



Public Works Department
2635 Talley Street
Decatur, Georgia 30030
404-370-5571 • Fax: 404-378-4153
<http://www.decaturga.com>

Bid Addendum #1

February 16, 2024

Project:

Structure Demolitions and Site Stabilization
600 Commerce Drive, 475 Landover Drive, 1010 North Parkwood Road
Decatur, GA 30030

Owner Representative:

David Junger
Deputy City Manager
2635 Talley Street
Decatur, GA 30030
404-377-5571

Bid Date / Time / Location:

February 27, 2024 (Tuesday)
2:00 p.m.
Decatur City Hall
509 North McDonough Street
Decatur, GA 30030

Bidders:

See attached list

Bidders:

Please incorporate the following addendum items into your bidding documents in preparation for the bid opening on February 27, 2024.

Changes / Additions to the Bid Documents:

- 1 – add Survey / Tree Protection / Soil Erosion plan for 475 Landover Drive (see redline comments on the survey document)
- 2 – add Single Family Demolition procedures document (procedures document provided by the City of Decatur Permitting Office)
- 3 – Clarification: tree removals are not part of this contract.
- 4 – Tree removals: 2 large oak trees will be removed from the front yard of 600 Commerce Drive prior to this contract being awarded.

5 – Landfill Use: Contractors may contract with DeKalb County Sanitation Division for roll-off container service. Use of DeKalb County is not required and is the responsibility of the contractor. Contractor is responsible for all associated container rental and disposal fees. Information can be found on the DeKalb County Sanitation website at <https://www.dekalbcountyga.gov/sanitation/roll-container-request>. Private roll-off containers can not be hauled to the landfill. DeKalb County will not allow private haulers to use the landfill.

Acknowledge receipt of Addendum #1 by signing and dating this document. Please include a copy of this addendum in your bid submission.

Signature

Date

Title

RESERVED FOR THE SUPERIOR COURT CLERK

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

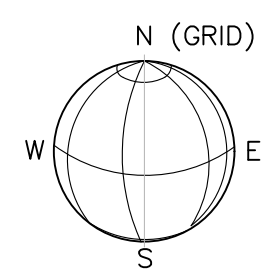
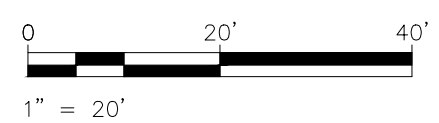
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.
 RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION

APPROVED
 By Kay Evanovich at 8:51 am, Feb 14, 2024



LEGEND

- EOP EDGE OF PAVEMENT
 - CURB BACK OF CURB
 - BSL BUILDING SETBACK LINE (PRIMARY)
 - FFE FINISHED FLOOR ELEVATION
 - LLL LAND LOT LINE
 - PP POWER POLE
 - GW GUIDE WIRE
 - R/W RIGHT OF WAY
 - C.P. CALCULATED POINT
 - IPF IRON PIN FOUND
 - IPS 1/2" REBAR SET
 - SW SIDE WALK
 - BOLLARD
 - OHP OVERHEAD POWER
 - UP UNDERGROUND POWER
 - GAS- GAS UNDERGROUND GAS
 - W- UW UNDERGROUND WATER
 - UT- UT UNDERGROUND TELEPHONE
 - S- UNDERGROUND SEWER
 - FH FIRE HYDRANT
 - FDC FIRE DEPT. CONNECTION
 - CB CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - SWCB SINGLE WING CATCH BASIN
 - MH MANHOLE
 - JB JUNCTION BOX
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - GM GAS METER
 - CO CLEANOUT
 - EM ELECTRIC METER
 - AC AIR CONDITIONING UNIT
 - TELEPHONE BOX
 - ICB IRRIGATION CONTROL BOX
 - ICV IRRIGATION CONTROL VALVE
 - LP LIGHT POLE
 - CONCRETE PAD
- TREE SYMBOLS
 X = DIAMETER IN INCHES
- (X) HARDWOOD
 - (X) PINE
 - (X) CREPE MYRTLE

REFERENCE: DEED BOOK 31154 PG 603
 PLAT BOOK 19 PG 60

FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0066K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 31154 PG 603
 PROPERTY OWNER AT TIME OF SURVEY: CITY OF DECATUR
 PARCEL NUMBER(S): 18-051-18-002
 18-050-21-019

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CORS NETWORK

TOTAL AREA: 16,857 SQ FT, 0.387 AC
 CALCULATED PLAT CLOSURE: 1:109,854

FIELD DATA:
 DATE OF FIELD SURVEY 2-2-2024

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT USED:
 TRIMBLE S5 ROBOTIC TOTAL STATION
 TRIMBLE R2 GPS RECEIVER

475 LANDOVER DRIVE	
ZONING: R-60 (CITY OF DECATUR)	
HOUSE	= 1,866 S.F.
CARPORT	= 516 S.F.
CONCRETE DRIVE	= 522 S.F.
TERRACOTTA PATIO / STEPS	= 599 S.F.
CONCRETE PAD(S)	= 257 S.F.
PLANTER	= 45 S.F.
PAVERS	= 38 S.F.
WALL(S)	= 139 S.F.
AC PAD	= 7 S.F.
IMPERVIOUS TOTAL	= 3,989 S.F.
LOT AREA	= 16,857 S.F.
LOT COVERAGE (%) = 23.7	

BOUNDARY & TOPOGRAPHIC SURVEY FOR
 CITY OF DECATUR
 LOT 3, BLOCK A, NORTH WOOD HEIGHTS SUBDIVISION

475 LANDOVER DRIVE
 CITY OF DECATUR, DEKALB COUNTY, GEORGIA
 LAND LOT 51, DIST 18
 DATE: FEBRUARY 8, 2024

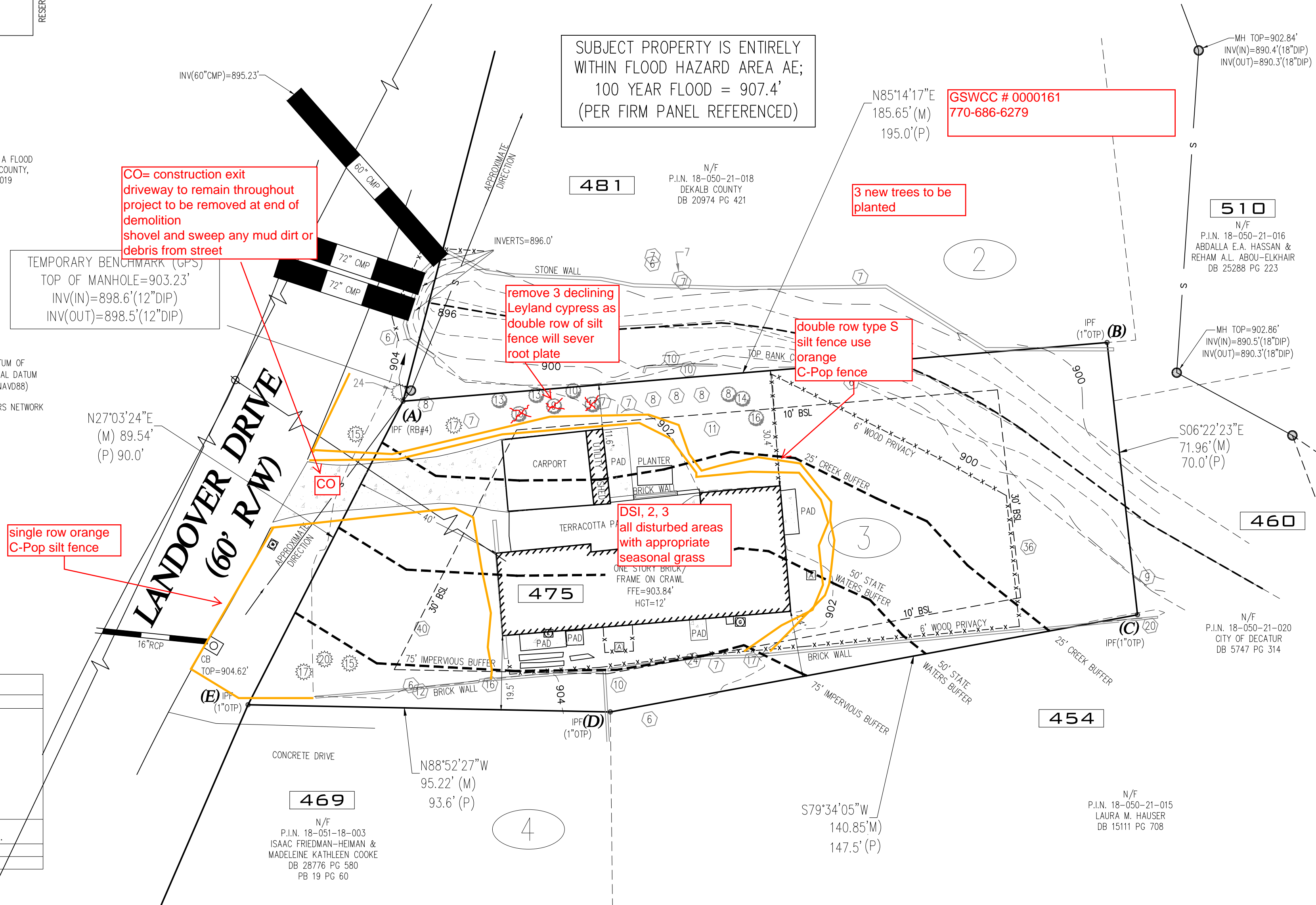
Building Height shown is measured from the mean finished ground level at the front of the building to the highest point of the roof.

MONUMENT TABLE (GA STATE PLANE WEST, 1002)			
LABEL	DESCRIPTION	NORTHING	EASTING
(A)	IPF(RB#4)	1,378,808.53'	2,255,852.11'
(B)	IPF(1"OTP)	1,378,823.94'	2,256,037.12'
(C)	IPF(1"OTP)	1,378,752.42'	2,256,045.10'
(D)	IPF(1"OTP)	1,378,726.92'	2,255,906.58'
(E)	IPF(1"OTP)	1,378,728.79'	2,255,811.38'



FOR
 DEKALB SURVEYS, INC.
 407 WEST PONCE DE LEON AVENUE
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

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SUBJECT PROPERTY IS ENTIRELY
 WITHIN FLOOD HAZARD AREA AE;
 100 YEAR FLOOD = 907.4'
 (PER FIRM PANEL REFERENCED)

GSWCC # 0000161
 770-686-6279

3 new trees to be planted

remove 3 declining
 Leyland cypress as
 double row of silt
 fence will sever
 root plate

double row type S
 silt fence use
 orange
 C-Pop fence

DSI, 2, 3
 all disturbed areas
 with appropriate
 seasonal grass

single row orange
 C-Pop silt fence

LANDOVER DRIVE
 (60' R/W)

TEMPORARY BENCHMARK (GPS)
 TOP OF MANHOLE=903.23'
 INV(IN)=898.6'(12"DIP)
 INV(OUT)=898.5'(12"DIP)

MH TOP=902.84'
 INV(IN)=890.4'(18"DIP)
 INV(OUT)=890.3'(18"DIP)

510
 N/F
 P.I.N. 18-050-21-016
 ABDALLA E.A. HASSAN &
 REHAM A.L. ABOU-ELKHAIR
 DB 25288 PG 223

MH TOP=902.86'
 INV(IN)=890.5'(18"DIP)
 INV(OUT)=890.3'(18"DIP)

506°22'23"E
 71.96'(M)
 70.0'(P)

N/F
 P.I.N. 18-050-21-020
 CITY OF DECATUR
 DB 5747 PG 314

N/F
 P.I.N. 18-050-21-015
 LAURA M. HAUSER
 DB 15111 PG 708

469
 N/F
 P.I.N. 18-051-18-003
 ISAAC FRIEDMAN-HEIMAN &
 MADELEINE KATHLEEN COOKE
 DB 28776 PG 580
 PB 19 PG 60

4
 N88°52'27"W
 95.22'(M)
 93.6'(P)

S79°34'05"W
 140.85'(M)
 147.5'(P)

454

481

2

3

460

469

4

454

Revised Procedures for Demolishing a Single Family Dwelling

Effective October 1, 2018

Design, Environment and Construction Division
2635 Talley Street
P.O. Box 220
Decatur, Georgia 30031
404-370-4104 • Fax: 404-378-5054
<http://www.decaturga.com>



The City of Decatur's Unified Development Ordinance defines demolition as: *The complete removal of a structure or a scope of construction (alteration, addition, renovation or reconstruction) of a structure where only the foundation of the original structure remains.*

When a structure is demolished (by definition) within the City of Decatur all previous non-conformities are removed from the property and compliance with current codes and ordinances apply. Design, Environment and Construction monitors and inspects the demolition of single family residential structure very closely for the following reasons:

- Demolition of a structure within a fully occupied neighborhood is an activity that can be dangerous to the property, its adjacent trees and building occupants.
- Removal of a structure harboring animals, namely rodents, can cause these animals to migrate to other locations.
- The potential of hazardous materials present on the property

Prior to the demolition of any structures, the following policies and procedures are in place and must be followed exactly or the Building Official is authorized to enforce violations according to City Ordinance Section 1-12.

1. The Contractor shall submit demolition plans along with a permit application to the City of Decatur for Plan Review. **How to apply for a permit:**
We no longer accept paper applications or applications via email. All applications must be submitted through our permitting portal www.communitycore.com. For access, email the following information to permits@decaturga.com:
 - a. Primary contact name
 - b. Primary contact email
 - c. Primary contact phone number
 - d. Mailing address
 - e. State/Contractor's license
 - f. Business license
2. Once submitted, you will receive an email from no-reply@communitycore.com prompting you to sign in for the first time. From there, you'll be able to apply for permits, upload documents and photos, pay fees, and schedule inspections. Initial setup occurs once - returning customers submitting new projects will need to log into the online permitting system and select "apply for a permit." or call 404-370-4104.
3. Upon review and acceptance of an application the Building Official shall post the property with a yellow placard within 7 days of receipt for a demolition delay not to exceed 15 days. This is a required delay and not a Permit! The 15 day demolition delay period will begin the day the permit was received and shall expire 15 calendar days after that date. At that point, if the permit application is valid and complete, the permit will be issued. If demolition is started without a permit, a Stop Work Order will be issued and a fine of double permit fees will be assessed at permit issuance.
4. During the 15 day demolition period the following activities are required of the Contractor.
 - a. A rodent letter shall be submitted from a certified Pest Abatement Specialist stating that the premises is clear of any and all rodents or signs of rodents. If the Pest Abatement Specialist finds evidence of rodents present, then the permit may be held until a clear has been provided in writing.
 - b. A report of hazardous materials (if any) found on the premises. Hazardous Materials and their disposal are the Jurisdiction of the State of Georgia, Environmental Protection Division. Compliance with these rules and procedures is the duty of the Contractor. No abatement for hazardous

- materials shall commence until a permit has been issued. Permits for abatement are not issued in advance of a permit for demolition.
- c. Attend a Pre-demolition conference. You will be contacted about this conference. This requirement may be waived by the Building Official if the Contractor has successfully completed demolition procedures in the past.
 5. When the Permit is ready to issue, you will be notified by Design Environment and Construction. Upon payment of Permit Fees, the Contractor will be issued a building permit. Note that a permit will not be issued unless steps 1-3 are completed.
 6. Once a permit has been issued the first action is to install a permit box, complete abatement activities (as required) and the disconnect of all utilities which include but are not limited to:
 - a. Electrical Connections at the Building
 - b. Cable and Telephone Connections at the Building
 - c. Gas lines cut and capped by Atlanta Gas Light at the street or easement location.
 - d. Water service shall be cut and turned up on private property. If the Contractor wishes to maintain water service during demolition and new construction activities, a hose bib may be installed on the turned up pipe.
 - e. Sewer Service shall be cut, turned up and capped on Private Property. A Stand pipe shall be clearly visible above ground
 - f. Septic Tanks (as applicable) shall be identified, pumped and removed entirely. Removal of the tank shall be reported to DeKalb County Health Department. Tank abandonment is permitted only with permission of the Building Official and only in circumstances where removal of the tank will result in damage to existing trees or poses some other hazard
 - g. Install all Erosion Control Measures (also known as BMP's), Tree Protection Fence, and Construction Entrance in accordance with the locations on the plans and details provided by the GSWCC Green Book. An existing driveway is not an approved Construction Entrance, excepting it is covered with approved fabric and stone per the provided by the GSWCC Green Book
 - h. Please note that Trees may not be removed or damaged as part of a Demolition Permit unless indicated as such on the approved tree plans. Removal of Trees under a demolition permit will result in a citation issued by the City Arborist.
 7. Upon Completion of the utility disconnections and abatement, the Contractor shall request a building demolition inspection. Inspections are requested online via the CommunityCore Permitting platform. Inspections are generally completed the next day if requested prior to 3:30 p.m.. The engineering inspection will not be scheduled until this inspection is complete.
 8. Upon completion of site and erosion control preparation and successfully passing the building inspection, the Contractor shall request a demolition engineering inspection. The engineering inspector will be checking for proper installation of erosion control and tree protection devices.
 9. Only upon completion of the previous steps and passing of both inspections you will receive an OK to demolish and at that time the Contractor proceed with structure demolition.
 10. If no new construction is to be completed on the property, the demolition site is to be stabilized immediately upon completion of demolition. An additional demolition final inspection shall be completed one the site is fully stabilized.

Additional Items for Consideration Related to Single Family Home Demolitions

Any changes to the approved plans are to be submitted for review and approval prior to start of that portion of the project. Demolition operations must be in compliance with ALL approved plans. All permits and approved drawings are to be posted and available on site.

Heavy construction equipment may not be utilized for demolition activities without prior approval. Dumpsters may not be located on the right of way and may not be located on yard or ground, but may be located on the existing driveway except as provided below. Demolition equipment of any kind may not be stored on the property until a demolition permit has been issued.

Building structures to remain intact must be evaluated for compliant structural integrity upon final inspection and if found stable must be protected from degradation. Failure to protect the structures may result in future determinations by the building official of the non-compliance such that demolition or further repairs would be required.

Interior Demolition or partial demolition permits are not issued on single family dwellings that are to be renovated. This scope of work must be included with the renovation permit submittal. Demolition permits are not issued to homeowner contractors to self-perform whole-structure demolition.

Structure Demolition and Site Stabilization / Mandatory Pre-Bid Conference
 February 13, 2024 at 2:00 p.m.
 Decatur Public Works and Site Visits

Sign in:

NAME	ADDRESS	PHONE NUMBER	FIRM	EMAIL ADDRESS
Clarence Farmer	2035 Bolton Rd NW Atlanta	838-246-3242	Southern Demolition LLC	Lee@southdemol.com
Nick Ellis	103 Folds Dr	770-836-0673	Egik Demolition & Envir	Bois@EgikDemolition.com
Yader Vilchez	1059 Troad ct steph, Marietta	770 9330005	Southern Env. Service Inc	Yader.Vilchez@sesi.net
Doug Conforti	1059 Troad ct steph, Marietta	770 9330005	Doug. Conforti & sesin.net	Southern Env Service, inc
Mario Spencer	715 Beaver Run	770 733-3584	American Property	info@apreat.com
Gym Mathias	715 Beaver Run	770-733-3884	American Property	info@apreat.com
James Clephorn	454-440 Rd. Fayetteville	678-898-1453	JNB Services	chdtknsh@gmail.com
James Barbeus	454- Sims R-Tyone	678 422-8800	JNB Services	chdtknsh@gmail.com
Ricardo Kenner	P.O. Box 1517 Conyers, Ga 30002	404-391-9307	KMD Maintenance	PRICAR@KMDMAINTENANCE.COM
James Morales	P.O. Box 176 Carrollton GA	770-257-7144	Complete Demolition	James.cds@earth.net
Mike Evans	2730 Costelkn, Cumming, GA 30041	404-586-8388	Wrecking Corp America	mike@wreckingcorp.com
James KITA	P.O. Box 3657 Tyne, Ga 30280	678-446-5453	Global Envirna Const	henry@globalenv.com
ANDRES VILLA	6040 Dawson Blvd, Norcross GA	678-360-0665	CMRD MFSV	andres@logscontractors.com
Joseph Harris	1303 Hwy 855 Fayetteville GA	404-668-8498	Global Environmental Const	global@consultrants36@gmail.com
Cedric West	732 Meriwether Street Griffin GA	404-805-8916	American Logistics Intermodal	yali@ali-service.com

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