

CITY COUNCIL
Mayor Bill Stankiewicz
Reginald Jackson, Post 1
Marichal Price, Post 2
Fred Higgins, Post 3
George Bailey, Post 4
Theresa Strickland, Post 5

City of Hogansville

David Milliron, City Manager
Lisa Kelly, City Clerk
Jeff Todd, City Attorney



400 E Main St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: August 6, 2018

SUBMITTED BY: City Manager

AGENDA TITLE: Demolition – 815 East Main Street

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Ordinance (No. _____) | <input checked="" type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. _____) | <input type="checkbox"/> Ceremonial | <input type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

The Hogansville Municipal Court authorized demolition of the condemned home after its property owner failed to abide by the directives of the Judge. The City Manager has been engaged with the property owner since November 15, 2017 and has unsuccessfully been unable to get the property owner to obtain the necessary permits and/or perform the action items necessary to address the dilapidated residence. A Housing Code Inspection was completed by Charles Abbott Associates, Inc. on July 25, 2018 and the recommendation remains the same (see attached).

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

Independent competitive sealed bids were solicited, and the city received three responses. John's Trucking, which has performed prior demolition work in Hogansville, was the lowest, most responsive bidder at \$23,420. The City Council has \$50,000 in its FY2019 budget for demolition of dilapidated houses.

STAFF RECOMMENDATION (Include possible options for consideration)


Award the demolition work to John's Trucking of 531 Hillcrest Road in Hogansville and authorize the City Attorney to file the necessary liens necessary to recoup the expenditure of taxpayer funds.

SCORE SHEET

RFP: Building Demolition Services | 815 East Main Street

Reviewer: Milliron, Kelly, Jones, Vidal

Category	Maximum Points	John's	Crawford	Atlantic
Price	50 Points	45	36.75	28.25
Qualifications & Experience	20 Points	19.25	19.25	18
Approach	20 Points	15	15.75	10
Schedule	10 Points	9.75	7	6
Total Points	100 Points	89	78.75	62.25

Signature: 

* Atlantic had incomplete price

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 1TH

TOTAL PROPOSAL:

_____ dollars; (total contract price in words)

OR

\$ 23,420 ⁰⁰/₁₀₀ _____ .00

PROJECT DURATION:

Start Date:

ASAP

Completion Date:

3-5 days

Company Name:

John's Trucking

Company Address:

531 Hollers Rd

Hogansville, GA 30230

Email Address:

JohnsTrucking3896@Bellsouth.net

Signature:

John C. Patterson Owner 7-13-18

Signature

Title

Date

706-302-9876 (Same)

Work Phone

Mobile Phone

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:

Thirty thousand, two hundred eighty dollars; (total contract price in words)

OR

\$ 30,280.00 .00

PROJECT DURATION: Start Date: August 6th, 2018 MC
Monday - Saturday Completion Date: August 31st, 2018 MC

Company Name: Crawford Grading & Pipeline, Inc.

Company Address: 1505 Dunlap Road

Luthersville, GA 30251

Email Address: matt@crawfordgrading.com

Signature:  Vice President July, 13th, 2018

Signature Matt Crawford Title Date

770-927-0413 N/A

Work Phone Mobile Phone



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: nineteen thousand & three hundred dollars ⁰⁰/₁₀₀
dollars; (total contract price in words)

OR

\$ \$ 19,300.00

*NOTE: Asbestos Survey Cost \$1000.00


PROJECT DURATION: Start Date: ASAP

*NOTE: Time does not include abatement
Completion Date: 20 work days

Company Name: Atlantic Demolition Excavation & Grading

Company Address: P.O. Box 2966
Stockbridge Ga. 30281

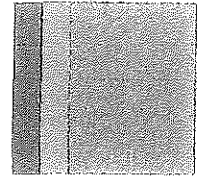
Email Address: cwehsj49@gmail.com

Signature:  OWNER 7-13-18
Signature Title Date

404 205-1401 404 205-1401
Work Phone Mobile Phone

*NOTE: This price does not include
ALI

John's Trucking
531 Hillcrest Rd Hogansville, Ga 30230
706-302-9876/John'strucking3896@bellsouth.net



12 July 2018

City of Hogansville
Request for Proposals (815 E. Main St. Hogansville, Ga 30230)
Building Demolition Services

Dear City of Hogansville,

John's Trucking is an established business which has been in operation for 22 years. Aug 2016 the present I have performed work with the City of Hogansville to include demolition of 4 structures. I also have demolished private owned structures deemed unsafe by the city.

From 2008 to the present I have demolished 18 structures for the City of LaGrange to include private owned structures as well.

If the Bid is awarded, contacting 811 would be the first step, 5 days later I will visit the City of Hogansville to make sure all utilities, such as water, electrical gas has been removed. I will install proper erosion control and safety barriers. Demolition will not disrupt business operations in the area due to the location of the structure.

Chrysotile will be removed and properly disposed of at the Troup County Landfill.

Work will be completed in 3-5 business days, weather permitting, as outlined in the Proposal.

I have attached a Letter from my Insurance Agent concerning my Safety Record. All safety measures will be in place to ensure the Safety of personnel, public and adjacent structures.

My price listed on the Proposal Form includes all fees as outlined in the Proposal requirements.





EMSL Analytical, Inc.

2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080

Phone/Fax: (770) 956-9150/(770) 956-9181

http://www.EMSL.com / atlantalab@emsl.com

EMSL Order: 071804563
Customer ID: MISC-ACCT
Customer PO:
Project ID:

Attention: Johns Trucking 531 Hillcrest Rd Hogansville, GA 30230 Project:	Phone: (706) 302-9876 Fax: Received Date: 07/11/2018 11:40 AM Analysis Date: 07/11/2018 Collected Date:
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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1 071804563-0001	815 E. Main St. Hogansville, GA 30230	Gray Fibrous Homogeneous		80% Non-fibrous (Other)	20% Chrysotile

No Asbestos Detected	Between Expected Limit of Detection and Federal EPA Recommended Limit	Above Federal EPA Recommended Limit
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These guidance limits are typically used in most scenarios. More stringent local or project specific guidelines may apply.

Analyst(s)

Kyle Rich (1)

Amber Baynes
 Amber Baynes, Asbestos Lab Supervisor
 or other approved signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Initial report from: 07/11/2018 12:17:52

To whom it Concerns:

John Patterson with John's Trucking has had all his commercial accounts with us (Business auto, Worker's Comp, General Liability and Inland Marine policy) since 6/2014 and has had no claims during this time period. If you need anything more please contact Engle Insurance 706-756-1406.

Thank You,
Vicki Engle
Vicki L. Engle
owner/agent

HOUSING CODE INSPECTION

DATE 7-25-18

INSPECTOR Leonard Thompson

PROPERTY OCCUPANT: _____ Telephone: _____
(IF DIFFERENT FROM OWNER)

INSPECTION LOCATION: 107 Burden

NO. OF OCCUPANTS: _____

PROPERTY OWNER: Beatrice Porter

OWNER ADDRESS: 637 W MAIN ST Telephone: _____
Hogansville, Ga. 30230

Permits:

Type	Number

Date Utility Hold Issued _____

Authorized Initials _____

Date Utility Hold Released _____

Authorized Initials _____

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

	Meets Code	Violation Noted		Meets Code	Violation Noted
304.1 Exterior Structure			304.18.2 Windows		
-Structurally sound		✓	-Operable window		
304.2 Protective treatment			-6" above ground level or walking surface below		
-No decaying of paint		✓	304.18.3 Basement Hatchways		
-Wood protective		✓	-Devices secured from unauthorized entry		
304.3 Premises Identification			305.1/305.2 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		
304.6 Exterior Walls			-Cracked or loose plaster		
-No rotted or loose material		✓	-Deterioration		
-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/tight		✓	305.6 Interior Doors		
304.8 Decorative Features			-Hardware attached		
-Maintained		✓	-Properly fitted/frame		
304.9 Overhang Extensions			306.1 Handrails and Guardrails		
-Properly anchored		✓	-Undlosed structure over 30" above ground level		
304.10 Stairways/Decks/Porches/Balconies			-Steps having 4 or more risers		
-Structurally sound			307.1/307.2/307.2.1/307.2.2/307.3/307.1/307.3.2		
304.11 Chimneys and Towers			-Rubbish and garbage/containers		
-Structurally safe			308.1 Infestation		
304.12 Handrails and Guards			-Free from Insects/rodents		
-Firmly fastened			308.2 Owner		
304.13 Window/Skylight/Door Frames			-Extermination w/in the structure prior to renting/leasing		
-Good repair		✓	308.3 Single Occupant		
-Weather tight		✓	-Extermination on the premises		
304.13.1 Glazing			308.4 Multiple Occupancy		
-Free from cracks and holes		✓	-Owner responsible for public or shared area and exterior property		
304.13.2 Openable Windows			-Occupant caused-occupant responsible		
-Easily openable			308.5 Occupant		
-Capable of being held in position by window hardware			-Continued rodent/pest free		
304.14 Insect Screens			402.1 Habitable Space/Light		
-Windows			-At least 1 window approved size facing outdoors or to a court		
-Doors			-8% 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 openable window		
-Prevent entrance of rodents, rain			-At least 45% glazed area		
304.17 Guards for Basement Windows			403.2 Bathrooms		
-Openable window supplied w/rodents shield			-Air exhaust		
304.18 Building Security			-Window ventilation		
-Security devices			403.3 Cooking 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			505.1/505.2/505.3 Hot & Cold Water Supply		
-Independent			-Kitchen sink		
404.1/404.2 Occupancy Limitation			-Bathroom sink		
-Habitable room width 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&T & discharge		
-1 person at least 70 sf floor area			506.1/506.2 Sanitary Drainage/Storm Drainage System		
More than 1 person 50 sf area for each 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			602.1/602.2/602.3/602.4/602.5 Heating Facilities		
404.4.3 Water Closet Accessibility			-Adequately heats all rooms & bathrooms to 65% at room center		
-water closet			-Properly installed		
-one lavatory			-Safe		
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)			-Unvented sleeping<10BTU		
-Shall not be occupied by more occupants permitted			-Unvented bathrooms<6BTU		
404.5.1 Sleeping Area			603.1-603.6 Mechanical Equipment		
-Minimum sf per occupant			-Properly installed		
404.5.2 Combined Spaces			604.1 Electrical Facilities		
-3 to 5 occupants livingroom/diningroom min. 200 sf			-Electrical system in compliance		
-6 or more occupants - 250 sf			604.2 Service		
404.6 Efficiency Unit - Max. Occupance is 3			-Not less than 60 amperes		
-Min. 220 sf/2 persons, min. 320 sf/3 persons			-safe		
-Shall have 30" clear front working space			605.1 Electrical Equipment Installation		
-Shall have separate bathroom/water closet, lavatory, tub or shower			-Properly installed and maintained		
404.7 Food Preparation			605.2 Electrical Equipment Receptacles		
			-Every habitable space at least 2 separate outlets		
			-Remote receptacle outlets		
			-Laundry area at least 1 grounded-type receptacle or GFI		
502.1 Dwelling Units			-Minimum 1 receptacle in each bath		
-Bathub or shower			-New bath receptacles must be GFI		
-Lavatory			606.1/606.2 Elevators, Escalators & Dumbwaiters		
-Water closet			-Maintained		
-Kitchen sink			607.1 Duct System		
-Maintained in a sanitary, safe working condition			-Capable of performing required function		
503.1/503.2/503.4 Privacy/Toilet Room			702.1/702.2 Means of Egress		
-Floor nonabsorbent surface & fixtures			-Unobstructed		
-Leak			-Openable from the inside		
-Obstructions			703.1 Fire Resistance.		
-Defects			-Walls		
504.1 Plumbing Fixtures			-Fire stops		
-Properly installed and maintained			-Shaft		
-Free from obstructions			-Floors		
-Leaks			-Maintained		
-Defects			704.2 Fire Protection Systems		
-Capable of performing this function			-Smoke alarms		
-Safe, sanitary condition			704.3 Power Source		
504.2 Fixture Clearances			-Battery backup		
-Adequate clearances for usage and cleaning			704.4 Interconnection		
504.3 Plumbing System Hazards			-Interconnected to activate all alarms		
-Constitutes a hazard to occupants					

INSPECTION FINDINGS:

DATE	INSPECTOR	FINDINGS
<p>Structure is in total disrepair. Structure is unfit and unsafe for human habitation. Recommendation is to demolish the structure and stabilize the property.</p>		

HOUSING CODE INSPECTION

DATE 7-25-18

INSPECTOR Leonard Thompson

PROPERTY OCCUPANT: _____ Telephone: _____
(IF DIFFERENT FROM OWNER)

INSPECTION LOCATION: 815 EAST MAIN

NO. OF OCCUPANTS: _____

PROPERTY OWNER: Gordon Costley + Dizeglia Catrwa

OWNER ADDRESS: P.O. Box 7767 Telephone: _____
PANAMA City Bch, FL 32413

Permits:

Type	Number

Date Utility Hold Issued _____

Authorized Initials _____

Date Utility Hold Released _____

Authorized Initials _____

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

	Meets Code	Violation Noted		Meets Code	Violation Noted
304.1 Exterior Structure			304.18.2 Windows		
-Structurally sound		✓	-Operable window		
304.2 Protective treatment			-6' above ground level or walking surface below		
-No decaying of paint		✓	304.18.3 Basement Hatchways		
-Wood protective		✓	-Devices secured from unauthorized entry		
304.3 Premises Identification			305.1/305.2 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		
304.6 Exterior Walls			-Cracked or loose plaster		
-No rotted or loose material		✓	-Deterioration		
-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		✓	-Properly fitted/frame		
304.9 Overhang Extensions			306.1 Handrails and Guardrails		
-Properly anchored		✓	-Unclosed structure over 30" above ground level		
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-Structurally sound			307.1/307.2/307.2.1/307.2.2/307.3/307.1/307.3.2		
304.11 Chimneys and Towers			-Rubbish and garbage/containers		
-Structurally safe		✓	308.1 Infestation		
304.12 Handrails and Guards			-Free from insects/rodents		
-Firmly fastened		✓	308.2 Owner		
304.13 Window/Skylight/Door Frames			-Extermination w/in the structure prior to renting/leasing		
-Good repair		✓	308.3 Single Occupant		
-Weather tight		✓	-Extermination on the premises		
304.13.1 Glazing			308.4 Multiple Occupancy		
-Free from cracks and holes		✓	-Owner responsible for public or shared area and exterior property		
304.13.2 Operable Windows			-Occupant caused-occupant responsible		
-Easily operable			308.5 Occupant		
-Capable of being held in position by window hardware			-Continued rodent/pest free		
304.14 Insect Screens			402.1 Habitable Space/Light		
-Windows		✓	-At least 1 window approved size facing outdoors or to a court		
-Doors			-8% 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		
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	Meets Code	Violation Noted		Meets Code	Violation Noted
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404.1/404.2 Occupancy Limitation			-Bathroom sink		
-Habitable room width 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&T & discharge		
-1 person at least 70 sf floor area			506.1/506.2 Sanitary Drainage/Storm Drainage System		
More than 1 person 50 sf area for each 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			602.1/602.2/602.3/602.4/602.5 Heating Facilities		
404.4.3 Water Closet Accessibility			-Adequately heats all rooms & bathrooms to 65% at room center		
-water closet			-Properly installed		
-one lavatory			-Safe		
404.4.4. Prohibited Occupancy			-Tenants connections (if applicable)		
-Kitchen and nonhabitable space not used for sleeping purposes.			-Gas heater		
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-Shall not be occupied by more occupants permitted			-Unvented bathrooms<6BTU		
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404.5.2 Combined Spaces			604.1 Electrical Facilities		
-3 to 5 occupants livingroom/diningroom min. 200 sf			-Electrical system in compliance		
-6 or more occupants - 250 sf			604.2 Service		
404.6 Efficiency Unit - Max. Occupancy is 3			-Not less than 60 amperes		
-Min. 220 sf/2 persons, min. 320 sf/3 persons			-safe		
-Shall have 30" clear front working space			605.1 Electrical Equipment Installation		
-Shall have separate bathroom/water closet, lavatory, tub or shower			-Properly installed and maintained		
404.7 Food Preparation			605.2 Electrical Equipment Receptacles		
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502.1 Dwelling Units			-Minimum 1 receptacle in each bath		
-Bathub or shower			-New bath receptacles must be GFI		
-Lavatory			606.1/606.2 Elevators, Escalators & Dumbwalters		
-Water closet			-Maintained		
-Kitchen sink			607.1 Duct System		
-Maintained in a sanitary, safe working condition			-Capable of performing required function		
503.1/503.2/503.4 Privacy/Toilet Room			702.1/702.2 Means of Egress		
-Floor nonabsorbent surface & fixtures			-Unobstructed		
-Leak			-Openable from the inside		
-Obstructions			703.1 Fire Resistance		
-Defects			-Walls		
504.1 Plumbing Fixtures			-Fire stops		
-Properly installed and maintained			-Shaft		
-Free from obstructions			-Floors		
-Leaks			-Maintained		
-Defects			704.2 Fire Protection Systems		
-Capable of performing this function			-Smoke alarms		
-Safe, sanitary condition			704.3 Power Source		
504.2 Fixture Clearances			-Battery backup		
-Adequate clearances for usage and cleaning			704.4 Interconnection		
504.3 Plumbing System Hazards			-Interconnected to activate all alarms		
-Constitutes a hazard to occupants					



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. 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.

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