



CITY OF HOGANSVILLE  
REQUEST FOR PROPOSALS  
BUILDING DEMOLITION SERVICES

The City of Hogansville (City) pursuant to a court order is requesting Competitive Sealed Proposals from qualified firms interested in contracting with the City to provide building demolition services for the removal and clean-up of:

**Street Address:** 815 EAST MAIN STREET, HOGANSVILLE, GA 30230

**Parcel ID:** 0213B006008

**Legal Description:** 815 E MAIN ST/LL 97 LD 11TH

**PROJECT REQUIREMENTS**

Demolition – The contractor will be responsible for demolition, removal, and proper disposal of structures and contents of vacant building listed above. The contractor will be responsible for all costs of transport and proper disposal of all demolition debris.

Certifications and permits – The contractor will be responsible for obtaining all certifications and permits necessary for completion of the project from the appropriate regulatory agencies.

Surveys and testing – The contractor will be responsible for any required Phase I environmental assessment of the structure or land.

Utility Disconnects – All City of Hogansville utilities have been disconnected.

Reuse of Materials – No materials from the project are proposed for reuse by the City.

Salvage of Materials – Unless referenced otherwise in an addendum, the contractor shall take ownership of all scrap/salvage materials.

Extent of Underground Demolition – The contractor will be responsible for demolition of all slabs and all underground structures. Approved material shall be placed as backfill in

all excavated areas and graded to the elevation necessary to provide positive surface drainage to all areas of the site.

Responsibility for Temporary Facilities – The contractor will be responsible for all temporary facilities necessary to successfully complete the project – to include, but not limited to, portable restrooms, site fencing, site security, etc.

Special Requirements – Caution and care must be exercised to prevent damage to adjacent structures, sidewalks and streetscape and to ensure that existing businesses in the area can operate normally without significant disruption during demolition activities. All required street closures shall be approved at least 48 hours in advance through the City of Hogansville’s City Manager’s Office. In addition, any required Georgia Department of Transportation permits required for street closure are the responsibility of the contractor.

Hazardous Materials – The contractor will be responsible for any required inspections to identify and assess suspect asbestos containing materials.

Expected Condition of Site at Completion of Demolition – It is expected that the contractor will backfill all excavated areas with suitable material (fill dirt w/ 4” topsoil surface course) and grade the area to provide for positive surface drainage for the entire site (generally, 0.5% min. slope from highest point of adjacent curb or sidewalk). The contractor will be responsible for installation of silt fence at the edge of curb or sidewalk to prevent sediment runoff. The contractor will be responsible for repair of damage to any adjacent structures, and any curbing, sidewalk, or asphalt damaged during the project.

## **PROPOSAL REQUIREMENTS**

Interested firms must, at a minimum, provide the following information:

Qualifications/Experience: Describe the firm’s qualifications and experience with this type of work. Give examples and reference contact information for previous similar projects.

Approach: Describe how the work will be accomplished. What measures will be employed to protect adjacent structures from damage? What practices will be used to minimize disruption of existing business operations?

Schedule: Provide an estimated project schedule to complete the scope of work described above.

Safety: Provide information regarding firm’s safety record and describe the specific safety measures/plan to be used in this project to protect personnel, public, structures and infrastructure.

Price: Proposals must include any/all fees related to the project requirements. The City reserves the right to negotiate any final pricing with the lowest and most responsive bidder. Firms are requested to submit two (2) copies of their proposal. Proposals should be limited to no more than fifteen (15) pages. Additional supplemental information may be submitted, separately, to aid in firm selection. This information may include staff resumes, descriptions of similar municipal projects, project references, and a description of the

conceptual approach to meeting the project requirements. The firm may also submit, separately, an example of a project previously completed at another municipality that is similar in size and scope to the work described above.

**SELECTION PROCESS OVERVIEW AND SELECTION CRITERIA**

On or before the time specified herein, the respondents will submit a proposal in response to this RFP. A review panel of five consisting of the City Manager, Public Works Superintendent, Water Superintendent, Wastewater Superintendent, and City Clerk, will assess the proposals utilizing the evaluation criteria as stated below in this RFP document. The Committee may request oral presentations from the selected firms. All expenses of the interviews and presentations will be the sole responsibility of the responder and the City of Hogansville accepts no responsibility for the reimbursement of any expenses incurred by a responder under this document.

Any questions regarding this RFP should be sent to [communications@cityofhogansville.org](mailto:communications@cityofhogansville.org). The deadline for the submission of any question or inquiry concerning this RFP is **Friday, July 6, 2018 at Noon**. Please do not attempt to contact members of the Selection Committee. The City shall have sole discretion in evaluating the qualifications of responders and the suitability of their proposals to meet the City's needs. The City reserves the right to select the Proposal that is deemed to be in the best interest of the City. The City also reserves the right to reject any or all Proposals.

Prospective bidders can arrange an on-site inspection of the property by contacting Code Enforcement Officer Gabe Smith at (706) 637-6648 or [gsmith@hogansvillepd.com](mailto:gsmith@hogansvillepd.com).

The selection criteria will be based on a scoring system as follows:

Price	50 points
Qualifications & experience	20 points
Approach	20 points
Schedule	10 points

**Proposal Due Date: Friday, July 13, 2018 at Noon**

Interested firms should submit two (2) copies of proposals to:

City Clerk  
City of Hogansville  
400 E Main St  
Hogansville, GA 30230

Proposals are due on or before the submission deadline noted above. All proposal packages must be sealed and have "**RFP - 815 E MAIN ST DEMOLITION**" clearly marked on the outside for easy identification by the City. Proposals may be hand delivered prior to the submission deadline at the address listed above. Any proposals received later than the submission deadline will not be accepted or considered. Facsimile (FAX) transmissions will not be accepted. The City will not be responsible for late submission caused by the postal service, other carriers, or any other delivery problems regardless of the reason.

## **INSTRUCTIONS FOR OFFERORS**

Proposals will only be accepted from responsible and responsive companies that have an established reputation in the field.

No proposal may be withdrawn for a period of ninety (90) days after the proposal submission date.

A responsible offeror means an offeror who has the capability in all respects to perform fully the requirements mentioned in the proposal document and the integrity and reliability which will assure good faith performance.

A responsive offeror means an offeror who has submitted a proposal which conforms in all respects to the request for proposal requirements.

**Protest Period:** Any actual or prospective, offeror, or company who is aggrieved in connection with the solicitation or award of a contract/purchase order may formally protest in writing to the City Manager. The protest may be submitted at any time during the procurement process. However, if a prospective offeror, or company wishes to protest, the formal protest must be submitted in writing and must be received by the City Manager no later than seven (7) days from the date that the aggrieved actual or prospective offeror, or company has been informed of the proposal results by the City Manager. Protests received by the City following seven (7) days after evaluation results have been released by the City Manager will not be considered.

**Disputes:** In cases of disputes as to whether an item or service quoted or delivered meets scope of work, the decision of the City Manager shall be final and binding on all parties. The City Manager may request in writing, the recommendation of the head of the department of the end user or other objective sources.

**Deviations:** Any deviations from the scope of work contained herein must be noted in detail on the respondent's response for the City Manager's consideration.

**Changes:** Any changes in this request for proposal after the purchase order/contract agreement has been awarded must be with the written consent of the City Manager; otherwise, the responsibility for such changes lies with the company. Any changes to the scope of work in this request for proposal package shall be in writing and an addendum will go out to all prospective respondents so each respondent can compete equitably.

**Ownership of Material:** Ownership of all data, material and documentation originated and prepared for the City of Hogansville pursuant to this contract/purchase order shall belong exclusively to the City of Hogansville.

## **PROFESSIONAL INSURANCE REQUIREMENTS AND INDEMNIFICATION**

The successful company shall procure and maintain insurance for protection from claims under workers' compensations acts; claims for damages because of bodily injury including personal injury, sickness or disease, or death of any and all employees or of any person other than such

employees; claims for damages because of injury to or destruction of property, including loss of use resulting therefrom; claims caused by professional errors, acts, or omission; and any other insurance prescribed by law. The successful company shall name the City of Hogansville, Georgia, its elected and appointed officials, officers, and employees "Additional Insureds" as their interests may appear but only with respect to services performed or provided by successful company on behalf of the City under Consultant's commercial general liability insurance policy. The successful company shall, within 10 days of the full execution of any contract resulting from this RFP, provide the City Manager with a certificate(s) of insurance evidencing the coverages required above and containing an endorsement to the effect that any cancellation or non-renewal shall not be until 10 days after the insurer or the selected company gives written notice to the City.

Without limiting the provisions of paragraph above, the selected company shall during the term of any contract resulting from this purchase and maintain insurance with limits not less than those set forth below:

The successful company shall take out and maintain, during the life of the contract agreement, workers' compensation and employer's liability insurance for all employees to be engaged in services on this project under this agreement in an amount not less than \$1,000,000.00, and in case any such services are sublet, the company shall require all subcontractor(s) also to provide workers' compensation and employer's liability insurance in an amount not less than \$1,000,000.00 for all of the subcontractor's employees to be engaged in such.

Employer's Liability Insurance - \$1,000,000 each accident, \$1,000,000 disease policy limit, \$1,000,000 disease each employee

Commercial General Liability Insurance - \$1,000,000 per occurrence (bodily injury and property damage) / \$1,000,000 general aggregate

Automobile Liability Insurance - \$1,000,000 combined single limit (bodily injury and property damage), each accident

Professional Liability Insurance - \$1,000,000 per claim / \$1,000,000 general aggregate

Professional Services: The selected company shall indemnify and hold the City of Hogansville, Georgia, its elected and appointed officials, officers, and employees, harmless from and against judgments, liabilities, damages, losses, costs, and expenses (including, but not limited to, reasonable attorneys' fees and costs but only to the extent otherwise authorized by law) to the extent caused by any negligent act, error, or omission in the performance and furnishing of the selected company's professional services under any contract resulting from this RFP, including any negligent act, error or omission of any individual or entity directly or indirectly employed by the selected company to perform any of the work or anyone for whose acts, errors, or omissions the selected company may be liable, regardless of whether or not caused in part by a party indemnified hereunder.

Other Than Professional Services: With respect to all acts or omissions of the selected company, or any individual or entity directly or indirectly employed by the selected company to perform

any of the work or anyone for whose acts, errors, or omissions the selected company may be liable, which do not arise out of or result from the performance of professional services, and which may be covered by employer's liability insurance, commercial general liability insurance, automobile liability insurance, or other general liability insurance, the selected company shall indemnify and hold the City of Hogansville, Georgia, its elected and appointed officials, officers, and employees, harmless from and against judgments, liabilities, damages, losses, costs, and expenses (including, but not limited to, reasonable attorneys' fees and costs but only to the extent otherwise authorized by law) to the extent caused by or arising out of the selected company's negligent acts of commission or omission (or those of or any individual or entity directly or indirectly employed by the selected company to perform any of the work or anyone for whose actions or failure to act the selected company may be liable) during the performance of this Agreement.

The selected company shall require any subconsultants and subcontractors to purchase and maintain insurance with limits not less than those required above to be purchased and maintained by the selected company. In addition, the selected company shall require any subconsultants and subcontractors to assume the selected company's indemnification obligations under any contract resulting from this RFP to the extent they relate to the subconsultant's or subcontractor's obligations under any contract with the selected company.

## Proposal Form | RFP - 815 E MAIN ST DEMOLITION

**Street Address:** 815 EAST MAIN STREET, HOGANSVILLE, GA 30230

**Parcel ID:** 0213B006008

**Legal Description:** 815 E MAIN ST/LL 97 LD 11TH

TOTAL PROPOSAL:

\_\_\_\_\_ dollars; (total contract price in words)

OR

\$ \_\_\_\_\_ .00

PROJECT DURATION:      Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature

Title

Date

Work Phone

Mobile Phone

IN THE MUNICIPAL COURT OF THE  
CITY OF HOGANSVILLE, GEORGIA

CITY OF HOGANSVILLE, GEORGIA, :

PETITIONER :

VS. :

815 E. MAIN STREET; MARY  
KATHLEEN COSTLEY; AND TROUP  
COUNTY TAX COMMISSIONER :

RESPONDENTS. :

HOGANSVILLE MUNICIPAL COURT

FILED

2/21/18 10:12

*Ann M*

CASE NUMBER: 2018000222

**ORDER AND FINDINGS OF FACT**

The above-referenced matter having come before this Court for hearing at the appointed time, at which time evidence was presented and heard by this Court, and based upon the pleadings filed, testimony given and any stipulations made, as well as any documentary evidence presented, this Court does hereby make its Findings of Fact and Conclusions of Law in this proceeding below:

If used within this order, words and phrases defined within Hogansville City Code Section 14-261, et seq. shall have the meanings as prescribed within said sections.

**1.**

The foregoing complaint was properly filed in the Municipal Court of the City of Hogansville, Georgia, with the Owners and Interested Parties at issue having been properly served with complaint and summons.

For the City of Hogansville, Inspector Sy Chase testified that the property in question is unfit for its current use and is not in compliance with applicable codes; is currently vacant; and constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions.

By affidavit, construction estimate witness Jim Arrington testified that repairs to the structure in order to bring it into compliance with the applicable codes would cost \$329,000.00, that the structure at issue is worth \$29,500.00, and that the value of the building after such repairs would be approximately \$329,000.00. Mr. Arrington estimated that such required repairs would



require eight (8) months to complete given a properly funded and motivated crew.

Respondent Mary Kathleen Costley was present at the hearing. Respondent Costley indicated that utilities to the structure had not been connected for approximately four (4) years, but that she and her family members had made some repairs recently. Ms. Costley further testified that no significant work which would require to be permitted has been undertaken. Costley further admitted that the pictures of the roof submitted to the Court were accurate, and that there have been no roof or foundation repairs undertaken since said pictures were taken on January 9, 2018. Respondent indicated her preference to attempt to bring the structure into compliance with applicable codes, and requested that the court provide a time period during which this could be accomplished.

2.

The structure at issue, located at 815 E. Main Street, Hogansville, Georgia, is possessed of numerous unsafe and unsanitary conditions and applicable code violations, including those outlined in the Housing Code Inspection Report dated January 9, 2018 and submitted to the Court during the hearing.

3.

The Court further finds that:

- (a) The dwelling, building or structure in question is unfit for human habitation, is unfit for its current commercial, industrial or business use and is not in compliance with applicable codes;
- (b) The dwelling, building or structure constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions.

4.

The un rebutted estimated cost to repair the structure to meet applicable codes is \$329,000.00, and given the un rebutted value of the structure of \$29,500.00 and the un rebutted estimated value of the structure after such repair of \$329,000.00, to repair such structure may be reasonable when such repair cost is considered in relation to the present value of the structure.

5.

THE COURT HEREBY ORDERS THAT THE OWNER/INTERESTED PARTIES SHALL HAVE NINETY (90) DAYS FROM THE DATE OF THIS ORDER TO APPLY FOR AND RECEIVE APPROPRIATE PERMIT(S) FROM THE CITY OF HOGANSVILLE REQUIRED FOR REHABILITATION OF THE STRUCTURE OR, IN THE ALTERNATIVE, SHALL HAVE A LIKE NUMBER OF DAYS TO DEMOLISH AND REMOVE SUCH BUILDING, DWELLING OR STRUCTURE AND REMOVE ALL DEBRIS FROM THE SUBJECT PROPERTY. SHOULD THE OWNER OBTAIN SUCH PERMIT(S) IN TIMELY FASHION, THE OWNER/INTERESTED PARTIES SHALL HAVE ONE HUNDRED EIGHTY (180) DAYS FROM THE ISSUANCE OF SAID PERMIT(S) TO BRING THE DWELLING INTO FULL COMPLIANCE WITH THE APPLICABLE CODES RELEVANT TO THESE PROCEEDINGS.

6.

At the request of any interested party, agents of the City of Hogansville, Georgia shall inspect the premises for compliance with the applicable codes, with the issuance of a favorable inspection report by the City of Hogansville resulting in this action being dismissed.

7.

Should the owner fail to apply for and obtain appropriate permit(s) in timely fashion, or after having applied for and obtained appropriate permit(s) in timely fashion fail to repair the structure within the time allotted, Petitioner may enter onto the Premises and cause such dwelling, building or structure to be vacated, closed and demolished. If the building, dwelling or structure is demolished by Petitioner, the amount of the cost of demolition, including all court costs, appraisal fees, administrative costs and all other costs necessarily associated with the abatement action, including restoration to grade of the real property after demolition, shall be a lien against the subject property.

8.

A copy of this Order shall be served upon the Owner and any Interested Parties that have answered the Complaint or appeared at the hearing referenced herein.

SO ORDERED this 14<sup>th</sup> day of February, 2018.

  
\_\_\_\_\_  
TRAVIS M. MURPHY, CLERK OF COURT

HOUSING CODE INSPECTION

DATE 01/09/18

INSPECTOR Sy Chase

PROPERTY OCCUPANT: Vacant Telephone:

INSPECTION LOCATION: 815 East Main St., Hogansville

NO. OF OCCUPANTS: 1

PROPERTY OWNER: Mary Kathleen Costley

OWNER ADDRESS: P.O. Box 14153 Telephone:

Panama City B 4th FL 32413

Permits:  
Type

Number

Date Utility Hold Issued

Authorized Initials

Date Utility Hold Released

Authorized Initials

INSPECTION FINDINGS:

DATE	INSPECTOR	FINDINGS
01/09/18	Sy Chase	01/09/18. 815 East Main Street, Hogansville. FRONT SIDE: Foundation broken, open and deteriorated. Steps without railing. Windows without screening. Window casings deteriorated. Fascia deteriorated. Porch roof and main roof deteriorated. Front entrance door glass broken. Left window damaged. RIGHT SIDE: Foundation broken, open and deteriorated. Siding broken and deteriorated. Windows without screening. Chimneys deteriorated. Roof deteriorated. Electric wall outlet without cover exposing wiring. Porch crawl space without protective covering and full of debris. BACK SIDE: Full of trash. Foundation broken, open and deteriorated. Siding deteriorated. Roof deteriorated. Fascia deteriorated. Window broken, open and deteriorated. LEFT SIDE: Foundation broken, open and deteriorated. Siding deteriorated. Chimneys deteriorated with middle chimney severely damaged. Windows without screening. Window casings deteriorated. Roof deteriorated. Fascia deteriorated.
01/20/18	Sy Chase	MA CHANGED
03/01/18	Sy Chase	SAME
04/02/01/18	Sy Chase	CONDITION REMAINS THE SAME

Meets Code	Violation Noted	Meets Code	Violation Noted
301.3 Vacant Structures and Land	-Maintained	302.6 Exhaust Vent	-Free from rodent
-Clean		-Proper discharge	
-Sanitary Condition		302.7 Accessory structures	M/A
-Sale		-Structurally sound	M/A
-Sanitary		302.8 Motor Vehicles	-No Inoperative
-Clean		-No unlicensed	M/A
302.2 Grading and Drainage		302.9 Detachment of Property	-No damage/injulate/Gelace
-Stagnant Water		303.1 Swimming Pools/Spas/Hot	-Maintained
302.3 Sidewalks and Driveways		303.2 Enclosures	M/A
-Free from hazardous conditions		-Water more than 24" deep	
302.4 Weeds		-Surrounded by fence 48" high above the finished ground. Weeding device	M/A
-Premises clear of weeds			
302.5 Rodent Harborage			

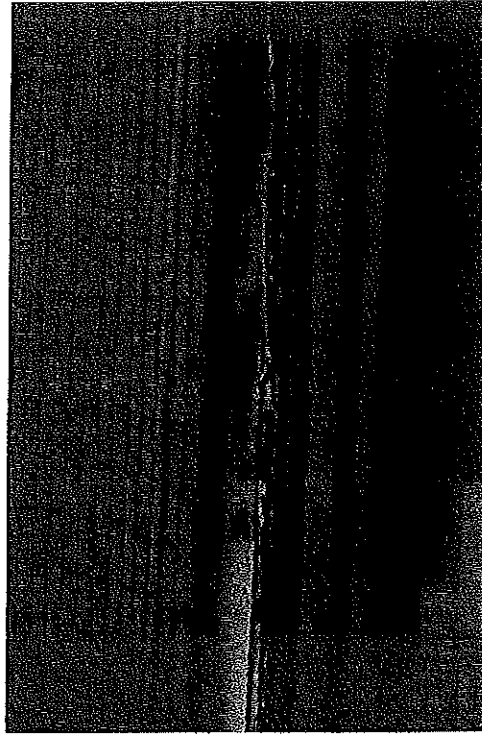
PETITIONERS EXHIBIT A

Meets Code	Violation Noted	Meets Code	Violation Noted
✓	304.1 Exterior Structure	✓	304.18.2 Windows
✓	-Structurally sound	✓	-Operable window
✓	304.2 Protective treatment	✓	-5' above ground level or walking surface below
✓	-No decaying of paint	✓	304.18.3 Basement Hatchways
✓	-Wood protective	✓	-Obstructed from unassisted entry
✓	304.3 Premises Identification	✓	305.1305.2 Interior Structure
✓	-Visible arabic numerals	✓	-Capable of supporting imposed loads
✓	-Numbers min. 4" (102mm) high	✓	305.3 Interior Surfaces/Windows/Doors
✓	304.5 Foundation Walls	✓	-No cracks
✓	-Free from open crack	✓	-Paint peeling/chipping
✓	304.9 Exterior Walls	✓	-Deterioration
✓	-No rotted or loose material	✓	-Cracked or loose plaster
✓	-Free from holes/break	✓	305.4 Stairs and Walking Surfaces
✓	Weatherproof	✓	-Sound condition
✓	304.7 Roofs and Drainage	✓	305.5 Handrail and Guards
✓	-No deterioration	✓	-Firmly fastened
✓	Sound/light	✓	305.6 Interior Doors
✓	304.8 Decorative Features	✓	-Hardware attached
✓	-Maintained	✓	-Property fitted/frame
✓	304.9 Overhang Extensions	✓	306.1 Handrails and Guardrails
✓	-Properly anchored	✓	-Unobscured over 30"
✓	304.10 Stairways/Decks/Porches/Balconies	✓	-Steps having 4 or more risers
✓	-Structurally sound	✓	307.1007.2007.2.1007.2.2007.1007.2.2
✓	304.11 Chimneys and Towers	✓	-Rubbish and garbage/containers
✓	-Structurally safe	✓	308.1.1 Installation
✓	304.12 Handrails and Guards	✓	-Free from insects/rodents
✓	-Firmly fastened	✓	308.2 Owner
✓	304.13 Window/Skylight/Door Frames	✓	-Examination with the structure prior to retiling/leaving
✓	-Good repair	✓	308.3 Single Occupant
✓	Weather tight	✓	-Extermination on site premises
✓	304.13.1 Glazing	✓	-Owner responsible for public or shared area and exterior property
✓	-Free from cracks and holes	✓	308.5 Occupant
✓	-Easily operable	✓	-Occupant raised-occupant responsible
✓	Capable of being held in position by window hardware	✓	308.5 Occupant
✓	304.14 Insect Screens	✓	402.1 Habitable Space/Light
✓	-Windows	✓	-At least 1 window approved size facing outdoors or to a court
✓	-Doors	✓	-6% of the floor area
✓	-Swinging doors, self closing device	✓	402.2 Common Halls and Stairways
✓	-Good condition	✓	-Shall be lighted at all times
✓	304.15 Doors	✓	-200 sq ft of floor area
✓	-Hardware maintained	✓	402.3 Other Spaces
✓	-Locking devices	✓	-Natural or artificial light sufficient
✓	-Tightly secured	✓	403.1 Ventilation/Habitable space
✓	304.16 Basement Hatchways	✓	-At least 1 operable window
✓	-Prevent entrance of rodents, rain	✓	-At least 45% glazed area
✓	304.17 Guards for Basement Windows	✓	403.2 Bathrooms
✓	-Operable window supplied windows shield	✓	-Air exhaust
✓	304.18 Building Security	✓	-Window ventilation
✓	-Security devices	✓	403.3 Cooling Facilities
✓	304.18.1 Doors	✓	-Not permitted in habitable rooms
✓	-Deadbolt lock operated	✓	403.4 Process Ventilation
✓	-Turning of a knob	✓	-Air exhausted to the exterior
✓	-Key	✓	-Not recirculated

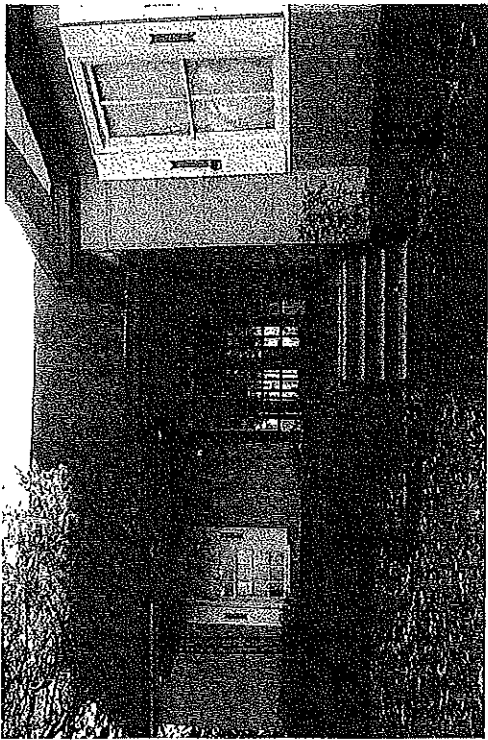
Meets Code	Violation Noted	Meets Code	Violation Noted
✓	403.5 Clothes Dryer Exhaust	✓	505.1605.2505.3 Hot & Cold Water Supply
✓	-Independent	✓	-Kitchen sink
✓	404.1, 404.2 Occupancy Limitation	✓	-Bathroom sink
✓	-Habitable room wide not less than 7'	✓	-Tub or shower
✓	404.3 Ceiling heights	✓	505.4 Water Heater
✓	-Not less than 7' (2134mm)	✓	-Not less than 110°F (43°C)
✓	404.4.1 Sleeping Area	✓	-Function, P.S. & discharge
✓	-1 person at least 70 sq ft floor area	✓	506.1506.2 Sanitary Drainage/Sewer Drainage System
✓	occupant thereafter	✓	-Maintained
✓	404.4.2 Access from Bedrooms	✓	507.1 Storm Drainage
✓	-Not only access another bedroom/habitable room or only egress from other habitable room	✓	507.1607.2607.2.1607.2.1607.2.5 Heating Facilities
✓	404.4.3 Water Closet Accessibility	✓	-Adequately heats all rooms & bathrooms to 65° at room center
✓	-water closet	✓	-Properly installed
✓	-one lavatory	✓	-Sale
✓	404.4.4 Prohibited Occupancy	✓	-Tenants connections (if applicable)
✓	-Kitchen and nonhabitable space not used for sleeping purposes.	✓	-Gas heater
✓	404.5 Overcrowding (3 or more people) occupants permitted	✓	-Unvented sleeping CO2/TU
✓	404.5.1 Sleeping Area	✓	603.1-603.6 Mechanical Equipment
✓	-Minimum sq ft per occupant	✓	-Property installed
✓	404.5.2 Combined Spaces	✓	604.1 Electrical Facilities
✓	-5 or more occupants every 100 sq ft	✓	-Electrical system in compliance
✓	404.6 Efficiency Unit - Max. Occupancy 18-3	✓	604.2 Service
✓	-Max. 220 sq ft persons, min. 320 sq ft persons	✓	-Not less than 60 amperes
✓	-Shall have 30' clear front working space	✓	-safe
✓	-Shall have separate bathroom/water closet, lavatory, tub or shower	✓	605.1 Electrical Equipment Installation
✓	404.7 Food Preparation	✓	-Property installed and maintained
✓	502.1 Dwelling Units	✓	605.2 Electrical Equipment Receptacles
✓	-Bathroom or shower	✓	-Every habitable space at least 2 separate outlets
✓	-Lavatory	✓	Remote receptacle outlets
✓	-Water closet	✓	-Laundry area at least 1 grounded-type receptacle or GFI
✓	-Kitchen sink	✓	-Minimum 1 receptacle in each bath
✓	-Maintained in a sanitary, safe working condition	✓	-New bath receptacles must be GFI
✓	503.1503.2503.4 Privacy/Toilet Room	✓	606.1606.2 Elevators, Escalators & Dumbwaders
✓	-Floor nonabsorbent surface & fixtures	✓	-Maintained
✓	-Leak	✓	607.1 Duct System
✓	-Obstructions	✓	-Capable of performing required function
✓	-Defects	✓	702.1702.2 Means of Egress
✓	504.1 Plumbing Fixtures	✓	-Unobstructed
✓	-Property installed and maintained	✓	703.1 Fire Resistance
✓	-Free from obstructions	✓	-Walls
✓	-Leaks	✓	-Fire stops
✓	-Defects	✓	-Shall
✓	504.2 Fixture Clearances	✓	-Floors
✓	-Adequate clearance for usage and cleaning	✓	704.2 Fire Protection Systems
✓	504.3 Plumbing System Hazards	✓	-Smoke alarms
✓	-Constitutes a hazard to occupants	✓	704.3 Power Source
✓		✓	-Battery backup
✓		✓	704.4 Interconnection
✓		✓	-Interconnected to activate all alarms



01/09/18 815 East Main Street  
FRONT FOUNDATION



01/09/18 815 East Main Street  
FRONT FACIA AND ROOF



01/09/18 815 East Main Street  
FRONT VIEW



01/09/18 815 East Main Street  
FRONT DOOR GLASS BROKEN

Blumberg No. 5736  
PETITIONER'S  
EXHIBIT  
B



01/09/18 815 East Main Street  
FRONT ROOF



01/09/18 815 East Main Street  
RIGHT SIDE FOUNDATION, SIDING, & CHIMNEY



01/09/18 815 East Main Street  
FRONT FOUNDATION



01/09/18 815 East Main Street  
RIGHT SIDE VIEW



01/09/18 815 East Main Street  
RIGHT SIDE SIDING & FOUNDATION



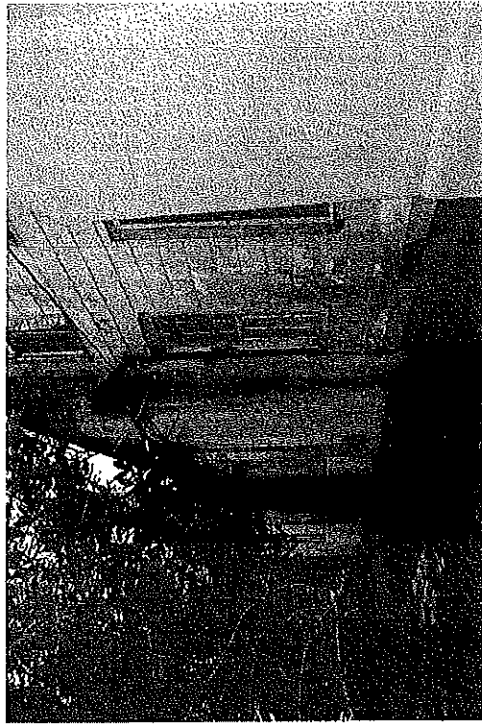
01/09/18 815 East Main Street  
RIGHT SIDE ROOF



01/09/18 815 East Main Street  
BACK YARD TRASH



01/09/18 815 East Main Street  
BACK FOUNDATION & SIDING



01/09/18 815 East Main Street  
LEFT SIDE VIEW



01/09/18 815 East Main Street  
LEFT SIDE FOUNDATION & SIDING



01/09/18 815 East Main Street  
LEFT SIDE SIDING & ROOF



01/09/18 815 East Main Street  
LEFT SIDE FOUNDATION & SIDING



IN THE MUNICIPAL COURT OF  
THE CITY OF HOGANSVILLE, GEORGIA

CITY OF HOGANSVILLE, GEORGIA, :  
: PETITIONER :  
: VS. : CASE NUMBER: 2018000222 :  
: 815 E. MAIN STREET; MARY :  
: KATHLEEN COSTLEY; AND TROUP :  
: COUNTY TAX COMMISSIONER :  
: RESPONDENTS. :

**AFFIDAVIT OF JIM ARRINGTON**

Personally before the undersigned officer, duly authorized to administer oaths, appeared  
JIM ARRINGTON, who, being duly sworn, deposed and states as follows:

1.

My name is Jim Arrington, I am sui juris, above the age of eighteen (18) years and am  
laboring under no legal disability.

2.

The facts and statements given by me in this Affidavit are based upon my personal  
knowledge unless otherwise indicated, and I am competent to make this Affidavit regarding the  
same. I understand that this Affidavit is being prepared for use in a case brought by Petitioner  
City of Hogansville involving the structure located at 815 E. Main Street in Hogansville,  
Georgia.

3.

I recently visited the site at 815 E. Main Street in Hogansville, Georgia, for the purposes of determining an estimate of those repairs which would be necessary to bring the structure into compliance with the applicable building codes. I am competent to undertake this project, as I have been a building contractor for approximately 20 years, and am a licensed contractor in both the State of Georgia and the State of Alabama.

4.

Attached hereto as Exhibit "A" is an estimate I prepared which includes the work which, in my judgment, is required to repair the structure located at 815 E. Main Street such that it will comply with the applicable building codes. As shown within said exhibit, the structure at issue is so seriously deteriorated that it should not be rehabilitated, but should be demolished and reconstructed. In my estimation, the required costs of such work will be approximately \$329,000.00.

5.

According to the Troup County Board of Assessors, the most recent valuation of the structure is \$29,500.00.

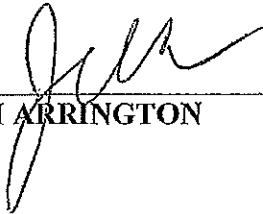
6.

With a properly motivated and funded crew the repairs required within my estimate would require approximately eight (8) months to complete.

7.

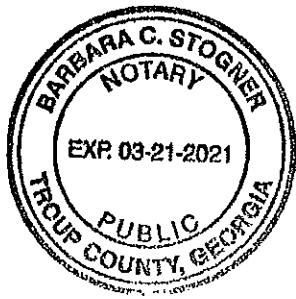
After completion of the required repairs, in my estimation the structure would be worth approximately the costs incurred and identified in Paragraph 4.

FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
JIM ARRINGTON

Sworn to and subscribed before me this  
8<sup>th</sup> day of February, 2018.

Barbara C. Stogner  
Notary Public



**Arrington Builders**

1402 Vernon St  
LaGrange, GA 30240

Phone # (706)523-1394 arrbuilders@yahoo.com

Fax #

Estimate

Date	Estimate #
2/8/2018	305

Name/Address
815 E. Main St.

Description	Qty	Rate	Total
<p>In my professional opinion the structure at 815 E. Main St. has so many code violations and structural issues that it is unrepairable. The cost to repair would exceed the cost of demo and rebuild. All the fireplaces are pulling away from the house, a lot of the exterior seals are deteriorated causing the house to fall in, the roof is leaking and deteriorating the decking, ceilings and floors in the house. All the plumbing, electrical, hvac has to be new, the foundation is falling over eventually it will fall and the house will fall also. as a contractor I would not repair this house I would demo and start new.</p> <p>Material and Labor to rebuild approximately 2375 sq ft house Demo and haul away existing structure</p>		<p>320,000.00 9,000.00</p>	<p>320,000.00 9,000.00</p>
<b>Total</b>			<b>\$329,000.00</b>

