



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA

Monday, March 08, 2021
6:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) Approval of Prior Meeting Minutes-Regular Meeting on January 11, 2021
- [2.](#) Approval of Prior Meeting Minutes-Executive Session on January 11, 2021
- [3.](#) Approval of Prior Meeting Minutes-Regular Meeting on February 8, 2021
- [4.](#) Approval of Prior Meeting Minutes-Executive Session on February 8, 2021

Downtown Development Business

- [5.](#) Approval of March 2021 Treasurer's Report
- [6.](#) Election of Treasurer
- [7.](#) 660 Buford Drive – Asbestos Survey
- [8.](#) 660 Buford Drive Demolition
- [9.](#) Georgia Gwinnett College Tract 4 Update

Mainstreet Business

Other Business

Citizen Comments

Executive Session - Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Prior Meeting Minutes-Regular Meeting on January 11, 2021

Department: Downtown Development Authority

Date of Meeting: Monday, March 8, 2021

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Prior Meeting Minutes-Regular Meeting on January 11, 2021

Summary: Approval of Prior Meeting Minutes-Regular Meeting on January 11, 2021



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Prior Meeting Minutes-Executive Session on January 11, 2021

Department: Downtown Development Authority

Date of Meeting: Monday, March 8, 2021

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Prior Meeting Minutes-Executive Session on January 11, 2021

Summary: Approval of Prior Meeting Minutes-Executive Session on January 11, 2021



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Prior Meeting Minutes-Regular Meeting on February 8, 2021

Department: Downtown Development Authority

Date of Meeting: Monday, March 8, 2021

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Prior Meeting Minutes-Regular Meeting on February 8, 2021

Summary: Approval of Prior Meeting Minutes-Regular Meeting on February 8, 2021



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item:	Approval of Prior Meeting Minutes-Executive Session on February 8, 2021
Department:	Downtown Development Authority
Date of Meeting:	Monday, March 8, 2021
Fiscal Impact:	none
Presented By:	Chairman Lee Merritt
Action Requested:	Approval of Prior Meeting Minutes-Executive Session on February 8, 2021

Summary: Approval of Prior Meeting Minutes-Executive Session on February 8, 2021



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Approval of March 2021 Treasurer's Report

Department: Downtown Development Authority

Date of Meeting: Monday, March 8, 2021

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval

Summary: Approval of March 2021 Treasurer's Report



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Election of Treasurer

Department: Downtown Development Authority

Date of Meeting: Monday, March 8, 2021

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Election of Treasurer

Summary: Election of Treasurer



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: 660 Buford Drive – Asbestos Survey

Department: Downtown Development Authority

Date of Meeting: Monday, March 8, 2021

Fiscal Impact: none

Presented By: Barry Mock

Action Requested: Approval 660 Buford Drive – Asbestos Survey

Summary: 660 Buford Drive – Asbestos Survey

Attachments/Exhibits:

- Dickinson Property Sciences
- Wrecking Corp. of America



February 22, 2021

Mr. Barry Mock
Assistant City Manager, Public Works Director
City of Lawrenceville
Lawrenceville, Georgia 30045
Submitted via email: Barry.Mock@lawrencevillega.org

**Re: Proposal for Asbestos Survey
Former Waffle House
660 Buford Drive
Lawrenceville, Georgia 30046**

Dear Mr. Mock:

DICKINSON PROPERTY SCIENCES, INC. (DPS) is pleased to present the following proposal to complete an Asbestos Containing Material (ACM) Survey on the former Waffle House building located at 660 Buford Drive, in Lawrenceville, Georgia. DPS understands the property is improved with one single story restaurant building. The purpose of the ACM survey is for the planned demolition of the building.

SCOPE OF WORK

DPS will conduct an ACM Survey of the interior and exterior of accessible areas of the existing building. Suspect ACMs will likely include floor tile or sheet vinyl, mastics, drywall, drywall joint compound and surfacing materials, insulations, concrete siding, roofing materials, caulks and glazing compound. We have estimated the following number of samples will be collected for analyses from this property:

<u>Address</u>	<u># of ACM Samples</u>	<u>Property Type</u>
660 Buford Drive	25	Restaurant Building

The asbestos survey will be completed by a certified Asbestos Inspector that meets all requirements for EPA/AHERA/ ASHARA (TSCA Title II) approved Accreditation and NESHAP Regulation Training. Asbestos samples will be submitted for analysis at Analytical Environmental Services, Inc., in Atlanta, Georgia. All samples will be analyzed by Polarized Light Microscopy (PLM).

Mr. Barry Mock, City of Lawrenceville
 660 Buford Drive, Lawrenceville, Georgia
 ACM Survey Proposal
 Page 2

PROJECT DELIVERABLES

DPS will provide a written copy of the ACM Survey. The report will identify confirmed ACM and will include sample locations, and the laboratory report from the analyses of the samples. The report will be provided in pdf format. Hardcopies can be provided upon request.

PROJECT COSTS AND SCHEDULE

DPS has projected the costs for coordination, collection of ACM samples, laboratory analyses, and report preparation. We have projected that one day of field work will be required to collect the ACM samples. The following summarizes the projected costs for this project:

<u>Task</u>	<u>Projected Costs</u>
Laboratory Analyses – 25 ACM samples analyzed with PLM analysis. Standard turnaround time (1 week)	\$375.00
Certified Asbestos Inspector – perform thorough inspection of the building, collect samples of suspect ACM	\$450.00
Field Technician	\$100.00
Project Management	\$50.00
Prepare ACM Survey Report (2 weeks from receipt of results)	\$500.00
Field Equipment/Travel Costs (also includes travel to/from laboratory in Atlanta)	\$100.00
Total	\$1,575.00

DPS will mobilize within 1-2 weeks from the notice to proceed. The report will be delivered within 1 week from receipt of laboratory results.

Mr. Barry Mock, City of Lawrenceville
660 Buford Drive, Lawrenceville, Georgia
ACM Survey Proposal
Page 3

DPS has based the cost estimate on the following assumptions:

- We have estimated that 25 total samples will be collected for asbestos analyses. The cost includes sample analyses with a standard laboratory turnaround time (1 week). Additional samples collected beyond estimated quantities will incur additional costs. If over 20% additional samples are required, we will notify you prior to proceeding with the analyses. The sample analyses can be expedited at additional costs.
- 100% access to all areas of the building will be provided.
- DPS will not provide quantities of ACM identified. This will be the responsibility of the demolition contractor. Estimated quantities can be provided at an additional cost.
- Estimate does not include a roofing contractor to inspect and/or repair roofs in the case of destructive sampling. Client recognizes that destructive sampling could void any roof warranties.
- DPS understands that the building is vacant and destructive sampling will be allowed. No repairs will be made to the building.
- All samples will be analyzed by Polarized Light Microscopy (PLM). Analysis of samples by the Point Count Method is not included in this scope but can be requested for additional fees.

If this proposal is acceptable to you, please sign and return the attached authorization form (next page) via email envguy@comcast.net and we will commence work immediately.

DPS sincerely appreciates the opportunity to be of service and we look forward to working with you on this project. Please do not hesitate to contact me at (404) 840-2046 with any questions concerning this proposal.

Sincerely,
DICKINSON PROPERTY SCIENCES, INC.



Michael P. Dickinson, REPA, CES
Geologist/Environmental Professional
Certified Asbestos Inspector

Attachment: Authorization Form

AUTHORIZATION TO PROCEED

return via email to envguy@comcast.net

The undersigned authorizes Dickinson Property Sciences, Inc. to provide the services described in the attached proposal. Costs provided in this proposal cannot be exceeded without prior approval by the signatory.

Date: February 22, 2021

Client Name, Address: Mr. Barry Mock,
Assistant City Manager/Director of Public Works
City of Lawrenceville
Lawrenceville, Georgia

Project Description: Asbestos Inspection
Former Waffle House Building
660 Buford Drive
Lawrenceville, Georgia

Project Location: See Above

Start Date: Upon notice-to-proceed (NTP)

Completion Date: Written report within 1 week from receipt of lab results

Project Cost: Lump sum \$1,575.00

Payment Terms: Net 30 days

Signature

Title

Date

2-17-21

Wrecking Corp. of America

Hope this will help demolition and removal 660 Buford dr Lawrenceville ga \$19,600.00 add asbestos survey \$1700.00

Thanks for thinking of us.

Donald Barillari (770)560-3013



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GEORGIA

AGENDA REPORT
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: 660 Buford Drive Demolition

Department: Downtown Development Authority

Date of Meeting: Monday, March 8, 2021

Fiscal Impact: none

Presented By: Barry Mock

Action Requested: Approval 660 Buford Drive Demolition

Summary: Approval 660 Buford Drive Demolition

Attachments/Exhibits:

- Complete Demo Services
- Wrecking Corp. of America

COMPLETE DEMOLITION SERVICES, LLC.



February 24, 2021

City of Lawrenceville
70 South Clayton Street
Lawrenceville, Georgia 30046

RE: Demolition of 660 Buford Drive

Attention: Barry Mock

PROPOSAL

Complete Demolition Services, LLC appreciates the opportunity to provide you with this bid for the above mentioned project. Complete Demolition Services, LLC will provide all labor, materials and equipment to complete this project in a timely and professional manner. We are bonded and insured

SCOPE OF WORK

Demolition and removal of the structure to include slabs and footings.

TOTAL BID: \$24,000.00

****Excludes: Demolition of the parking lot and abatement.**



Wrecking Corp of America, LLC

City of Lawrenceville Ga
Att: Barry Mock
Assistant city manager
Public Works

2/22/21

Per your request WCA pleased to give a proposal for demolition of 660 Buford Dr formally a waffle house price is for demolition and removal only.

(19,600.00) Nineteen thousand and six hundred dollars

Price includes a 10 day EPD Notification

Don't hesitate to reach to me for additional clarification.

Accepted by
Date

WCA
Date 2-22-2021

Donald Barillari VP



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AGENDA REPORT
MEETING: DOWNTOWN DEVELOPMENT AUTHORITY
AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Georgia Gwinnett College Tract 4 Update

Department: Downtown Development Authority

Date of Meeting: Monday, March 8, 2021

Fiscal Impact: none

Presented By: Barry Mock

Action Requested: Georgia Gwinnett College Tract 4 Update

Summary: Georgia Gwinnett College Tract 4 Update