

# City of South Daytona

## Economic Development

1672 S. Ridgewood Avenue • South Daytona, FL 32119 • 386/322-3025



### MEMORANDUM

To: James L. Gillis Jr., City Manager  
From: Josh McEnany, Economic Development Director  
Re: Consideration of approving a Demolition Grant for 1848 S. Ridgewood Avenue  
Date: May 2, 2023

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The former location of Stone Edge Skate Park at 1848 S. Ridgewood Avenue has been abandoned and was recently sold to KDP Ridgewood LLC. The new owner has plans to demolish the Skate Park, all structures, and the commercial single-story building through a two-phase approach. They have requested assistance with the cost of demolition.

KDP Ridgewood LLC has agreed to remove the Skate Park Structures, including skate pools, concrete areas, fencing, wood ramps, and decking within thirty (30) days upon approval from the CRAG board and the City Council. This demolition will be considered the first phase. In accordance with Resolution No. 1988-15, if demolition of the skate park is not completed within thirty (30) days, the City is authorized to enter the property and remove the skate park structures.

The second phase of demolition would be to remove the single-story commercial building at a later date. KDP Ridgewood LLC, is requesting the City of South Daytona to award the grant in the amount \$15,000. The grant may be awarded to KDP Ridgewood LLC, upon completion of the first and second phase.

In January 2021, the CRAG Board and the City Council approved the CRA Demolition Grant Program. This CRA Demolition Grant Program was created to partner with property owners to remove substandard or unsafe structures and blight by removing an oversupply of unmarketable buildings and prepare properties for reinvestment and future development of targeted businesses. The grant allows for a reimbursement of up to 50 percent of total eligible costs up with a maximum of \$15,000 per project. Eligible items for demolition would include building structures, surface parking, lighting, landscaping, walls, or other site structures that prevent redevelopment of the site. Stabilization of the site post demolition is required. Property owners and developers receiving demolition grant funds must comply with all existing city, state and federal building codes and regulations and permitting requirements as a prerequisite to receipt of funds. The grant is paid to the developer or owner, as reimbursement, after the demolition work and site stabilization are completed, with a passing final inspection.

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## Economic Development

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Contactor	Estimate
Samsula Demolition	\$44,237.00
Drewry Site	\$65,230.00
GEL	\$53,792.00

### Recommendation:

Staff recommends funding the grant request for the maximum grant allocation of \$15,000 for the project upon completion of the first **and** second phase, including the commercial single-story building.

Reimbursement will be made to the applicant upon completion of all work and upon proof of payment for grant-related expenses for demolition. The site must also pass a final inspection by the Chief Building Official. To pass the final inspection, the site must be cleared of all structures, including fencing and debris, and the site must be fully sodded and/or hydroseeded.

### Attachments:

Photographs of Skate Park, Commercial Building and accessory structures.





























## **SAMSULA DEMOLITION**

Phone: 386-423-6769

Cell: 386-314-2254

Fax: 386-423-1436

Email: [mike.samsulademolition@yahoo.com](mailto:mike.samsulademolition@yahoo.com)

363 State Road 415

New Smyrna Beach FL, 32168

## **PROPOSAL CONTRACT AGREEMENT**

To: City of South Daytona

Attn: Becky

Date: 2/21/23

Phone: 386-322-3019

Email: [Bwitte@southdaytona.org](mailto:Bwitte@southdaytona.org)

We hereby submit specifications and estimates to:

PROJECT: 1848 South Ridgewood Ave. South Daytona, Fla.

**DESCRIPTION OF WORK:** Mobilization of Equipment, Supervision, Trucking of Debris to a Licensed Disposal Facility Including Tipping Fees, Recycling of Concrete Blocks/ Footers/ Foundations/ Various Slabs, Salvage Rights, Utility Locates.

### **Demolition: Option #1**

- Demo a Single Story Commercial Structure, Game Room/ Video Arcade/ Unfinished Utility/ Canopy (App. 2,935 s.f.)
- Demo Concrete Skate Pool (App. 4,000 s.f.)
- Demo Composite Skate Pool (App. 1,800 s.f.)
- Remove Various Wood Ramps/ Jumps/ Wood Decking/ Wood Attachments.
- Imported Fill Dirt Graded/ In-Place to Backfill Concrete Skate Pool (App. 30 Loads)
- Hydro-Seeding all Areas Disturbed by Demolition.
- Remove Various Concrete Slabs Throughout.
- Environmental Survey (To Determine if any Asbestos Containing Materials are Present)
- Mandatory 10-Day FDEP Notification of Demolition.
- Demo Permit (City)

**Total: \$44,237.00**

### **Demolition: Option #2**

- Demo Concrete Skate Pool (App. 4,000 s.f.)
- Demo Composite Skate Pool (App. (1,800 s.f.)
- Remove Various Wood Ramps/ Jumps/ Wood Decking/ Wood Attachments)



- Imported Fill Dirt Graded/ In-Place to Backfill Concrete Skate Pool (App. 30 Loads)
- Hydro-Seeding all Areas Disturbed by Demolition.
- Remove Various Concrete Slabs Throughout.
- Demo Permit (City)

Total: \$34,500.00

**PRICE DOES NOT INCLUDE:** bond, impact fees, erosion control, silt fencing, tree protection, turbidity barrier, sod, watering of seeded areas is by others, removal of any unsuitable/ hazardous/contaminated materials, removal of any asbestos containing materials, abandonment of any storage or electrical vaults/wells/transformers/grease traps/gas-fuel-oil-propane-tanks/septic tanks, utility relocates, capping or removal of any underground utility lines, removal of any pilings/pile caps/grade beams, open cuts in roadway, right of way work, offsite work, sidewalk repair or replacement, electrical work, rodent control certificate, lane closure, traffic control, flag men, barricades, testing of any type or kind, gopher tortoise relocation and permitting, irrigation work/repair, clearing and grubbing, tree trimming, root pruning, abandonment and replacement of curb cuts/driveway aprons, any type of fencing.

**SAMSULA WASTE INC. DBA SAMSULA DEMOLITION WILL BE RESPONSIBLE ONLY FOR WORK STATED ABOVE.** All material is guaranteed to be as specified. Upon execution of this proposal, Samsula Waste Inc. dba Samsula Demolition reserves all salvage rights regarding demolition. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation. NOTE: This proposal may be withdrawn by us if not accepted within Thirty (30) Days.

**SAMSULA REPRESENTATIVE:** \_\_\_\_\_

PLEASE SIGN BELOW AND RETURN ORIGINAL UPON ACCEPTANCE

UPON EXECUTION OF THIS PROPOSAL, THIS DOCUMENT BECOMES A CONTRACT.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made regardless of damage claim. Contract balance will be due in full upon completion of the scope of work. In the event that amount herein shown is not paid when due, interest at the highest legal rate per annum shall accumulate on total due. All costs of collection shall be paid by the customer including but not limited to reasonable attorney fees.

**CUSTOMER'S SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**PROPOSAL GOOD FOR 30 DAYS**





Drewry Site Development, LLC  
 400 Venture Dr. Suite F  
 South Daytona, FL  
 32119, US  
 +13863133220

Prepared By:  
 Scott Drewry  
 (386) 313-3220  
 scott@drewrysite.com

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Project: Stone Edge Skate Park

### Scope of Work

skate structures and pool only

### SITEWORK

	Quantity	Unit Cost	Total Cost
Mobilization *	1 ea	\$ 2,500.00	\$ 2,500.00
Sawcut as Needed	1 ea	\$ 1,250.00	\$ 1,250.00
Demo skate structures and pools	23,500 sq ft	\$ 2.00	\$ 47,000.00
Import Fill (Up To 360 cy)	360 cu yd	\$ 18.00	\$ 6,480.00
Grading To Within 1/10th Ft (LS)	1 ea	\$ 5,500.00	\$ 5,500.00
	--	--	\$ 62,730.00

### MISCELLANEOUS

	Quantity	Unit Cost	Total Cost
Traffic Control for DSD Work	1 ea	\$ 2,500.00	\$ 2,500.00
	--	--	\$ 2,500.00

\* Tax not applied to part or subcomponent

### Notes

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### Summary

Subtotal	\$ 65,230.00
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\$ 65,230.00

Accepted By

Date

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## **PROPOSAL APPENDIX**

### **Demolition Notes:**

- Drewry Site Development retains all salvage rights, if Demolition occurs.
- Price does not include Rodent Abatement.
- Price does not include removal or haul-off of any hazardous materials or fuel oils, unless otherwise stated.

### **General Notes and Exclusions:**

- All permits, impact fees, bonds, and inspection fees are to be handled by others.
- No tree barricades, landscaping, sod, seed, or mulch provided unless otherwise listed above.
- Provided costs are based on (1) one mobilization, unless otherwise stated.
- Removal and replacement of any rock or unsuitable material is not included, unless otherwise stated.
- Not responsible for damage caused by others to our work or items we install; repairs will be at extra cost.
- Not responsible for damage to any unmarked utilities.
- Owner/Prime Contractor agrees to pay all attorney's fees & costs associated with collection of amounts due.
- All retainages withheld must be paid within 30 days from the last day of work done by Drewry Site Development.
- Prices will be honored for (7) seven days from the date of this proposal. Market increases may apply thereafter.
- SWPPP By Others unless otherwise listed above.
- Certified Payroll is not included unless listed in the above proposal.
- Not responsible for drainage in areas with less the 1/4" per foot of fall.
- Not responsible for removal of any hazardous materials.
- Price does not include septic tank abandonment of any or tank pumping.
- Decrease in quantities often results in an increase in per-unit pricing.
- Control staked by others.
- Proposal becomes a legal binding contract upon acceptance. If contract is issued from this proposal, all verbiage becomes part of the contract.
- Proposal is based on the Civil Plans. If Civil Plans conflict any others, Civil Plans takes precedence.
- Drewry Site Development payment is not subject to a "condition precedent" of payment(s) from, to, or by Owner, Prime Contractor, or Financial Institution. In Privy Contracts, Payment in full will be made upon completion. In the event that the amount herein shown is not paid when due, interest at the highest legal rate per annum shall accumulate on total due. All costs of collection shall be paid by the customer including reasonable attorney fees. Florida Statutes 218 & 713 will be followed and applied in strict accordance, in their entirety. Notice To Owner/ Notice of Commencement information due with executed Proposal or prior to Drewry Site Development mobilization to the project.
- If, during the performance of the contract, the price of the material significantly increases, through no fault of the contractor, the price shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. Such price increases shall be documented through quotes, invoices, or receipts. Where the delivery of material is delayed, through no fault of the contractor, as a result of the shortage or unavailability, contractor shall not be liable for any additional costs or damages associated with such delay(s).

### **Acceptance of Proposal**

The prices, specifications, and conditions above are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined.

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name Date

Proposal Prepared By: Scott Drewry

**Drewry Site Development**

(386) 313-3220

[Estimating@DrewrySite.com](mailto:Estimating@DrewrySite.com)

**Payment Terms:** Net 30 Days



**400 Venture Dr., Ste F  
South Daytona, FL 32119**



**[www.DrewrySite.com](http://www.DrewrySite.com)**



**Office: 386-313-3220  
Fax: 386-872-4788**





**GEL LLC**  
**Corporate Headquarters**  
881 Signature Dr Suite 101  
Orange City, Florida 32763  
(386) 775 5385 p (386) 775-0355 f

March 14, 2023

*via email*

RE: Demolition- Stone Edge South Daytona

GEL LLC (**GEL**) is pleased to offer our services for the demolition (1848 South Ridgewood South Daytona, FL) (**Property**). We have thoroughly reviewed the property and we understand the scope of work as it has been communicated to us.

The work has been broken down into the following items, a brief description is found below:

**Demolish skatepark only**

- I. Remove all concrete, ramps, fencing
- II. Haul all debris from demolition
- III. Grade to a uniform level

**Pricing: \$39,077.00\***

**Demolish skatepark and building**

- I. Permit
- II. Remove building and skatepark
- III. Haul all debris from demolition
- IV. Grade to a uniform level

**Pricing: \$53,792.00\***

\*Abatement, patch & repair, barricades, and utility disconnect by others

Quote valid for 90 days

GEL will communicate any identified changes, etc. to customer within 24 hours of same.

Change orders: Any item requested after agreement on job scope and terms will require customer and GEL to provide documented agreement to implement.

We look forward to collaborating with you on this project and providing the added benefit of environmental solutions to this service.

If there are any questions, please contact me at (386)804-8045. Upon your approval to commence, I will meet with you to develop project schedule and review terms, operational specifics, etc.

Sincerely,

A handwritten signature in black ink that reads "Kandi Winfrey". The signature is fluid and cursive, with the first name "Kandi" being more prominent than the last name "Winfrey".

Kandi Winfrey  
GEL LLC

Demo Project Submittal  
Stone Edge Skatepark  
1848 South Ridgewood  
South Daytona, FL  
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