching funds available? Yes

Cash Matching Funds

| Amount | Source | Percent of Total |
|-------------|--------------------|------------------|
| \$2,420,000 | City Utility Funds | 83 |

| In-Kind Matching Funds | Amount | Source | Percent of Total |
|------------------------|-------------|--------------------|------------------|
| | \$2,420,000 | City Utility Funds | 83 |

Other Funding Sources City will fund \$2,420,000 amount with capital improvement program bond funds. Total project cost is \$2,920,000 which includes \$465,000 in design services and an estimated construction cost of \$2,455,000.

Estimated Annual Taxable Sales 0

Current Appraised Value of Property 2,698,157

Estimated Appraised Value (post-improvement) 2,698,157

Estimated Construction Cost for Total Project 2,455,000

Total Estimated Cost for Project Improvements included in grant request 500,000

Total Grant Amount Requested 500,000

Attach Competitive Bids for the Project [Chestnut EST Rehab 100 Unsigned Cost Estimate - City.pdf WA2240.docx](#)

Has a feasibility study or market analysis been completed for this proposed project? No

Attach Executive Summary [WA2240 2.docx](#)

Current financial report including current and previous year's profit & loss statement and balance sheet. [WA2240 3.docx](#)

Audited financials for current and previous two years (if not available, please indicate why).

[145_WA2240 3_96.docx](#)

Budget

[146_WA2240 3_1821.docx](#)

Financial Statements

[148_WA2240 3_7085.docx](#)

W9

[W-9 City of McKinney 2024.pdf](#)

Business plan including mission and goals of company / organization, target customers, staff, growth goals, products / services, location(s), etc.

[2024-03-28 MCDC Grants.pdf](#)

Plat / map of property extending 200 feet beyond property in all directions (if applicable).

[Plat Map from Collin CAD Chestnut Tank.pdf](#)

Describe planned support activities, their use, and admission fees (if applicable).

There are no planned activities for the site.

Timeline and schedule from design to completion.

[WA2240 4.docx](#)

Plans for future expansion / growth.

There are no plans for future expansion/growth.

We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.

Selecting this option indicates your agreement with the above statement.

Representative
Completing Application

A handwritten signature consisting of a large, stylized letter 'P' followed by a horizontal line and a diagonal stroke.

Date

03-27-2024

Property Owner

A handwritten signature consisting of a large, stylized letter 'O' followed by a smaller, stylized letter 'G'.

Date

03-28-2024



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COST

| | | | |
|--------------|---|-------|--------------|
| PROJECT NAME | Chestnut Elevated Storage Tank Rehabilitation | DATE | 3/1/2024 |
| CLIENT | City of McKinney | GROUP | 1112 |
| % SUBMITTAL | 100% Submittal | PM | Aaron Conine |

| | | |
|--------------|---------------------|--------------------|
| ESTIMATED BY | QC CHECKED BY | FNI PROJECT NUMBER |
| LN/ALC | 1112/1122/1125/1155 | MKN23252 |

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|------|-------------|----------|------|------------|-------|
|------|-------------|----------|------|------------|-------|

| BASE BID | | | | | |
|-------------------------------|---|--------|----|---------------|------------|
| GENERAL | | | | | |
| 1 | Traffic Control | 1 | LS | \$ 50,000.00 | \$ 50,000 |
| 2 | Storm Water Pollution Prevention Plan (SWPPP) | 1 | LS | \$ 15,000.00 | \$ 15,000 |
| ROADWAY (PAVING ITEMS) | | | | | |
| 3 | Full Removal of Asphalt Pavement | 499 | SY | \$ 20.00 | \$ 9,980 |
| 4 | Full Placement of 6" Concrete Pavement | 499 | SY | \$ 150.00 | \$ 74,850 |
| 5 | Remove Existing Concrete Curb and Gutter | 250 | LF | \$ 30.00 | \$ 7,500 |
| 6 | Install Concrete Curb and Gutter | 240 | LF | \$ 50.00 | \$ 12,000 |
| 7 | Remove Existing Concrete Sidewalk | 26 | SY | \$ 50.00 | \$ 1,300 |
| 8 | Install Concrete Sidewalk | 24 | SY | \$ 175.00 | \$ 4,200 |
| 9 | Install Handicap Space | 2 | EA | \$ 7,000.00 | \$ 14,000 |
| 10 | Pavement Marking (4" Solid White Line) | 240 | LF | \$ 6.00 | \$ 1,440 |
| SITE IMPROVEMENTS | | | | | |
| 11 | Demo of Meter Vault | 1 | LS | \$ 12,000.00 | \$ 12,000 |
| 12 | Demo of Control Building | 1 | LS | \$ 10,000.00 | \$ 10,000 |
| 13 | Soil Remediation | 1 | LS | \$ 50,000.00 | \$ 50,000 |
| 14 | Remove Existing Security Fence | 285 | LF | \$ 10.00 | \$ 2,850 |
| 15 | Grout Fill Existing 6" Water Line | 74 | LF | \$ 10.00 | \$ 740 |
| 16 | Remove Existing Fire Hydrant | 1 | EA | \$ 5,000.00 | \$ 5,000 |
| 17 | Ornamental Fencing | 640 | LF | \$ 110.00 | \$ 70,400 |
| 18 | Pedestrian Fence Gate (Non Motorized Swing Gates) | 2 | EA | \$ 7,100.00 | \$ 14,200 |
| 19 | Fence Masonry Column | 13 | EA | \$ 4,720.00 | \$ 61,360 |
| 20 | Concrete Mow Strip | 270 | LF | \$ 18.00 | \$ 4,860 |
| 21 | 8" Concrete Containment Band | 55 | LF | \$ 12.00 | \$ 660 |
| 21 | Large Tree (3" Caliper) | 3 | EA | \$ 800.00 | \$ 2,400 |
| 22 | Small/Ornamental Tree | 5 | EA | \$ 500.00 | \$ 2,500 |
| 23 | Turf Solid Sod | 9050 | SF | \$ 2.00 | \$ 18,100 |
| 24 | Tree Preservation and Protection | 1 | LS | \$ 500.00 | \$ 500 |
| 25 | Temporary Irrigation (Sod Areas) | 9050 | SF | \$ 1.00 | \$ 9,050 |
| ELEVATED STORAGE TANK | | | | | |
| 26 | Blast clean exterior to SSPC SP-10 and apply 1 coat of zinc urethane, 1 coat of polyurethane and 2 coats of flrorourethane | 20,000 | SF | \$ 14.00 | \$ 280,000 |
| 27 | Power tool clean interior rusted areas to SSPC SP-3, spot prime areas with epoxy, and overcoat entire interior with 1 coat of epoxy | 10,000 | SF | \$ 8.00 | \$ 80,000 |
| 28 | Containment | 1 | LS | \$ 100,000.00 | \$ 100,000 |
| 29 | Lead Abatement | 1 | LS | \$ 150,000.00 | \$ 150,000 |
| 30 | McKinney Tank Logo | 3 | EA | \$ 50,000.00 | \$ 150,000 |
| 31 | Structural Repairs | 1 | LS | \$ 125,000.00 | \$ 125,000 |
| STRUCTURAL | | | | | |
| 32 | Cut New Door Into Riser | 1 | LS | \$ 10,000.00 | \$ 10,000 |
| 33 | Demolition Inside Riser Pipe | 1 | LS | \$ 8,000.00 | \$ 8,000 |

| | | | |
|--------------|---|-------|--------------|
| PROJECT NAME | Chestnut Elevated Storage Tank Rehabilitation | DATE | 3/1/2024 |
| CLIENT | City of McKinney | GROUP | 1112 |
| % SUBMITTAL | 100% Submittal | PM | Aaron Conine |

| | | |
|--------------|---------------------|--------------------|
| ESTIMATED BY | QC CHECKED BY | FNI PROJECT NUMBER |
| LN/ALC | 1112/1122/1125/1155 | MKN23252 |

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|---|--|----------|------|---------------|--------------------|
| 34 | Install Concrete Plug | 1 | LS | \$ 2,000.00 | \$ 2,000 |
| 35 | Install Fixed Steel Ladder with Safety Rail | 1 | LS | \$ 30,000.00 | \$ 30,000 |
| 36 | Horizontal Unistrut in Riser Pipe | 1 | LS | \$ 15,000.00 | \$ 15,000 |
| 37 | Platform Landing and Guardrail | 1 | LS | \$ 15,000.00 | \$ 15,000 |
| 38 | Ships Ladder with Platform | 1 | LS | \$ 20,000.00 | \$ 20,000 |
| 39 | Tank Door to Balcony | 1 | LS | \$ 10,000.00 | \$ 10,000 |
| 40 | Access Hatch | 1 | EA | \$ 15,000.00 | \$ 15,000 |
| 41 | Replace Vent | 1 | EA | \$ 10,000.00 | \$ 10,000 |
| ELECTRICAL | | | | | |
| 42 | RGBW Lighting Fixtures and Controller (Catwalk Only) | 1 | LS | \$ 275,380.00 | \$ 275,380 |
| 43 | Cable and Conduit | 1 | LS | \$ 24,390.00 | \$ 24,390 |
| 44 | 100A Panelboard 120/240V, NEMA 3R, MCB | 1 | EA | \$ 4,150.00 | \$ 4,150 |
| 45 | Misc. Electrical (Grounding, Receptacles, etc.) | 1 | LS | \$ 20,000.00 | \$ 20,000 |
| 46 | Lighting Protection System | 1 | LS | \$ 30,000.00 | \$ 30,000 |
| 47 | Power System Studies | 1 | LS | \$ 5,000.00 | \$ 5,000 |
| 48 | Start-up and Testing | 1 | LS | \$ 7,000.00 | \$ 7,000 |
| Base Bid Total: | | | | | \$1,822,810 |
| BID ALTERNATE A - LEGS | | | | | |
| 49 | RGBW Lighting Fixtures and Controller (Legs & Undertank) | 1 | LS | \$ 172,740.00 | \$ 172,740 |
| 50 | Cable and Conduit | 1 | LS | \$ 6,490.00 | \$ 6,490 |
| 51 | Access Ladder Lighting | 1 | LS | \$ 13,500.00 | \$ 13,500 |
| Option A Total: | | | | | \$192,730 |
| BID ALTERNATE B - ADDITIONAL LANDSCAPING | | | | | |
| 52 | Shrubs / Ornamental Grasses (5 Gallon) | 26 | EA | \$ 100.00 | \$ 2,600 |
| 53 | Shrubs / Ornamental Grasses (2 Gallon) | 120 | EA | \$ 50.00 | \$ 6,000 |
| 54 | Shrubs / Ornamental Grasses (4" Pot) | 453 | EA | \$ 15.00 | \$ 6,795 |
| 55 | Permanent Irrigation (Planting Beds) | 1000 | SF | \$ 2.00 | \$ 2,000 |
| Option B Total: | | | | | \$17,395 |

| | | |
|----------------------------------|-----|-----------------------|
| AMOUNT BID (BASE + A) | | \$1,840,205.00 |
| MOBILIZATION | 5% | \$92,010.25 |
| CONTINGENCY | 15% | \$289,832.29 |
| TOTAL AMOUNT BID | | \$2,222,047.54 |
| AMOUNT BID (BASE + B) | | \$2,015,540.00 |
| MOBILIZATION | 5% | \$100,777.00 |
| CONTINGENCY | 15% | \$317,447.55 |
| TOTAL AMOUNT BID | | \$2,433,764.55 |
| AMOUNT BID (BASE + A + B) | | \$2,032,935.00 |
| MOBILIZATION | 5% | \$101,646.75 |
| CONTINGENCY | 15% | \$320,187.26 |
| TOTAL AMOUNT BID | | \$2,454,769.01 |

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

- NOTES:
- 1 FNI OPCC classified as an AACE Class 1 Estimate with accuracy range or -5 to + 10.
 - 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, etc.

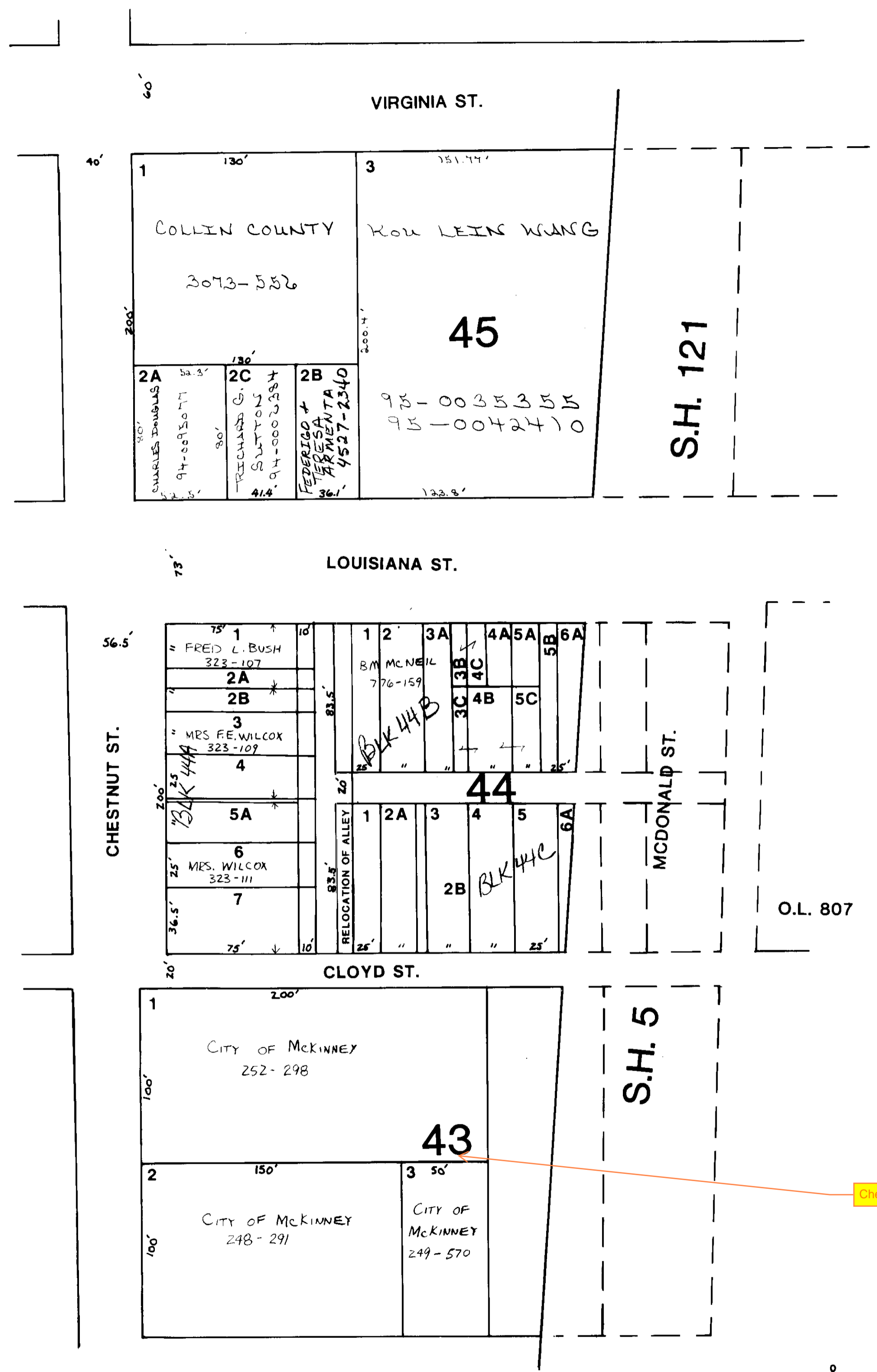
| | | | |
|--------------|---|-------|--------------|
| PROJECT NAME | Chestnut Elevated Storage Tank Rehabilitation | DATE | 3/1/2024 |
| CLIENT | City of McKinney | GROUP | 1112 |
| % SUBMITTAL | 100% Submittal | PM | Aaron Conine |

| | | |
|--------------|---------------------|--------------------|
| ESTIMATED BY | QC CHECKED BY | FNI PROJECT NUMBER |
| LN/ALC | 1112/1122/1125/1155 | MKN23252 |

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|------|-------------|----------|------|------------|-------|
|------|-------------|----------|------|------------|-------|

-
- 3 FNI OPCC does not include costs associated with temporary relocation of telecommunications equipment.
 - 4 Based on lease agreements all temporary relocation costs shall be born by telecommunications provider.

1012



MCKINNEY
 OLD DONATION
 BLK. 43 44 45



WA2240 - Chestnut Tank Improvements – Project Schedule

| PROJECT PHASE | | DATE STARTED | DATE COMPLETE |
|-------------------------|--------------|--------------|---------------|
| PROJECT SCOPING & AWARD | COMPLETE | 10/7/2021 | 3/21/2023 |
| DESIGN / STUDY | ACTIVE | 2/21/2023 | 5/7/2024 |
| UTILITY RELOCATIONS | NOT REQUIRED | | |
| LAND ACQUISITION | NOT REQUIRED | | |
| BID & PRECONSTRUCTION | PLANNED | 5/7/2024 | 6/15/2024 |
| CONSTRUCTION | PLANNED | 6/15/2024 | 3/15/2025 |

WA2240 - Chestnut Tank Improvements

- The actual construction cost may vary, but the City's grant request is for up to \$500,000 to allow for some contingency in the bid.
- Total Grant Amount Requested is \$500,000
- The project will be publically bid in April/May of 2024. The competitive bids will be provided when City receives the bids, which are planned to be received in May 2024. This will be a Competitive Sealed Bid so we can evaluate the proposed Contractors for experience, bid costs, schedule, etc.

WA2240 - Chestnut Tank Improvements

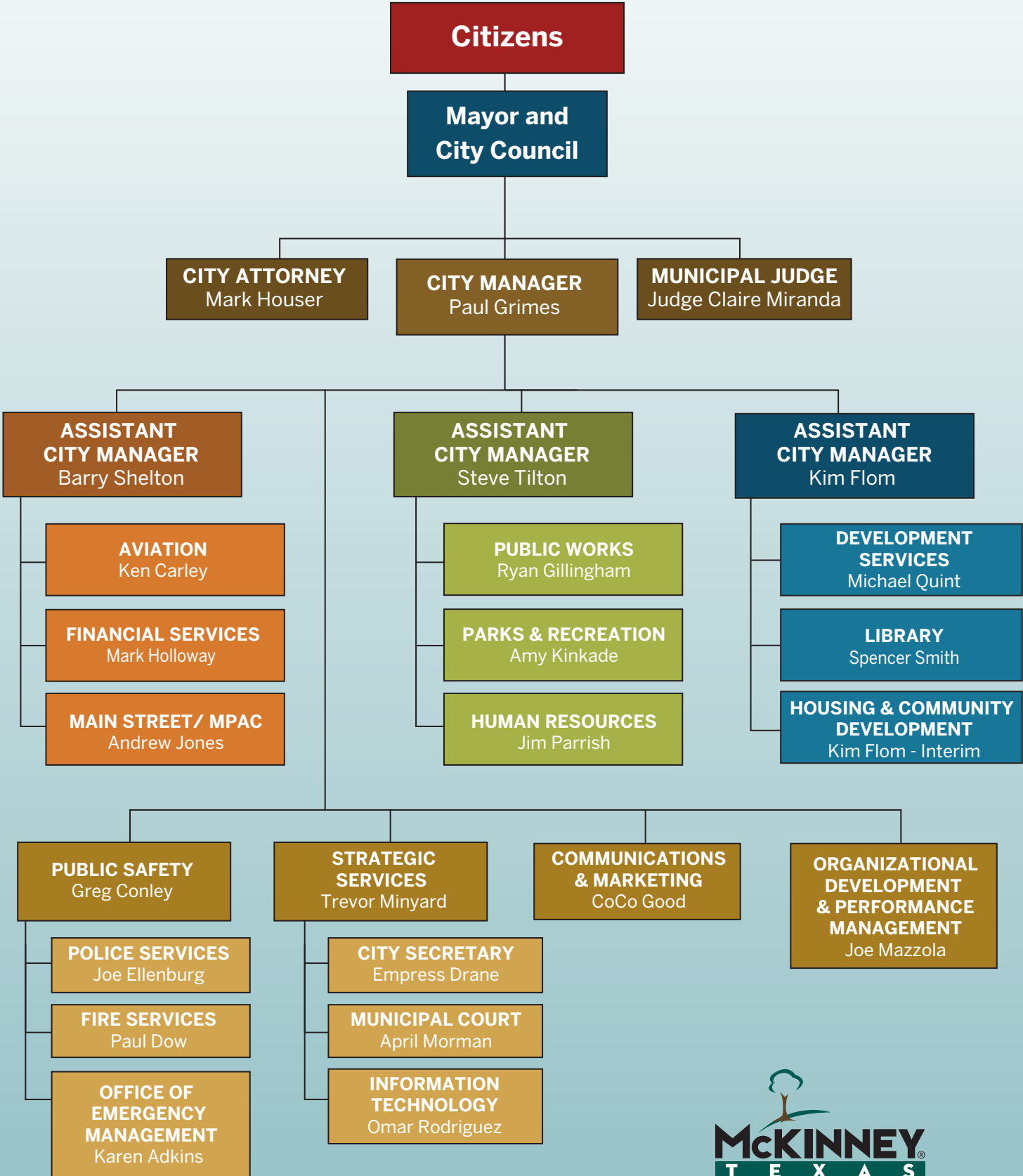
- Has a feasibility study or market analysis been completed for this proposed project?
 - This project is a result of City Council direction to develop a plan to keep the Chestnut Tank.

WA2240 - Chestnut Tank Improvements

The City of McKinney owns the property. This project is a result of City Council direction to develop a plan to keep the Chestnut Tank.

CITY OF MCKINNEY ORGANIZATIONAL CHART

(AS OF 03-06-2024)



WA2240 - Chestnut Tank Improvements

Annual Budget – Below is a link to the City of McKinney’s Annual Budget

<https://www.mckinneytexas.org/210/Budget>

Financial Status of Applying Organization – Below is a link to the City of McKinney’s financial webpage:

<https://www.mckinneytexas.org/152/Financial-Services>

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

| | |
|--|---|
| 1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. City of McKinney | |
| 2 Business name/disregarded entity name, if different from above | |
| 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) ▶ _____ | 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) <u>3</u> Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i> |
| Municipality | |
| 5 Address (number, street, and apt. or suite no.) See instructions. 222 N Tennessee Street. PO Box 517 | Requester's name and address (optional) |
| 6 City, state, and ZIP code McKinney TX 75070 | |
| 7 List account number(s) here (optional) | |

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

| | | | | | | | | | | |
|---------------------------------------|---|--|---|---|---|---|---|---|---|---|
| Social security number | | | | | | | | | | |
| | | | | | | | | | | |
| or | | | | | | | | | | |
| Employer identification number | | | | | | | | | | |
| 7 | 5 | | - | 6 | 0 | 0 | 0 | 5 | 9 | 9 |

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶

Judy Mathis

Date ▶

1/2/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.