THE CITY OF AUGUSTA

CITY COUNCIL
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CITY MANAGER

INFORMATIONAL MEETING AGENDA

THURSDAY, APRIL 11, 2019
6:30 P.M.
CITY HALL (COUNCIL CHAMBERS)

A. Items for discussion submitted by the City Council and/or the City Manager:

   1. Dr. David Seder Regarding Neurocritical Care Research – City Manager
   2. Update on Natural Gas Expansion – Mayor and Council
   3. Proposed Ordinance Regarding Medical Marijuana Licensing – Mayor and Council
   4. Funding for Murray Street Reconstruction – City Manager
   5. Disposition of 111 Cony Street (Cony Pride Building) – City Manager

B. Persons wishing to address the City Council who have submitted a formal request in accordance with Section 2-61 of the Code of Ordinances:

C. Open comment period for any persons wishing to address the City Council:
MEMORANDUM

TO: Bill Bridgeo, City Manager
FROM: Nick Hartley, City Engineer
RE: Murray Street Reconstruction
DATE: April 2, 2019

As you are aware, the City has partnered with the Greater Augusta Utility District to improve Murray Street. On April 1, the District opened bids for this project, which included reconstruction of the street.

Unsurprisingly, bids were higher than had been allocated over the prior two years’ CIP for this street. Bid pricing, after assigning all responsibilities between the District and the City, show that the City’s share of this $1.2 million project is approximately $500,000. Currently allocated for contracted services is $419,020.

In order to keep this project moving forward, we are recommending reallocating $100,000 from the Civic Center and Business Park project. This will leave $150,000 available for paving these streets and allow us to carry a small contingency on the Murray Street project for unforeseeable occurrences.

At this time, we are not recommending reallocating funds from the Cedar Street reconstruction in the event we unearth something unexpected with the second phase of that project.

If you have any questions on this project, please feel free to let me know.

cc: Ralph St. Pierre, Assistant City Manager
Lesley Jones, Director of Public Works
MEMORANDUM:

TO: William Bridgeo, City Manager
FROM: Matt Nazar, Director of Development Services
DATE: April 5, 2019
RE: Cony Pride stabilization estimate

The Cony Pride building is in poor condition and in order to re-use it, it would need to both be structurally stabilized. The lot is roughly 26’ wide and 98’ deep, totaling about 2,500 square feet of land. The building is about 26’ wide, meaning the building’s walls are at or extremely close to, the property lines. With a 26’ wide lot, there is no practical or safe on-site parking. The roof is actively leaking.

We engaged Coffin Engineering to review the structural integrity and render an opinion on what would be needed to stabilize the building. If we want a full report from Ben Murry, the structural engineer, he can provide that, but it will take additional time. They provided the following cost estimates from Lajoie Brothers based on Ben’s assessment of what needs to be done to stabilize the building:

Structural framing repairs - $18,000
Structural foundation repairs (cheek wall against existing, parge wall at block) - $48,000
6” Slab over existing slab with WWM - $24,000
New EPDM roof - $28,000
Removal of 2 steel beams in basement - $2,500
Removal of debris from basement - $1,500

**Totaling $122,000 to structurally stabilize the building**

This does not include new windows, doors, siding, plumbing, heating, or any internal renovation. Two additional expenses beyond the costs above that city staff recommends in order to make the building safe for entry, if the building is stabilized would be:

Hazardous material abatement - $10,000
Basic electrical work to provide lights - $1,500

The total cost to demolish the building, including hazardous material abatement, is estimated at $30,000, leaving the city with a 26’ x 98’ vacant lot.