



Administrative Services Committee Committee Room- 9/25/2006- 1:00 PM Meeting

ADMINISTRATIVE SERVICES

1. Presentation by Reliable Demolition to discuss delays being encountered in the demolition of buildings on judicial center site due to unknown citizens calling EPD directly complaining that Reliable Demolition is not following EPD guidelines as it relates to proper disposition of asbestos containing material in the project site. ☐ [Attachments](#)
2. Approve a request by the Augusta Neighborhood Improvement Corporation (ANIC) to amend its CDBG contract with the City of Augusta. ☐ [Attachments](#)
3. Approve a request by the East Augusta Community Development Corporation (EACDC) to amend the 2003 HOME contract with the City of Augusta. ☐ [Attachments](#)
4. Discuss annual federal funds to be used in buildings. Identify buildings and allocate up to one half (1/2) of funds received. (Requested by Commissioner Grantham) ☐ [Attachments](#)
5. Approve Retirement of Mr. Andrew Howard under the 1949 Pension Plan. ☐ [Attachments](#)

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**Administrative Services Committee Meeting
9/25/2006 1:00 PM
06-141 Demolition of Judicial Center Site- Reliable Demolition**

Department:	Procurement Department
Caption:	Presentation by Reliable Demolition to discuss delays being encountered in the demolition of buildings on judicial center site due to unknown citizens calling EPD directly complaining that Reliable Demolition is not following EPD guidelines as it relates to proper disposition of asbestos containing material in the project site.
Background:	Reliable Demolition was awarded Bid Item 06-141 demolition of buildings on Judicial Center Site. Notice to proceed was given to the vendor on July 25, 2006. Reliable Demolition has been interrupted on two occasions as noted in their notices to the City. These complaints are unfounded per documentation provided by Reliable Demolition.
Analysis:	Complaints are unfounded per documentation provided by the vendor and we are requesting that the Board of Commission approve that the City does not assess any liquidated damages for these delays.
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	That the Board of Commission approve not to assess liquidated damages for interruptions caused by these unfounded complaints.
Funds are Available in the Following Accounts:	N/A

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**



Procurement Department

Ms. Geri Sams, Director

September 5, 2006

Mr. Anthony Dowels
Reliable Demolition and Construction, Inc.
P. O. Box 831195
Stone Mountain 30083

Ref: Bid Item # 06-141 Demolition of Buildings on Judicial Center Site
Reliable Demolition and Construction, Inc.

Dear Mr. Dowel:

This is in regards to the correspondence received from you advising the City of delays being encountered in the timely completion of the above project due to unknown citizens calling EPD directly and complaining that Reliable Demolition is not following the EPD guidelines as it relates to proper disposition of asbestos containing material.

Since on both occasions, it was found that these charges were unfounded and that Reliable Demolition is in fact following EPD guidelines, we will request that the Board of Commission approve not to assess liquidated damages for delays in the completion of this project caused by these interruptions. The City apologizes for any inconveniences caused by these delays.

Per your request, we are requesting the Clerk of Commission to place this item for discussion at the next Administrative Services Committee scheduled for Monday, September 11, 2006 at 12:00 p.m. We invite you to attend this meeting. We are requesting that the Board of Commission approve that the City does not assess any liquidated damages for these delays.

Please do not hesitate to contact me at (706) 821-2422 as needed on this item.


Geri A. Sams, Director
Procurement Department

GAS/bc

Attachments

cc: Fred Russell, Administrator
Jim Wall, Burnside Wall
Steve Sheppard, County Attorney

Lena Bonner, Clerk of Commission
Tameka Allen, Interim Deputy Admin.
Rick Acree, Facilities Maintenance

Room 605 – 530 Greene Street, Augusta, Georgia 30911
(706) 821-2422 – Fax (706) 821-2811

www.augustaga.gov

Register at www.demandstar.com/supplier for automatic bid notification

Reliable Demolition

P.O. Box 831195
Stone Mountain 30083

Phone: 678-592-1408
Fax: 404-297-9562
E-mail: Reiphconst@aol.com

To: The City of Augusta, Ga.

Room 605—530 Greene St
Augusta, Ga. 30911
Ph: 706-821-2422
Fax: 706-821-2811

From: Reliable Demolition & Construction Inc

Anthony Dowels

Phone: 678-592-1408
Fax: 404-297-9562
E-mail: Reiphconst@aol.com

Attention:

City of Augusta, Geri A. Sams, Director of Procurement
Rick Acree, Asst. Dir. FMD, Public Ser.
Yvonne Gentry, DBE Coordinator
Burnside Wall LLP Attorney Jim Walls

**Subject: 06-141 Demolition of Buildings on
Judicial Center Site**

August 2, 2006 Reliable requested the disconnection of the gas, electric and water. We experienced some delay time because the water was not disconnected until the 15th, the gas was not disconnected until the 16th.

On 906 Walker Street, the Cold Storage Building - The roof was tested positive for asbestos. The entire roof had to be abated. The completion date for the asbestos removal was 8/17/06.

The asbestos contractor Little Environmental called Reliable and stated that the EPA representative called him in referenced to the required EPA notification forms for this project. The EPA representative said that he received a call from someone in Augusta stating that there were not a notification filed for this project, so the Asbestos removal had to stop until EPA locate the forms. We experienced some delay while the EPA representative confirm that the forms had been filed as required. Reliable insure you that all required forms have been filed with EPA, and that all of the EPA guide lines have been followed.

On 906 Walker Street there is a very large pile of debris that was left from a previous project. According to the specifications this pile is not a part of this project.

Reliable received a letter from Mr. Wall dated 7/31/2006 he wanted 906 Walker St. completed as soon as possible but because of the utilities delays and EPA delays excluding the required notification turn around time from the EPA, Reliable did not have excess to start demolition of the building until August 18, 2006. Please be advised that Reliable is working very hard to expedite the project.

**Reliable Demolition
& Construction Inc.**

P.O. Box 831195
Stone Mountain 30083

Phone: 678-592-1408
Fax: 404-297-9562
E-mail: Reiphconst@aol.com

Fax Transmittal Form

To: The City of Augusta, Ga.

Room 605—530 Greene St
Augusta, Ga. 30911
Ph: 706-821-2422
Fax: 706-821-2811

From: Reliable Demolition & Construction Inc

Anthony Dowels

08/29/06

Phone: 678-592-1408
Fax: 404-297-9562
E-mail: Reiphconst@aol.com

Attention:

City of Augusta, Geri A. Sams, Director of Procurement
Rick Acree, Asst. Dir. FMD, Public Ser.
Yvonne Gentry, DBE Coordinator
Burnside Wall LLP Attorney Jim Walls

Subject: Delay Notice #2

**06-141 Demolition of Buildings on
Judicial Center Site**

On August 28, 2006 a representative from the Environmental Protection Division came on site and said that they have received another call from someone in reference to asbestos containing materials @ 906 Walker St, the Cold Storage Building.

EPD recognizes that with a building as old as the Cold Storage Building to find asbestos in the double walls, double roof or the double layered floor is possible, and unexpected of the owner and the contractor. That these additional findings, if any in construction terminology is called "differing site conditions" according to the specifications and not a cover-up or neglect to follow procedures. Reliable procedures are if any additional asbestos are found we are to follow the same EPD guidelines.

EPD also said the caller said the asbestos was not taken to a certified EPD landfill. That is also false. EPD have received a copy of the Asbestos Disposal Manifest Form to prove the proper disposal of the materials.

The first call to EPD from someone and site visit from the EPD found Reliable Demolition & Construction Inc. completely in compliance with EPD rules and guidelines. The second call to EPD proves the interference to delay the project. Even with Reliable's excellent track record and reference letters from other satisfied government agencies we are still being impeded on this project by someone whom insist on delaying the timely completion of the project.

As you know, and definitely the caller that every time EPD comes out to the site Reliable have to stop the project to prove that we are in compliance and following guidelines. This is a delay tactic. Again, we assures you that we are working very hard to expedite the project.













**Administrative Services Committee Meeting
9/25/2006 1:00 PM
Amend Contract with ANIC**

Department:	Housing & Economic Development Department
Caption:	Approve a request by the Augusta Neighborhood Improvement Corporation (ANIC) to amend its CDBG contract with the City of Augusta.
Background:	ANIC has a contract with the City to spend CDBG funds on housing rehabilitation and downpayment assistance activities in the Laney Walker target area. Currently, the contract stipulates that the maximum amount of downpayment assistance that ANIC can provide to a low income, first-time homebuyer is \$7,500. Due to the recent rise in construction costs, and the resulting increase in home prices, ANIC is requesting that the contract be amended to increase the maximum amount of downpayment assistance to \$15,000.00.
Analysis:	The contract amendment will make it possible for ANIC to assist more eligible first time home buyers and help the department to meet critical needs and spend CDBG funds in an expeditious manner.
Financial Impact:	This item involves the amendment of existing grant funds. No new funds are required.
Alternatives:	None recommended
Recommendation:	Approve an amendment to the contract to allow ANIC to provide up to \$15,000 in downpayment assistance to eligible low income, first-time homebuyers purchasing homes in the Laney Walker target area.
Funds are Available in the Following	CDBG Project Numbers: #98144, #99144 and #02185

Accounts:

REVIEWED AND APPROVED BY:

Finance.

Administrator.

Clerk of Commission



Agenda Item #3

June 13, 2006

Augusta Housing & Economic
Development Department
925 Laney Walker Blvd, 3rd Floor
Augusta, GA 30901

Handwritten signature of Robert A. Cooks

Re: CDBG Amended Contract

To Whom It May Concern:

The Augusta Neighborhood Improvement Corporation (ANIC) would like to amend our current CDBG contract in order to help expedite the spend down of funds.

Attached please find the current CDBG Amended Agreement with referenced highlighted paragraph. The change would come in ARTICLE I (C) (4) (d) to say "Provide up to \$15,000.00 for down payment assistance for income eligible home buyers under the HUD income requirements."

We look forward to the upcoming meeting and thank you for your consideration in this matter.

Sincerely,

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Robert A. Cooks,
President & CEO

Cc: File

2. The provisions of ARTICLE I (C)(3)(b) are hereby deleted in full and in entirety, and in lieu thereof the following is substituted, to-wit::

3. The provisions of ARTICLE I (C)(4)(d) are hereby-deleted in their entirety, and in lieu thereof the following is substituted, to Vlit:

- f. The provisions of ARTICLE r.(E) are hereby amended by deleted in their entirety and the following is substituted, to-wit:

agreement. Any cost above this amount shall be the sole responsibility of the Subrecipient. It is understood by both Parties in this contract that the fund ID Z provided UDD-T this contract for this specific project, shall be the only funds provided by Granor in

the geographic area described in ARTICLE 1 (C)(1) for housing rehabilitation and HOMEOWNERS payment assistance programs duplicated by the CITY'S Housing and Neighborhood Development Department.

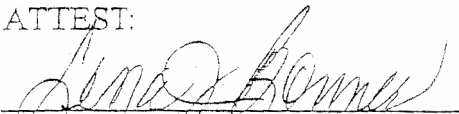
5. ARTICLE I (D) is hereby amended to provide as follows, to wit:

"Subrecipient shall obligate the designated CDBG funds within 18 months of the execution of this Amendment to the original Agreement. Subrecipient shall expend the designated CDBG funds within 24 months of the date of this Amendment and in accordance with ARTICLE VIII herein.

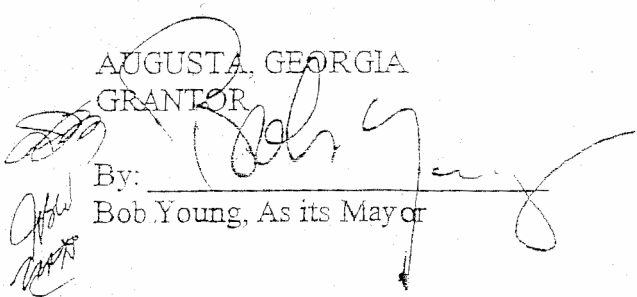
6. All other terms and provisions of the original Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed by the proper officials, this 3rd day of May, 2001.

ATTEST:

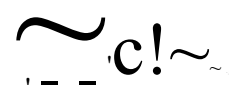

Lena Bonner, Clerk

AUGUSTA, GEORGIA
GRANTOR

By: 
Bob Young, As its Mayor

AUGUSTA NEIGHBORHOOD
REVELOPMENT CORPORATION
SUB-RECIPIENT

~
As its President
By: 

By: 
As its Corporate Secretary



Administrative Services Committee Meeting
9/25/2006 1:00 PM
Amend Contract with East Augusta CDC

Department:	Housing & Economic Development Department
Caption:	Approve a request by the East Augusta Community Development Corporation (EACDC) to amend the 2003 HOME contract with the City of Augusta.
Background:	Under the 2003 HOME contract with the City of Augusta, the EACDC was obligated to rehabilitate and / or construct two homes in east Augusta. By October 1, 2006 EACDC will have fulfilled the terms of the contract with the rehabilitation of a house at 312 Sterling Street and the construction of a house at 804 East Boundary Avenue. With the completion of the units, there will be approximately \$13,000 remaining in the project account. EACDC would like to amend the contract so that the reamaining funds can be used for the cleanup and demolition of properties located on Japonica (which EACDC owns) and Magnolia Avenues (property that EACDC will purchase from the City of Augusta). This will allow EACDC to spend the entire 2003 HOME allocation.
Analysis:	The contract amendment will enable EACDC to use up the remaining funds in the project account and prepare two lots for the construction of single family homes.
Financial Impact:	The contract amendment would allow for the expenditure of funds already in the project account. No new funds are required.
Alternatives:	None recommended.
Recommendation:	Approve an amendment to the 2003 HOME contract to allow EACDC to use approximately \$13,000 for cleanup and demolition of properties.

**Funds are
Available in the
Following
Accounts:**

2003 HOME Program Account #945

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**

East Augusta Community Development Corporation, Inc.
1011 12th Street
Augusta, Georgia 30901
Tel: 706-722-7969/706-823-1972; Fax: 706-823-9766; e-mail: eastaugcdc@aol.com

September 8, 2006

Mrs. LaSandra Corley
Augusta Housing & Economic Department
925 Laney Walker Blvd.
Augusta, Georgia 30901

Re: 2003 HOME Funds

Dear Mrs. Corley:

East Augusta CDC will have completed its goal to construct/rehab two homes with our 2003 allocation of funds with the completion of 804 East Boundary September, 2006. The other home completed was 312 Sterling Street. With the completion of these units, there will be approximately \$13,000 of funds left over to be utilized by East Augusta CDC. We are requesting to utilize these funds for the cleanup/demolition of properties located on Japonica(which EACDC owns) and Magnolia (property that EACDC will purchase from the City of Augusta) Avenues. Utilizing these funds in this manner will allow us to totally expend the 2003 HOME Funds allocation and not be subjected to recapture.

Thank you in advance for your consideration.

Sincerely,

Charlene Watkins
Executive Director



**Administrative Services Committee Meeting
9/25/2006 1:00 PM
Federal Funds for Buildings**

Department: Clerk of Commission

Caption: Discuss annual federal funds to be used in buildings. Identify buildings and allocate up to one half (1/2) of funds received. (Requested by Commissioner Grantham)

Background:

Analysis:

Financial Impact:

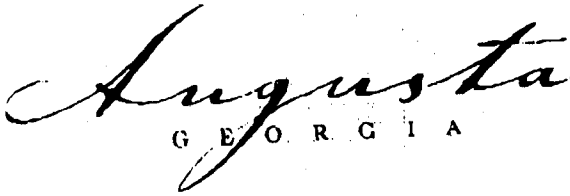
Alternatives:

Recommendation:

**Funds are
Available in the
Following
Accounts:**

REVIEWED AND APPROVED BY:

Clerk of Commission

The logo for Augusta, Georgia, featuring the word "Augusta" in a large, elegant script font, with "G E O R G I A" in a smaller, spaced-out sans-serif font underneath.**DON A. GRANTHAM, COMMISSIONER, DIST. 10**808 Quail Court
Augusta, GA 30909738-2331 (H)
738-7786 (B)
733-4741 (F)**Confidential****fax****To:****Lena Bonner****Fax Number:****706/821-1838****From:****Don A. Grantham****Fax Number:****706/733-4741****Phone:****706/738-7786****Pages:****one****Date/Time:****September 20, 2006/1:45pm****Subject:****Agenda****Lena:****Please add the following item to the agenda. Thanking you in advance.****ADMINISTRATIVE SERVICES - Discuss annual federal funds to be used in buildings. Identify buildings and allocate up to one half (1/2) of funds received.**



**Administrative Services Committee Meeting
9/25/2006 1:00 PM
Petition for Retirement of Mr. Andrew Howard**

Department:	Human Resources
Caption:	Approve Retirement of Mr. Andrew Howard under the 1949 Pension Plan.
Background:	Under the 1949 Pension Plan, Sheriff and Fire Department Employees can voluntarily retire at the age of 55 at the completion 25 years of service. Other employees can voluntarily retire at the age of 60 at the completion of 25 years of service. Amount of Retirement Benefit: The participant is to receive a monthly retirement benefit of an amount equal to (a) 2.15% of the participants average earnings multiplied by the number of months of such credited service (up to a limit of 360 months), plus (b) 1.5% of the participants average earnings multiplied by the number of months of such credited service in excess of the 360 month limit. Payment of Retirement Benefit: The retirement benefit payable in the event of normal retirement shall be payable on the first day of each month.
Analysis:	Mr. Andrew Howard (age 55) is currently a Sergeant with the Fire Department. Mr. Howard was hired on March 24, 1980; he joined the 49 Pension Plan on March 24, 1980. Mr. Howard meets both the age and years of service requirements of the 49 Plan. His proposed retirement date is October 1, 2006. The normal retirement benefit payable to Mr. Howard will be \$1,865 per month (100 % Joint Survivor).
Financial Impact:	Funds are available in the 49 Pension Plan. Employee has contributed 5% of his salary towards his retirement since March 24, 1980.
Alternatives:	Do not approve Retirement of Mr. Andrew Howard under the 1949 Pension Plan.

Recommendation: Approve Retirement of Mr. Andrew Howard under the 1949 Pension Plan.

**Funds are
Available in the
Following
Accounts:**

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**



RETIREMENT BENEFIT OPTIONS

Defined Benefit Program for
Augusta-Richmond County Employees' Plan
1949 City Plan (5% Contribution)

PARTICIPANT INFORMATION

Employee Name:	Andrew D. Howard	Social Security Number:	XXX-XX-1997
Date of Birth:	9/20/1951	Original Date of Hire:	3/24/1980
Gender:	Male	Normal Retirement Date:	10/1/2006

Beneficiary Name:	Barbara Howard	Social Security Number:	XXX-XX-5514
Date of Birth:	12/11/1952	Relationship:	Spouse
Gender:	Female		

MONTHLY BENEFIT PAYMENT OPTIONS

For: Normal Retirement

Retirement Date: 9/30/2006
Age at Commencement Date: 55.030
Benefit Commencement Date: 10/1/2006

Credited Service: 26.500 Years

Minimum Total Benefit: \$35,007
Average Annual Compensation: \$43,706

Compensation Used	Year	Amount
	2003	\$10,814
	2004	\$43,936
	2005	\$42,624
	2006	\$33,743

AVAILABLE FORMS OF PAYMENT

Form of Benefit	Regular	
	Employee	Beneficiary
Single Life:	\$2,225	
10 Year Certain and Life:	\$2,174	
50% Joint and Survivor:	\$2,029	\$1,015
75% Joint and Survivor:	\$1,944	\$1,458
100% Joint and Survivor:	\$1,865	\$1,865
Lump Sum Cash Out:	N/A	

EXPLANATION OF PAYMENT OPTIONS

Regular

Single Life:	Payable for the life of the participant only; no payments to any beneficiary upon participant's death
10 Year Certain and Life:	Payable for greater of the life of the participant or ten years
50% Joint and Survivor:	Payable for the life of the participant; upon participant's death, beneficiary will receive 50% of benefit
75% Joint and Survivor:	Payable for the life of the participant; upon participant's death, beneficiary will receive 75% of benefit
100% Joint and Survivor:	Payable for the life of the participant; upon participant's death, beneficiary will receive 100% of benefit
Cash Out Value:	Payable in a single lump sum in lieu of any future Plan benefits

For Estimate Purposes Only

Actual benefit amounts will be based on information provided at time of retirement.