

Lena Bonner

From: Takiyah A. Douse
Sent: Thursday, December 8, 2022 5:22 PM
To: Lena Bonner
Cc: Wayne Brown; Natascha Dailey; Ron Lampkin; Maurice D. McDowell; Charles Jackson
Subject: Diamond Lakes Timeline
Attachments: DL Towers Timeline with Support Exhibits.pdf

Ms. Bonner,

Please forward the below communication and attached document to the Commission.

Mayor Davis and Augusta Commissioners,

The attached Diamond Lakes timeline and supporting exhibits details repair/replacement activities completed at the youth and adult scoring towers. Please note, work is in progress. Ms. Bonner will provide you with hardcopies.

Should you have any questions regarding this communication, please feel free to contact me.

Thanks,

Takiyah A. Douse | Interim Administrator
Augusta – Richmond County
535 Telfair Street Augusta, Ga 30901
(p) 706-821-2400 | (f) 706-821-2819
TDouse@augustaga.gov | www.augustaga.gov



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AED:104 1



Office of the Administrator

Takiyah A. Douse
Interim Administrator

MEMORANDUM

Date: December 8, 2022

To: Commissioner Brandon Garrett
Commissioner Alvin Mason

Cc: Mayor Hardie Davis Jr.
Mayor Pro Tem Bobby Williams
Commissioner Jordan Johnson
Commissioner Dennis Williams
Commissioner Catherine Smith McKnight
Commissioner Ben Hasan
Commissioner Sean Frantom
Commissioner Francine Scott
Commissioner John Clarke

From: Takiyah A. Douse, Interim Administrator

Subject: Diamond Lakes Scoring Towers Timeline

In response to your request for information concerning the repair/replacement timeline for activities initiated and completed at the Diamond Lakes Regional Park scoring towers (youth and adult) I have compiled the below data, with supporting exhibits attached.

Please note, the information contained is not comprehensive, yet detailed, to provide you with a key picture of the events as they occurred.

November, 2012 Exhibit #1

Parks and Recreation (P&R) advertised bid #12-222. Scope of work included replacing ceramic tile flooring with liquid applied waterproof flooring compound. Bids received were over budget, thus no work was completed to rectify the problem.

June, 2018 Exhibit #2

Initial email notice of drainage issue was communicated from Gary Hegner, Parks and Recreation (P&R) Deputy Director, to Takiyah Douse, Central Services Department Director (CSD), reporting water leaks in several areas throughout the adult tower. A CSD in-house assessment was conducted and remediation efforts were attempted.

October, 2018

Site visits and staff communications proved efforts made were not successful.

November, 2018 – April, 2019 Exhibit #3



Office of the Administrator

Takiyah A. Douse
Interim Administrator

Bid Item 19-147 Advertised

- 12/21/2018 Mandatory Pre-Bid
- 01/10/2019 Bid open date
- 04/22/2019 Awarded to Contract Management Inc. (CMI) at \$518,800.00 (PO #19CSS725 final total, \$528,402.50)

Scope of work included replacing ceramic tile flooring with a liquid applied waterproof flooring compound and drainage system repairs. Final scope was revised to remove drainage system repairs – see February, 2019.

February, 2019 Exhibit #4

As an emergency, Universal Plumbing (PO #369032) was engaged to provide and install labor and materials to replace all roof drain floor sinks on 2nd floor of both buildings, replace surrounding concrete to grade and jetting drainage system to assure proper operation for \$54,392.00.

March, 2019 Exhibit #5

Cranston Engineering, original engineering firm of record, was engaged for consultative professional services (\$2,280) associated with the drainage and flooring issues at the Diamond Lakes scoring towers to include site visits, drainage improvement recommendations, flooring surface improvement reviews and recommendations, and coordination with construction and owners' teams.

June, 2019

Flooring work associated with bid #19-147 substantially completed by CMI.

July, 2019 Exhibit #6

CSD staff was tasked with SR #151280 and completed repairing any damage in the restrooms resulting from the leaks (to include drywall, ceiling tiles, etc).

March, 2020

COVID-19 shut down

June, 2020

Notice of additional debris found in plumbing

September, 2020 Exhibit #7

Universal Plumbing was procured to complete a video inspection of Diamond Lakes Towers 1 & 2 as a result of above June 2020 notification (P3995350) for the amount of \$1,120.00



Office of the Administrator

Takiyah A. Douse
Interim Administrator

March, 2021 Exhibit #8

- Site Visit with Scott Williams, Cranston Engineering – Senior Principle Engineer, and Michael Myles, CSD Facilities Maintenance Manager, determined the drain pipes leading from the deck to the storm sewer system were still clogged and have not been properly cleaned.
- Contacted Universal Plumbing, multiple times (March – June), to get a copy of the video inspection report associated with P3995350 from September 2020. Documentation never received.

May, 2021 Exhibit #9

- CMI was contracted to complete the drain cleaning needed (\$17,812) See details with Exhibit #9
- Original drainage issue deemed rectified

July, 2021 Exhibit #10

Dura Clean (PO #416700 \$14,175) was engaged for mold remediation in the 'red/adult scoring tower' and atomized anti-microbial fogging in the 'green/youth scoring tower'. Associated work completed.

August, 2021 Exhibit #11

Received email from Lida Gregg, P&R, communicating additional issues (holes drilled by Universal Plumbing and Umpire room HVAC leaks). In-house team went to assess.

March, 2022 Exhibit #12

Service request #271845 entered by Bobby Martin noting a leak from the ceiling in the electrical room.

May, 2022 Exhibit #13

Commission approved funding to contract with Horizon Construction for \$449,979 to complete attached scope of work associated with drainage.




Recreation, Parks and Facilities Department

Richard M. Acree, Jr.
Facilities Manager
Parks & Facilities

MEMORANDUM

TO: Ms. Geri Sams, Procurement Director

FROM:  Mr. Richard M. Acree, Jr.,
Facilities Manager

DATE: January 17, 2013

SUBJECT: Bid Item 12-222 Diamond lakes Scoring Towers

Ms. Sams:

The bid packages on the referenced RFP were received in the Procurement Conference Room on December 18, 2012. We received three compliant bids, all were over the funding budgeted for the scope of work defined.

It is, therefore, our recommendation that Augusta reject all bids. The department will reconsider scope and work to identify other funds. We will let you know within 60 days if we decide to rebid the existing scope, modify and rebid or abandon the project.

Thank you for your assistance in securing this pricing. Please do not hesitate to call if you have any questions or need additional clarification.

RMA

Cc: Bill Shanahan
Ron Houck
Chris Scheuer
Joanie Smith
Lonnie Wimberly
Phyllis Mills
Nancy Williams

18 JAN '13 PM 3:21

Exhibit 1

Bid Opening
Bid Item #12-222
Diamond Lakes Scoring Towers Deck Repairs
for Augusta, Georgia - Recreation, Parks and Facilities Department
Bid Due: Tuesday, December 18, 2012 @ 3:00 p.m.

VENDORS	Attachment B	E-Verify #	SAVE Form	Addendum 1	Original	4 Copies	Bid Bond	Bid Amount
RPI 1810 E Wythe Road Augusta, GA 30809								
CMI 1876 Killbuckworth Road Augusta, GA 30904								
Armar Construction 4211 Smithfield Creek Evans, GA 30809								
E & D Coating 2001 Mills B Lane Blvd Savannah, GA 31405	Yes	44759	Yes	Yes	Yes	No	Yes	Non Compliant
Metro Waterproofing 2835 Alcove Drive Scottsdale, GA 30079	Yes	67730	Yes	Yes	Yes	Yes	Yes	\$99,962.00
Blount's Complete Home Services 2907C Tobacco Road Hephzibah, GA 30815								
Turner Mechanical 12384 Atomic Road Beech Island, SC 29842	Yes	229799	Yes	Yes	Yes	Yes	Yes	\$145,000.00

Exhibit 2

From: Lonnie Wimberly
To: Takiyah A. Douse, Glenn Parker
Cc: Joanie Adams; Ronald Houck; Michael Myles; Robert Martin; Gary S. Heener
Subject: RE: DL Adult Tower - Water Leak
Date: Friday, October 26, 2018 5:49:34 PM
Attachments: Image001.png

the ceiling leaks that are happening at both the Adult and Youth Towers is a mixture of material in the drain pipes and the second floor tile grout deterioration. The material in the pipes is thought to be a combination of floor tile adhesive, grout and debris, which has hardened to the point where two plumbing companies couldn't rod out the line. There is also evident that when it rains water builds up on the second floor, then seeps and drains beneath tiles without going through the floor drain, hence ceiling leaks.

The first recommended course of action is to get the drain lines open. Next evaluate the second floor deck for a major overhaul, which more than likely will require sealing the deck and replacement of tiles.

At this time we're unable to get a plumber to confirm a date to be on site before Tuesday, October 30, they're backlogged because of the current rains.

Sincerely,

Lonnie Wimberly
Central Services Department
Deputy Director - Facilities
706-821-1948, Cell: 706-836-0427
Augusta, Georgia

■

From: Takiyah A. Douse
Sent: Friday, October 26, 2018 3:45 PM
To: Glenn Parker <GParker@augustaga.gov>
Cc: Joanie Adams <JAdams@augustaga.gov>; Ronald Houck <rhuck@augustaga.gov>; Lonnie

Exhibit 2

Wimberly <LWimberly@augustaga.gov>; Michael Myles <MMyles@augustaga.gov>; Robert Martin <RMartin@augustaga.gov>; Gary S. Hegner <GHegner@augustaga.gov>
Subject: RE: DL Adult Tower - Water Leak

Glenn,

We have made several attempts to rectify this problem to no avail. I now consider this matter an emergency and would like to move forward as such. The videos seen recently and in the past are very telling of how critical this issue is.

Do you concur?

Lonnie, please detail your analysis of the problem and propose a solution to move forward.

TAD

From: Robert Martin
Sent: Friday, October 26, 2018 2:32 PM
To: Takiyah A. Douse <TDouse@augustaga.gov>; Gary S. Hegner <GHegner@augustaga.gov>; Glenn Parker <GParker@augustaga.gov>
Cc: Joanie Adams <JAdams@augustaga.gov>; Ronald Houck <rhouck@augustaga.gov>; Lonnie Wimberly <LWimberly@augustaga.gov>; Michael Myles <MMyles@augustaga.gov>
Subject: RE: DL Adult Tower - Water Leak

Darrell Bennett is going to try to get his staff to close it off.

From: Takiyah A. Douse
Sent: Friday, October 26, 2018 2:23 PM
To: Robert Martin <RMartin@augustaga.gov>; Gary S. Hegner <GHegner@augustaga.gov>; Glenn Parker <GParker@augustaga.gov>
Cc: Joanie Adams <JAdams@augustaga.gov>; Ronald Houck <rhouck@augustaga.gov>; Lonnie Wimberly <LWimberly@augustaga.gov>; Michael Myles <MMyles@augustaga.gov>
Subject: RE: DL Adult Tower - Water Leak

Robert,

Please close off this area until this matter can be resolved. It is considered a priority.

TAD

From: Robert Martin
Sent: Friday, October 26, 2018 2:19 PM
To: Takiyah A. Douse <TDouse@augustaga.gov>; Gary S. Hegner <GHegner@augustaga.gov>; Glenn Parker <GParker@augustaga.gov>
Cc: Joanie Adams <JAdams@augustaga.gov>; Ronald Houck <rhouck@augustaga.gov>; Lonnie

Exhibit 2

Wimberly <LWimberly@augustaga.gov>

Subject: RE: DL Adult Tower - Water Leak

The attached video is from this morning at the adult tower at Diamond Lake. Bobby

From: Takiyah A. Douse

Sent: Wednesday, October 24, 2018 12:06 PM

To: Gary S. Hegner <GHegner@augustaga.gov>; Glenn Parker <GParker@augustaga.gov>

Cc: Robert Martin <RMartin@augustaga.gov>; Joanie Adams <JAdams@augustaga.gov>; Ronald Houck <rhouck@augustaga.gov>; Lonnie Wimberly <LWimberly@augustaga.gov>

Subject: RE: DL Adult Tower - Water Leak

We recently had drain work done at this site, with the hopes of remedying the problem

I left a message with Lida to determine if the solution, conducted recently, was successful. Once she confirms or denies the solution, we can chart a path forward.

TAD

From: Gary S. Hegner

Sent: Tuesday, June 26, 2018 7:51 AM

To: Glenn Parker <GParker@augustaga.gov>; Takiyah A. Douse <TDouse@augustaga.gov>

Cc: Robert Martin <RMartin@augustaga.gov>; Joanie Adams <JAdams@augustaga.gov>; Ronald Houck <rhouck@augustaga.gov>

Subject: FW: DL Adult Tower - Water Leak

As part of our 2019 budget, we really need to come up with a solution to this issue. We have water coming through light fixtures, which is not safe and will cause further damage to the building and fixtures the longer we let this continue

Gary Hegner

Gary Hegner, CPRP, CPO
Deputy Director-Parks Division
Augusta Recreation and Parks Department
2027 Lumpkin Road Augusta, GA 30906

706.842.2680 office / 706.825.6622 cell

#GOaugusta

Our Mission:

To make Augusta a nationally recognized leader in Parks and Recreation experiences

Our Vision:

Exhibit 2

"To offer exceptional customer service through a culture of continuous improvement, innovation, and sustainability"

From: Lida Gregg

Sent: Monday, June 25, 2018 10:39 PM

To: Robert Martin <RMartin@augustaga.gov>; Gary S. Hegner <GHegner@augustaga.gov>; Darrell Bennett <dbennett@augustaga.gov>; Christopher P. Yount <CYount@augustaga.gov>; Glenn Parker <GParker@augustaga.gov>

Subject: DL Adult Tower - Water Leak

Please see the attached video and the one in the following email. This problem is a serious problem!

Everyone had to run for cover during the storm tonight. Most ended up under the cover by the concession stand which is where this water is coming down. (Adult side) And tonight's rainfall was a very low amount compared to other recent downpours.

One of my teams, full of electricians, cautioned me of the many hazards this situation presents. One, electrocution, should anyone try to remove the cover, change a bulb, or inspect, while water is in the fixture. Two, the danger of the roof collapsing at some point when it just can't hold any more water or weight. Third, the mold and mildew this is leaving behind once everything has dried up. The interior walls in both towers are probably full of enough mold and mildew to shut it down. It is all visible if someone would just come look at it.

Also, because of all the lightning, the elevator was not an option to get up or down from the third floor. When everyone started coming in and out of the second floor door, the water was above the first step and almost above the second one, well above everyone's ankles. One player, who hasn't played in years, casually blurted out that he "sees they still haven't fixed this problem".

Of course our concessionaire, Mrs. Jones, complained about the water being right outside of their entry and exit in to the stand. And there is a concern that the water might be backing up on top of the ceiling in the stand also.

And I know that nobody will like to here me say this. But, the fact that we (staff members that work consistently with the public, up close and personal) are continually embarrassed and perplexed about these issues that aren't getting fixed, has reduced so many of us to think that nobody cares. Speaking for myself, I care! But, until things start getting the treatment they should be getting, even down to the bushes, grass and weeds being properly manicured in a timely matter, I'm struggling to keep the faith on why I should.

This second floor issue has been "pending" for years! What is it going to take to get it fixed? We have a beautiful park with so much potential. But riding through in a car, from front to back, is not enough of a visual inspection to see the real shape the park is in.

Thanks for any help you can provide!

Lida L. Gregg

Lida L. Gregg, CPRP
Athletic Programs Coordinator
Augusta Recreation & Parks Department
P. O. Box 5605
Augusta, GA 30916
(706) 771-2980
(706) 771-2983 Fax
(706) 825-6718 Cell
lgregg@augustaga.gov

From: 7068361314@vzwpx.com <7068361314@vzwpx.com>

Sent: Monday, June 25, 2018 9:06 PM

To: Lida Gregg

Subject: [EXTERNAL]

lgregg@augustaga.gov

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SECTION II SCOPE OF SERVICES

BACKGROUND:

The scoring towers at Diamond Lakes opened in 1999. The tile flooring on the mezzanine level and the drainage system has deteriorated over the years and is in need of replacement. Augusta, Georgia has elected to go with a coating system rather than replacing the tile. Please note, this issue is problematic at the Adult tower and Juvenile tower.

As constructed, there is a waterproof membrane over the setting bed and beneath the tile. It appears that the tile was thin-set over this membrane.

SCOPE OF SERVICES:

This project includes, but is not limited to the following activities:

Floor Replacement

Application of a new liquid applied waterproof, wear surface approved by the manufacturer for deck surfaces over occupied space. Examples of approved manufacturers/products are:

- The Garland Company - Dura-Walk PS
- Hydro-Stop – Traffic Coat System
- Dex-o-Tex - Auto Dex V
- System shall include any and all slip sheets, sealers, primers, base coats, top coats, flashings and accessories required to complete the installation.
- Preparation of the existing surface to receive the coating system
- Temporary waterproofing as necessary to protect spaces below the mezzanine.
- Any leveling, adjustments, or repair to the substrate to make sure the new floor coating finish elevation marries to the existing floor drains, stair junctions and elevator thresholds, and is free from bird baths or ponding.
- Slopes shall conform to current ADA requirements
- Waterproof expansion joints shall be provided in accordance with the manufacturer's requirements to meet the specified warranty.
- The coating shall be textured to prevent slipping
- Warranty shall be a minimum of 5 years and shall be for a minimum of 5 additional years
- All comparable products suggested for use require approval by the Recreation & Parks Department and the Central Services Department

Drain System

- Repair drainage system starting from the mezzanine level to the storm drain system
- Verify why water is not draining properly from the mezzanine through the drainage pipes and make necessary repairs
- Verify the proper number and spacing of internal drains for the size of the mezzanine to the storm drain system
- Install a filter at the opening of all drain pipes to prevent unwanted material from entering the pipe

PURCHASE ORDER

AUGUSTA, GEORGIA

SUITE 800, PROCUREMENT DEPARTMENT
 535 TELFAIR STREET, MUNICIPAL BUILDING 1000
 AUGUSTA, GEORGIA 30601-2377
 PHONE: (706) 821-8422

Page 1 of 1

PURCHASE ORDER NO.
19CS8725ACQUISITION QUOTE NO.
2316388

DATE 08/01/19	DEPARTMENT 81120	VENDOR PHONE 3
VENDOR 16627	E-VERIFY# 225306	EMAIL
VENDOR CONTRACT MANAGEMENT INC. (CMI) P.O. BOX 3833 AUGUSTA, GA 30914		ATTN: CO #1 BID NUMBER: 19147 CONTRACT #: 19CS8725 BUYER: NANCY
SHIP TO: CENTRAL SERVICES ADMIN 2760 PEACH ORCHARD RD. BUILDING A AUGUSTA, GA 30906		BILL TO: AUGUSTA, GEORGIA ACCOUNTING DEPARTMENT, SUITE 800 535 TELFAIR STREET, MUNICIPAL BUILDING 1000 AUGUSTA, GA 30601-2377 (706) 821-2338 ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO ABOVE ADDRESS REGARDLESS OF SHIP TO DESTINATION.

ITEM #	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
0001	1	EACH	REPAIR DIAMOND LAKES SCORING TOWERS DECK AND DRAIN REPAIR APPROVED BY COMMISSION 4/16/19, ITEM #19 329-05-1120/54-13120	518,800.00	518,800.00
0002	1	EACH	CO #1: ROOF STRAINS LOWERED TO ACCOMMODATE NEW FLOORING SYSTEM 329-05-1120/54-13120	9,602.50	9,602.50

Pay Inv. # 19CS8725-3
 \$ 235,885.50

RECEIVED:

8/16/19 INITIALS

ENDORSEMENT:

Rev. By AW Date 8/21/19
 Rev. By LS Date 8/21/19
 Rev. By CO Date 8/21/19

CONDITIONS - READ CAREFULLY

- The purchaser is agent for those from payment of Federal, State, and Municipal sales taxes and other taxes.
- Shipping charges prepaid by vendor.
- Payment will be made on complete shipment only, unless otherwise requested.
- DELIVERY TICKET MUST ACCOMPANY GOODS.
- No cash orders. Use our master E-checks.
- Payment made delivery between 8 A.M. and 4 P.M.
- All goods reserved with subsequent pricing to inspect and return of Vendor's inspection if defective or not in compliance with our specifications.
- Indoor delivery if necessary.
- Payment not to be made until delivery.

NET TOTAL.....

528,402.50

APPROVED FOR ISSUE

L.A. Smith
 PROCUREMENT DIRECTOR

REQUISITIONER

Exhibit 3

Contract Management, Inc.
1829 Killingworth Road
P.O. Box 3833
Augusta, GA 30904

Invoice Date 07-01-2019 Customer ID AUGUSTA ACT Invoice ID P.O. 19CSS725-3

Draw ID 3 Work Order Ship Date

To:

Augusta, Georg (Accounting Dpt.)
Suite 800
535 Telfair Street
Municipal Building 1000
Augusta, GA 30601-2379

Job Location:

Diamond Lake Deck/Drain Repair
Bid Item #19-147
Augusta, GA 30901

Ship Via
None

1	Pay Request #3 (7-1-19) **Final Invoice** for Repair Diamond Lakes Scoring Towers Deck and Drain Repair.	1.00	ea	228,283.00	228,283.00
2	Original P.O. 19CSS725 - Down total Lowered all roof drains to accomadate new flooring system per specification on Towers 1 and 2. (Universal Plumbing)	2.00	ea	4,175.00	228,283.00 8,350.00
3	CM/ Overhead & Sub Mark-up Subtotal	16	ea	6,350.00	1,252.50 9,602.50

Amount Billed \$235,885.50

Retainage Held

07-11-2019

\$235,885.50

Exhibit 3

Contract Management, Inc.
1828 Killingsworth Road
P.O. Box 3833
Augusta, GA 30904

Invoice Date 06-18-2019 Customer ID AUGUSTAACT Invoice ID P.O. 19CSS725-2

Draw ID Work Order Ship Date

To: Augusta, Georg (Accounting Dpt.)
Suite 800
535 Telfair Street
Municipal Building 1000
Augusta, GA 30901-2379

Job Location: Diamond Lake Deck/Drain Repair
Bid Item #19-147
Augusta, GA 30901

Ship Via
None

1	Pay Request #2 (6-18-19) for Repair Diamond Lake Scoring Towers Deck and Drain Repair. Project is 58% complete.	1.00	is	137117.00	137,117.00
	Down total				137,117.00

Amount Billed \$137,117.00

Retainage Held

07-17-2019 \$137,117.00

Exhibit 3

Contract Management, Inc.
1829 Killingsworth Road
P.O. Box 3833
Augusta, GA 30904

Invoice Date 05-22-2019	Customer ID AUGUSTA ACT	Invoice ID P.O. 19CSS725-1
Draw ID 1	Work Order	Ship Date

To:
Augusta, Georg (Accounting Dpt.)
Suite 800
535 Telfair Street
Municipal Building 1000
Augusta, GA 30601-2379

Job Location:
Diamond Lake Deck/Drain Repair
Bid Item #19-147
Augusta, GA 30601

Ship Via
None

1	Pay Request #1 (5-22-19) for Repair Diamond Lakes Scoring Towers Deck and Drain Repair. Down total	518000.00	is	.30	155,400.00
					<u>155,400.00</u>

Amount Billed \$155,400.00

Retainage Held

06-01-2018

\$155,400.00

AUGUSTA, GEORGIA**PURCHASE ORDER**

SUITE 806, PROCUREMENT DEPARTMENT
636 TELFAIR STREET, MUNICIPAL BUILDING 1800
AUGUSTA, GEORGIA 30601-2377
PHONE: (706) 821-2422

Page 1 of 1

PURCHASE ORDER NO.
P369032

REQUISITION/QUOTE NO.
R314593

DATE 03/15/19	DEPARTMENT 061474	VENDOR PHONE #
VENDOR # 549	E-VERIFY# 475934	EMAIL

VENDOR
**UNIVERSAL PLUMBING CO
2415 MILLEDGEVILLE ROAD
AUGUSTA, GA 30904-4982**

ATTN: **EMERGENCY**
SID NUMBER:

CONTRACT #:
BUYER: **DORRIN**

SHIP TO:
**RECREATION DEPARTMENT ADMIN.
2027 LUMPKIN ROAD
AUGUSTA, GA 30906**

BILL TO:
**AUGUSTA, GEORGIA
ACCOUNTING DEPARTMENT, SUITE 806
636 TELFAIR STREET, MUNICIPAL BUILDING 1800
AUGUSTA, GA 30601-2376
(706) 821-2336**

ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO
ABOVE ADDRESS REGARDLESS OF SHIPPING DESTINATION

ITEM #	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
0001	1	EACH	PROVIDE & INSTALL LABOR & MATERIALS TO REPLACE ALL ROOF DRAIN FLOOR SINKS ON 2ND FLOOR OF BOTH BUILDINGS. INCLUDES REPLACING SURROUNDING CONCRETE TO GRADE & JETTING DRAINAGE SYSTEM TO ASSURE PROPER OPERATION. 272-06-1474/54-25310	54,392.00	54,392.00

CONDITIONS - READ CAREFULLY

- The purchaser is exempt by statute from payment of Federal, State, and Municipal sales, excise and other taxes.
- Shipping charges prepaid by vendor.
- Payment will be made on complete shipments only, unless otherwise requested.
- DELIVERY TICKET MUST ACCOMPANY GOODS
- No cash orders. We will tender if available.
- Please make deliveries between 8 A.M. and 4 P.M.
- All goods received with subsequent privilege to reject and return at Vendor's expense if defective or not in compliance with our specifications.
- Insider delivery if necessary.
- Payment Net 30 or according to contract.

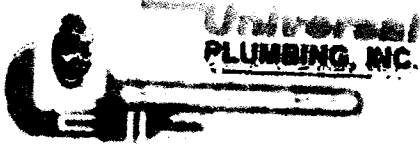
NET TOTAL..... **54,392.00**

APPROVED FOR ISSUE



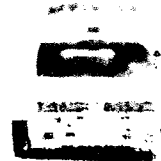
PROCUREMENT DIRECTOR

VENDOR COPY



Hotel: Edgewood Hotel
Plant: Plantec
Silver Spring

706-738-4424



Universal Plumbing, INC.
2415 Milledgeville Rd
Augusta, Ga. 30904
Phone: 706-738-4424
Fax: 706-738-4471
www.universalplumbinginc.com

Proposal Submitted

Date

Street

City, State, and Zip Code

Job Location

Acceptance of Proposal

We hereby submit specifications and estimates for:

We propose hereby to furnish material and labor complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ \$

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Proposal may be withdrawn if not accepted within 30 days.

Presented by J. L. Jones

Acceptance

Title Manager

Date



CRANSTON

ENGINEERING

Post Office Box 2546, Augusta, Georgia 30903 - Telephone 706-722-1588

AUGUSTA, GEORGIA
TAKYAH DOUSE
2780 PEACH ORCHARD ROAD
AUGUSTA, GA 30906

Invoice number 46482Revised
Date 04/23/2019

Project 2019-0125 DIAMOND LAKES PARK
SCORING TOWER IMPROVEMENTS

Email: tdouse@augustaga.gov

Professional services through April 1, 2019 associated with the drainage and floor tile issues at the Diamond Lakes Park scoring towers including site visits, drainage improvement recommendations, flooring surface improvement reviews and recommendations, and coordination with construction and owner's teams.

Labor

	Hours	Rate	Billed Amount
Senior Principal Engineer	10.25	210.00	2,152.50
Landscape Architect I	1.50	85.00	127.50
Labor subtotal	11.75		2,280.00
Invoice total			2,280.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
46482Revised	04/23/2019	2,280.00	2,280.00				
Total		2,280.00	2,280.00	0.00	0.00	0.00	0.00

Please direct any question to:
Scott Williams at 706-722-1588

Augusta
G E O R G I A

Service Request

Request ID: 151280
Description: Roof Issue
Problem Address: 4335 Windsor Spring Rd
Hephzibah, 30815
Department/Loc: CENTRAL SERVICES
District: 30815 Zip Code
Initiated By: USER, FORMS SR
Manager: JOHNSON, ERIC
Closed By: JOHNSON, ERIC
Site ID: Sid-06108
Basin: SPIRIT CREEK
Initiated Date: 8/5/2019 8:48:05AM
Supervisor: WOOLFOLK, GREGORY
Data/Time Closed: 8/2/2019 2:18:32PM
Priority: 3

QUESTION RESPONSE

Caller Information:

Last Name	First Name	Address	Home Phone	Cell Phone	EMAIL
JOHNSON	ERIC		706-564-8328		UNKNOWN@UNKNOWN.COM
LABOR NAME			START TIME		FINISH TIME
HERNANDEZ, ANTHONY			7/30/2019 8:24:00AM	7/30/2019 8:24:00AM	40.00
WOOLFOLK, GREGORY			7/30/2019 8:24:00AM	7/30/2019 8:24:00AM	40.00
BOATNER, PATRICK			7/30/2019 8:24:00AM	7/30/2019 8:24:00AM	16.00

Request ID: 151280

Work Order ID:

Exhibit 6

Description: Roof Issue

Status:

CLOSED

Problem Address: 4335 Windsor Spring Rd
Hephzibah, 30815

Department/Loc: CENTRAL SERVICES

Site ID: Sid-06106

District: 30815 Zip Code

Basin: SPIRIT CREEK

Comments:

BY: USER, FORMER BR. 6/5/2019 8:48:06AM

/CSR/311 SR#: 19-00032236 - Jun 05, 2019 08 48 05 - (Repair ceiling at the Youth Tower)

Q: Customer Name A: Eric Johnson

Q: Contact Number A: 706-821-2300

Q: Location? A: Diamond Lakes Youth Tower

Q: Is there a leak? A: Yes

Q: Where is it leaking? A: Yes

Q: Can you contain it? A: Yes

Q: Preferred method of follow-up? A: No"

BY: WOOLFOLK, GREGORY, 6/7/2019 8:47:59AM

Waiting on po to start the job

BY: WOOLFOLK, GREGORY, 6/14/2019 11:54:14AM

Picked up material to start use tower at diamond Lakes still on hold building is still leaking waiting for approval to start work

BY: WOOLFOLK, GREGORY, 6/25/2019 8:43:10AM

Boys and girls bathroom ceilings are done to include the janitors closet do not install ceiling tiles per Mr. Wimby Mike and Mr. Johnson

BY: WOOLFOLK, GREGORY, 6/25/2019 3:48:31PM

Waiting on men's and women's side to do next

BY: WOOLFOLK, GREGORY, 7/8/2019 12:54:28PM

Got quote for men's and women's tower

BY: JOHNSON, ERIC, 7/12/2019 1:14:49PM

Cannot complete ceiling until flooring is completed.

BY: WOOLFOLK, GREGORY, 7/15/2019 10:06:33AM

Tower floor has been completed will pick up material for the job tomorrow will start the job when Anthony Hernandez returns

BY: WOOLFOLK, GREGORY, 7/15/2019 10:06:33AM

Pick up material 7/16 2009 or 7/17 2009

BY: JOHNSON, ERIC, 7/22/2019 11:38:03AM

Sent Quote to purchase paint 07/22/19 to Quote.com

Request ID: 151280

Description: Roof Issue

Problem Address: 4335 Windsor Spring Rd
Hephzibah, 30815

Department/Loc: CENTRAL SERVICES

District: 30815 Zip Code

BY: WOOLFOLK GREGORY, 7/30/2019 8:25:16AM

Ceilings have been repaired and replaced job is complete see attached photos

SR Details:

Work Order ID:

Status: CLOSED

Site ID: Sld-88108

Basin: SPIRIT CREEK

Exhibit 6

REQUISITION QUOTE NO
R336956

PURCHASE ORDER NUMBER ABOVE
MUST APPEAR ON ALL INVOICES,
SHIPPING PAPERS AND PACKAGES

CONTRACT #
BUYER: JACQU

BILL TO:

AUGUSTA, GEORGIA
ACCOUNTING DEPARTMENT, SUITE 800
595 TELFAIR STREET, MUNICIPAL BUILDING 1000
AUGUSTA, GA 30661-2378
(706) 821-2336

ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO
ABOVE ADDRESS REGARDLESS OF SHIPPING DESTINATION.

QUANTITY	UNIT	PRODUCT ID	DESCRIPTION	UNIT PRICE	AMOUNT
9801			DIAMOND LAKES TOWERS 1 & 2 VIDEO INSPECTION 272-01-6210/54-25310	1,120.00	1,120.00

NET TOTAL..... 1,120.00

APPROVED FOR ISSUE

John Smith
PROCUREMENT DIRECTOR

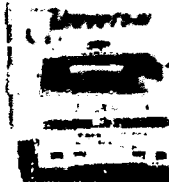
REQUISITIONER

Exhibit 7
P399350



**Quick Response
Flat Rates
Since 1986**

706.738.4424



Universal Plumbing, INC.

2415 Milledgeville Rd

Augusta, Ga. 30904

Phone: 706-738-4424

Fax: 706-738-4471

www.universalplumbinginc.com

Proposal Submitted <u>AUGUSTA WILLIAMS CO.</u>	Date <u>8/21/20</u>
Street <u>935 Windsor Springs Rd.</u>	
City, State, and Zip Code <u>AUGUSTA GA.</u>	Job Location <u>DIAMOND LAKE BASKIN FIELD</u>
Acceptance of Proposal	<u>TOWNS 112</u>

We hereby submit specifications and estimates for:

- (1) DRAIN CLEANING FOR TOWNS 112
- (2) TO DISASSEMBLE AND RECONNECT SECTIONS OF PIPING AND PIPING ARRANGEMENTS AS NEEDED TO EFFECTIVELY JOE & CLEAN ROOF DRAINAGE SYSTEMS
- (3) TO VIDEO INSPECT SYSTEM TO DETERMINE AREAS OF CALCIFICATION WHERE A DIFFERENT METHOD OF CLEANING MIGHT BE NECESSARY.

NOTE: COST IS REFLECTIVE OF VIDEO INSPECTION ONLY.

We propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of:

One thousand one hundred forty dollars \$ 1120.00

Payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Proposal may be withdrawn if not accepted within 30 days.

Presented by Claudia Jones

Acceptance _____

Title

Manager

Date _____

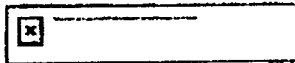
Takiyah A. Douse

From: Larry Jones <larryatuniversal@aol.com>
Sent: Thursday, June 3, 2021 4:29 PM
To: Takiyah A. Douse; claudia@universalplumbinginc.com; Darrell White; Maurice D. McDowell; Natascha Dailey; Roy W. Searles; Laquona Sanderson
Subject: Re: [EXTERNAL] RE: Fwd: Diamond Lakes Camera

Takiyah, i have no words to express my regret for this outcome as I do understand that business must continue in spite of.

I will say that I had spoken with Mr. White relative to my attempts to secure a contractor with the equipment necessary for the removal of the substances that have introduced in the piping both granulated and attached to the walls of the drainage system. After many attempts and conversations we finally had an appointment at 9:30 tomorrow morning. With that being said, and because of the history of this project along with my knowledge of the different stages, I will be more than happy to share this history with the newly contracted vendor. I can meet on site as well as bring the section of piping that has been removed from the system for clarification of the source of the blockages. Our concern at this point is that of a favorable resolution, and that our company is willing to assist in any way we can to alleviate this prolonged issue.

Thanking you in advance,



Larry
CEO
706.738.4424
2415 Milledgeville Rd.
Augusta, GA 30904



-----Original Message-----

From: Takiyah A. Douse <TDouse@augustaga.gov>
To: larryatuniversal <larryatuniversal@aol.com>; Claudia Jones <claudia@universalplumbinginc.com>; Darrell White <DWhite2@augustaga.gov>; Maurice D. McDowell <MMcDowell@augustaga.gov>; Natascha Dailey <NDailey@augustaga.gov>; Roy W. Searles <RSearles@augustaga.gov>; Laquona Sanderson <LSanderson@augustaga.gov>
Sent: Thu, Jun 3, 2021 3:09 pm
Subject: Re: [EXTERNAL] RE: Fwd: Diamond Lakes Camera

Mr. Jones,

Your services are no longer needed on this project.

I have left multiple messages, both email and voicemail, in an attempt to speak with you concerning this emergency matter, all to no avail. As a result, I have sourced another vendor to complete the tasks requested of Universal Plumbing.

Takiyah

Exhibit 8

From: larryatuniversal <larryatuniversal@aol.com>
Sent: Thursday, June 3, 2021 1:59 PM
To: Claudia Jones <claudia@universalplumbinginc.com>
Cc: Taklyah A. Douse <TDouse@augustaga.gov>
Subject: [EXTERNAL] RE: Fwd: Diamond Lakes Camera

I have reached out to David Hopkins of Augusta Industrial and we have discussed this at length as well as the use of his high velocity jet blaster to dislodge the solidified build-up in the drain system. I am presently awaiting a response from him concerning his availability. Tomorrow Friday 5/4 is my hope for this site meeting. I have also reached out to Kelsey Henderson of AUD for support, and he has assured me that they will help resolve this matter as opportunity permits. I do know that this issue has persisted for some time and my belief is in a very near future resolution.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Claudia Jones <claudia@universalplumbinginc.com>
Date: 6/3/21 5:31 AM (GMT-05:00)
To: Larry Jones <larryatuniversal@aol.com>
Subject: Fwd: Diamond Lakes Camera

----- Forwarded message -----

From: Taklyah A. Douse <TDouse@augustaga.gov>
Date: Wed, Apr 14, 2021 at 10:51 AM
Subject: RE: Diamond Lakes Camera
To: claudia@universalplumbinginc.com <claudia@universalplumbinginc.com>
CC: Laquona Sanderson <LSanderson@augustaga.gov>, Natascha Dailey <NDailey@augustaga.gov>, Darrell White <DWhite2@augustaga.gov>, Roy W. Searles <RSearles@augustaga.gov>

Mr. Jones,

I have not received any correspondence from you concerning the below request, sent two weeks ago. As this matter is of urgent need, a response is requested by the close of business today.

TAD

From: Taklyah A. Douse
Sent: Tuesday, March 30, 2021 4:41 PM
To: claudia@universalplumbinginc.com
Cc: Laquona Sanderson <LSanderson@augustaga.gov>; Natascha Dailey <NDailey@augustaga.gov>; Darrell White <DWhite2@augustaga.gov>; Roy W. Searles <RSearles@augustaga.gov>
Subject: Diamond Lakes Camera

Mr. Jones,

The attached purchase order is in response to our continued drainage issues at Diamond Lakes. Please provide a copy of your findings in addition to the video inspection report via video.

Exhibit 8

Our records indicate this service was rescheduled multiple times, and as a result, I do not have a project completion date. Please provide such.

Thanks,
Takiyah

Takiyah A. Douse | Central Services Director
Augusta 311 - Facilities Maintenance - Fleet Management - Real Estate - Records Retention
Augusta - Richmond County
2760 Peach Orchard Rd | Augusta, Georgia 30906
(p) 706-828-7174 | (f) 706-796-5077
TDouse@augustaga.gov | www.augustaga.gov

This e-mail contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. The City of Augusta accepts no liability for the content of this e-mail or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the City of Augusta. E-mail transmissions cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the content of this message which arise as a result of the e-mail transmission. If verification is required, please request a hard copy version.
AED:104.1

Claudia
Operations & Finance Manager
706.738.4424
2415 Milledgeville Rd.
Augusta, GA 30904

Please leave us a review on [YELP](#) and [GOOGLE](#).

[NOTICE: This message originated outside of the City of Augusta's mail system -- DO NOT CLICK on links, open attachments or respond to requests for information unless you are sure the content is safe.]

PURCHASE ORDER

AUGUSTA, GEORGIA

STATE OF GEORGIA, PROCUREMENT DEPARTMENT
 600 TILFAM STREET, MUNICIPAL BUILDING 1000
 AUGUSTA, GEORGIA 30601-0077
 PHONE (706) 221-0000

Page 1 of 1

PURCHASE ORDER NO.
 2417324
 REQUEST FOR QUOTE NO.
 R249286

DATE 07/22/21	DEPARTMENT 16210	PURCHASER	
VENDOR'S 16627	EMERGENCY 228306	EMERGENCY	
VENDOR CONTRACT MANAGEMENT INC. (CMI) P.O. BOX 3833 AUGUSTA, GA 30914		ATTN: EMERGENCY NO BIDDING CONTRACT # EVEN:	
SHIP TO: CENTRAL SERVICES ADMIN 2760 PEARCE ORCHARD RD. BUILDING A AUGUSTA, GA 30906		BILL TO: AUGUSTA, GEORGIA ACCOUNTING DEPARTMENT, STATE OF 600 TILFAM STREET, MUNICIPAL BUILDING 1000 AUGUSTA, GA 30601-0077 (706) 221-0000 ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO APPROPRIATE PERSONNEL OF SUPPLIER'S FIRM.	

0001	1		PER L. SANDERSON CHANGED OBJECT CODE TO 8413120 07/22/21 JB SECOND FLOOR CONCRETE AND FIRM DUCK OF DIAMOND LAKES SINKING TOWERS (ADULT & YOUTH) REPAIRS 272-01-6210/84-13120 Rev Appr Rej By <u>DEB</u> Date <u>7/26/21</u> Rev Appr Rej By <u> </u> Date <u> </u> Rev Appr Rej By <u> </u> Date <u> </u> EMAIL DATE <u>7/22/21</u> INITIALS <u>gys</u>	17,012.52	17,012.52
------	---	--	--	-----------	-----------

CONDITIONS - READ CAREFULLY

- The purchaser is required to obtain from proposed Federal, State, and Municipal
- Local, State and other laws
- Shipping charges prepaid by vendor
- Payment will be made on complete shipments only unless otherwise requested
- Delivery terms must be specified on order.
- Delivery terms: We will handle if available
- Please make deliveries between 8 AM and 4 PM
- All goods received with subsequent returns to vendor and return of vendor's
- copies of invoice or bill to completion with our instructions
- Indoor delivery if necessary
- Payment due 30 or according to contract

REQUISITIONER

NET TOTAL	17,012.52
APPROVED FOR ISSUE	<i>[Signature]</i> PROCUREMENT DIRECTOR

Exhibit 9

Contract Management, Inc.
1829 Killingworth Road
P.O. Box 3833
Augusta, GA 30904

Invoice Date
06-22-2021

Customer ID
AUGUSTA ACT

Invoice ID
M2021-011-1

Draw ID
1

Work Order

Ship Date

To:

Augusta, Georg (Accounting Dpt.)
Suite 800
635 Telfair Street
Municipal Building 1000
Augusta, GA 30901-2379

Job Location:

Diamond Lakes Drains
4335 Windsor Spring Road
Hephzibah, GA 30815

Ship Via
None

1	Diamond Lakes - Repair Adult Tower #1 (Time & Materials)				
2	Materials (See attachment)	1.00	LB	369.07	369.07
3	Labor (See attachment)	1.00	ls	8,508.00	8,508.00
4	Equipment (See attachment)	1.00	ls	1,000.00	1,000.00
5	Mark-up (20%)	9,904.07	ls	.20	1,980.81
	Subtotal				11,864.88
6	Diamond Lakes - Repairs Youth Tower #2				
7	Materials (See attachment)	1.00	ls	159.69	159.69
8	Labor (See attachment)	1.00	ls	3,780.00	3,780.00
9	Equipment (See attachment)	1.00	ls	1,000.00	1,000.00
10	Mark-up (20%)	4,939.69	ls	.20	987.94
	Subtotal				5,827.63
	Down total				17,612.51

Amount Billed \$17,612.51

Retainage Held

07-02-2021

\$17,612.51

CONTRACT MANAGEMENT, INC.

General and Mechanical Contractors

1829 Killingsworth Road

Augusta GA 30904

PO Box 3833

Augusta GA 30914

(706) 667-9033

(706) 667-9034

gregoryw@contractmgtinc.com

December 8, 2022

Subject: Diamond Lakes Scoring Towers (Adult Tower/Junior Tower Summary)

Dear Takiyah A. Douse,

Per your request, please see the detailed explanation to include in your report concerning Diamond Lakes scoring tower drainage problems. Please note video from camera is available upon request.

Adult Tower

- Exterior drain basins above 1st floor were opened and cleaned out.
- Exterior drain basins above 1st floor were resealed with a 100% silicon caulk on the outside edges of basin.
- Exterior drain basins drainpipes were cleaned using pipe auger to diffuse and extract clay and sand material. Drains were allowed to flow.
- Interior of 1st floor drainpipe cleanouts were used to access further extraction of clay and sand material. Unable to extract material from Northside of Adult Tower interior cleanout – had to excavate at exterior of Adult Tower to access drainpipes.
- Pipe was hand excavated. Pipe was cut open to allow access point for pipe auger. (Excavation at Adult Tower) – Drain auger was used to clean sewer blockage approximately 20ft from exterior of Adult Tower using 3'x2' hand excavated access point. Drain was cleaned and flow was allowed.
- Adult Tower Women's Restroom
 - Ceiling had to be cut open to access drainpipes.
- Adult Tower Kitchen
 - 2 sanitary Y T's had to be removed and replaced for access point for pipe auger.
- Camera Inspection was used at 4 cleanout locations at each tower.
- Camera Inspection was used at exterior excavated access point at Adult Tower.
- Floor was flooded at Adult Tower and Junior Tower at drain basins to be inspected by Diamond Lakes maintenance for leaks. Upon inspection with Diamond Lakes Maintenance present, no leaks were found after completion of work.

Junior Tower

- Exterior drain basins above 1st floor were opened and cleaned out.
- Exterior drain basins above 1st floor were resealed with a 100% silicon caulk on the outside edges of basin.
- Exterior drain basins drainpipes were cleaned using pipe auger to diffuse and extract clay and sand material. Drains were allowed to flow.

CONTRACT MANAGEMENT, INC.

General and Mechanical Contractors

1829 Killingsworth Road

Augusta GA 30904

PO Box 3833

Augusta GA 30914

(706) 667-9033

(706) 667-9034

gregoryw@contractmanagementinc.com

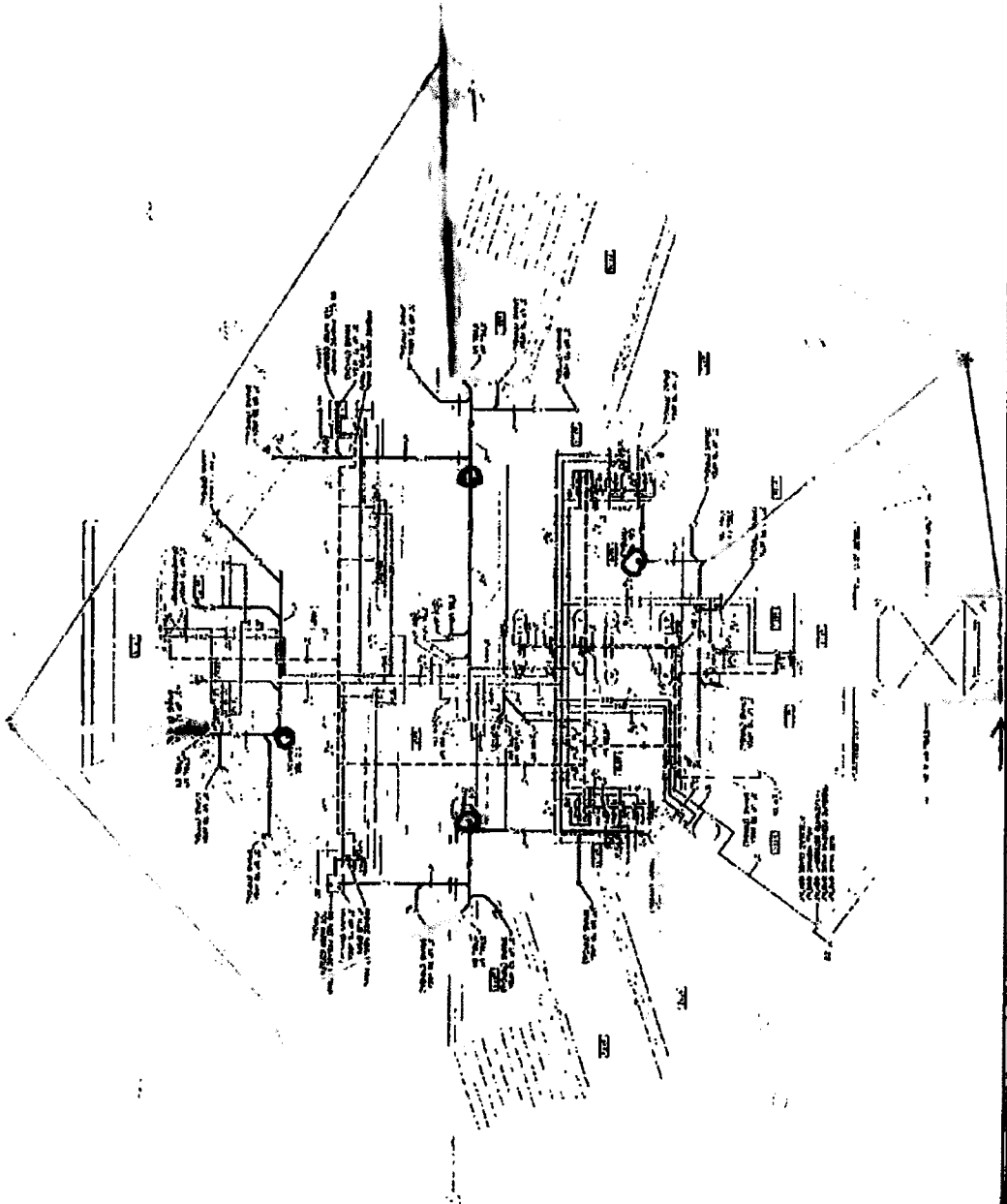
- Camera Inspection was used at 4 cleanout locations at each tower.
- Floor was flooded at Adult Tower and Junior Tower at drain basins to be inspected by Diamond Lakes maintenance for leaks. Upon inspection with Diamond Lakes Maintenance present, no leaks were found after completion of work.

Should you require any additional information or have any questions please contact us at (706) 667-9033

Respectfully,

Sohui D. Longerbeam
Executive Assistant | Project Controls
Contract Management, Inc. (CMI)

Enclosure(s):
Plumbing Plan – Above First Floor- Scoring Towers A and B
Sample Photos of Prior Pipe Work (3 pages)



① BARRING RAIL - ABOVE FOUR FLOOR - BECOMING TOWER A AND B
 12' 10" x 6' 0" x 4' 0"

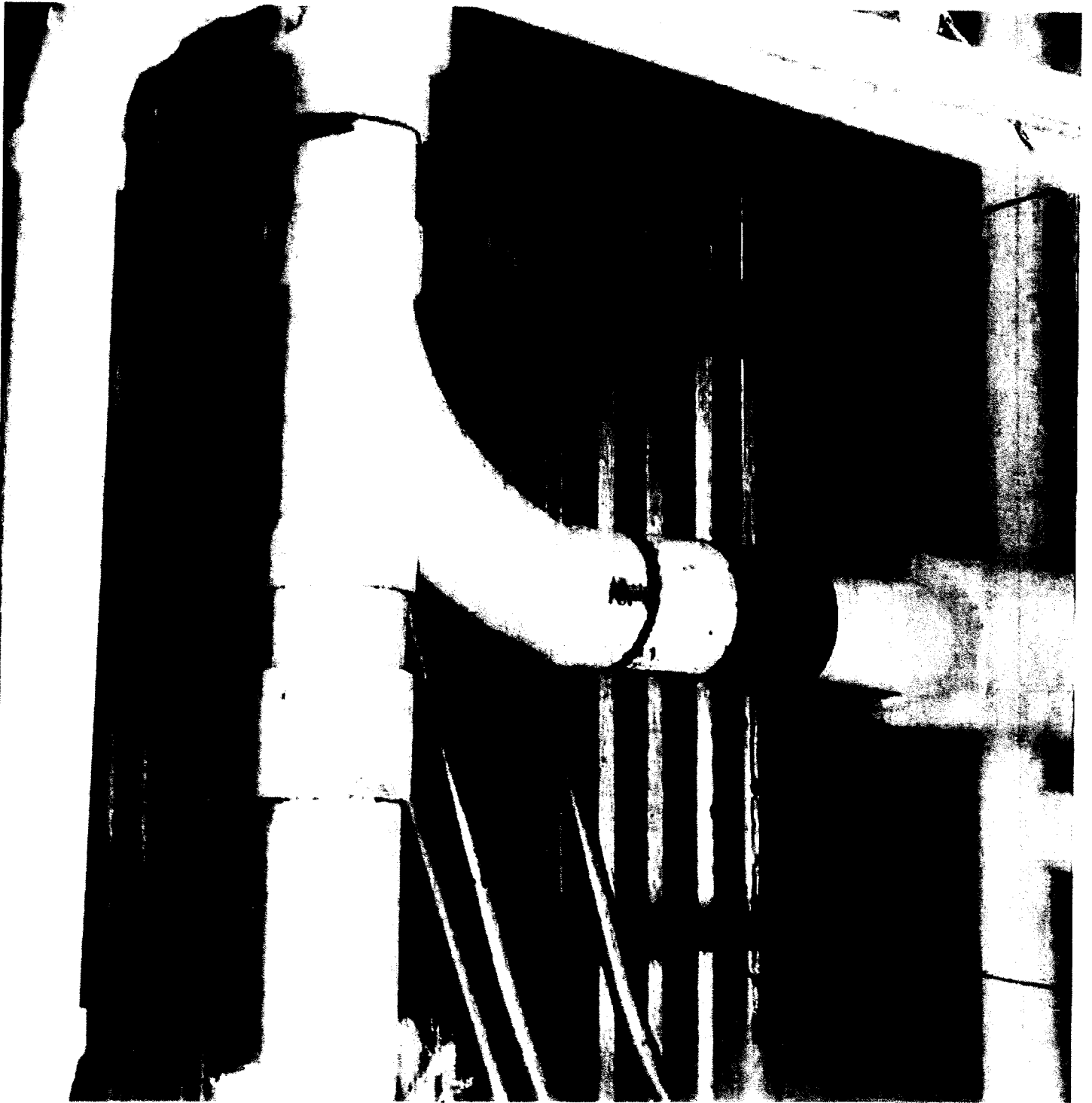
Cranston, Robertson & Whitehurst, P.C.
415 E. 5th Street - P.O. Box 2541 - Austin, Texas 78701
DICKENS - JENNINGS - SULLIVANS

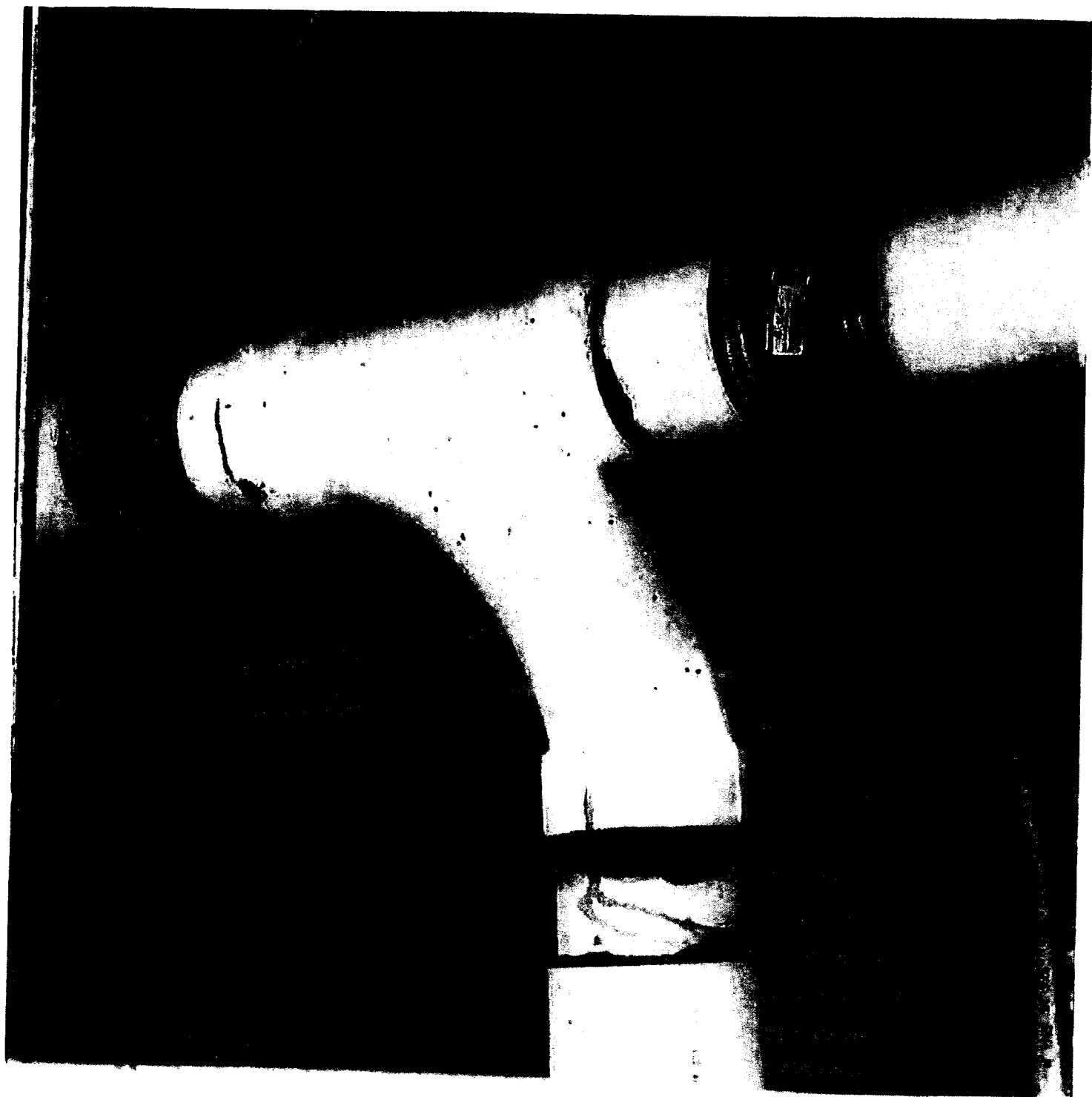
**Fourth Augusta
Recreation Complex**

**Plumbing Plan -
Above First Floor
Scoring Towers A and B**

P1-3

Exhibit 9







PURCHASE ORDER

AUGUSTA, GEORGIA

SUITE 800, PROCUREMENT DEPARTMENT
 630 TELFAIR STREET, MUNICIPAL BUILDING 1800
 AUGUSTA, GEORGIA 30601-2377
 PHONE: (706) 821-6222

Page 1 of 1

PURCHASE ORDER NO.
P416700REQUISITION/QUOTE NO.
2340461

DATE 07/07/21	DEPARTMENT 016210	VENDOR PHONE (803) 275-8862
VENDOR 11338	E-VERIFY MAIL	
VENDOR DURA CLEAN OF NORTH AUG 1857 ROBIN ROAD NORTH AUGUSTA, SC 29841		ATTN: EMERGENCY BID NUMBER: CONTRACT #: BUYER:
BUYER: CENTRAL SERVICES ADMIN 2760 PEACH ORCHARD RD. BUILDING A AUGUSTA, GA 30906		BILL TO: AUGUSTA, GEORGIA ACCOUNTING DEPARTMENT, SUITE 800 630 TELFAIR STREET, MUNICIPAL BUILDING 1800 AUGUSTA, GA 30601-2377 (706) 821-6222 ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO ABOVE ADDRESS REGARDLESS OF SHIPPING DESTINATION.

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
0001	1	EA	RED SCORING TOWER MOLD REMEDIATION - GREEN SCORING TOWER MOLD REMEDIATION 272-01-6210/54-13120	14,175.00	14,175.00

CONDITIONS - READ CAREFULLY

- The purchaser is covered by dealer from payment of Federal, State, and Storage taxes, license and other fees.
- Shipping charges prepaid by vendor
- Payment will be made on complete shipments only unless otherwise requested
- DELIVERY TIMES MUST ACCOMPANY QUOTES.
- No back orders. We will order if available.
- Please make deliveries between 8 A.M. and 4 P.M.
- All goods received with subsequent delivery to inspect and return at Vendor's expense if defective or not in compliance with our specifications
- Deliver delivery if necessary
- Payment Net 30 or according to contract

NET TOTAL..... 14,175.00

APPROVED FOR ORDER

John Smith

PROCUREMENT DIRECTOR

REQUISITIONER



May 18, 2021

Takia Douse & Roy Searles
City of Augusta
2760 Peach Orchard Road
Augusta, GA 30906

RE: Diamond Lake Regional Park Remediation Estimate

To Whom It May Concern:

Thank you for allowing Duraclean to inspect Diamond Lake Regional Park in Augusta, GA. Duraclean has been solving cleaning, restoration and remediation problems since 1930 and we appreciate the trust you have placed in us.

Based upon your concerns, Duraclean recommends the following:

Scope of Work:

- Red Scoring Tower
 - Contents
 - Content Manipulation, Cleaning and/or disposal
 - Cleaned contents to be stored in Tower on site
 - Affected HVAC Insulation Removal and Disposal
 - Affected Drywall Removal and Disposal
 - Hydrogen Peroxide Application to all block walls
 - High Pressure Cleaning/Removal of all walls
 - High Pressure Cleaning of all flooring
 - 7 Dehumidifiers for 3 days each
 - 14 Air Movers for 3 days each
 - Atomized Anti-Microbial fogging of all areas
- Green Scoring Tower
 - Atomized Anti-Microbial Fogging

Total Price \$14,175.00

Due Upon Completion

- Prices are subject to change depending upon unforeseen circumstances

Duraclean Strives for Excellent Customer Service. If you have any questions or concerns, please call our office at (803) 279-8842.

Sincerely,
Blake Harrell
Operations Director

DL Abatement Quote Comparison

DuraClean		PureClean		CMI/MTE	
Red (Adult)	Green (Youth)	Red (Adult)	Green (Youth)	Red (Adult)	Green (Youth)
Content - Clean and/or dispose *Clean content stored at Tower All HVAC Insulation Rm/Disp All Drywall Rm/Disp Hydrogen Peroxide App - Block Walls HP Cleaning/Removal - all walls HP Cleaning of all flooring 7 Dehumidifiers for 3 days 14 air movers for 3 days Atomized Anti-Microbial fogging of all areas	Atomized Anti-Microbial fogging	HEPA Vacuuming detailed Disinfect building Negative air fan/scrubber - 5 days 5 Dehumidifiers (24 hr) 10 air movers (24 hr) Clean floor or roof joist system in confined space Hazardous waste/mold cleaning tech (4 hr) Hepa Filter (quoted per space/sqft)		Rm/disp all ceilings (drywall & drop in) and duct insulation on grid M Clean all walls, ceiling area, floor with FL for mold CMI to supervise/assist	*No evidence of mold obs on upper side of ceiling or duct work on grid M*
Both \$14,175		Only 1 building quoted \$22,300.98		Sub cost only w/CMI and Markup	\$12,900 \$16,458

RM/disp=remove and dispose
 All=affected
 HP=High Pressure

Grid M = Ground level
 obs=observed

\$40,684

Exhibit 11

From: Takiyah A. Douse
To: Natascha Dailey; Natascha Dailey
Subject: FW: DL Adult Tower - Update on Leaks
Date: Wednesday, December 7, 2022 12:16:00 PM
Attachments: 193617.JPG
193624.JPG
193713.JPG
200207.JPG

TAD

From: Lida Gregg <LGregg@augustaga.gov>
Sent: Monday, August 23, 2021 3:02 PM
To: Takiyah A. Douse <TDouse@augustaga.gov>
Cc: Maurice D. McDowell <MMcDowell@augustaga.gov>; Robert Martin <RMartin@augustaga.gov>; Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Eric Johnson <EJohnson@augustaga.gov>; Eric Bing <EBing@augustaga.gov>
Subject: RE: DL Adult Tower - Update on Leaks

Here are those photos attached as .jpg files. Hope this works!

Thanks,

Lida L. Gregg, CPRP
Athletic Programs Coordinator
Augusta Parks & Recreation
P. O. Box 5605
Augusta, GA 30916
(706) 826-1373 Office
(706) 825-6718 Cell

From: Takiyah A. Douse
Sent: Monday, August 23, 2021 2:55 PM
To: Lida Gregg <LGregg@augustaga.gov>
Cc: Maurice D. McDowell <MMcDowell@augustaga.gov>; Robert Martin <RMartin@augustaga.gov>; Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Eric Johnson <EJohnson@augustaga.gov>; Eric Bing <EBing@augustaga.gov>
Subject: FW: DL Adult Tower - Update on Leaks

Lida,

Your information is of value, however I cannot open the heic files. Please resend.

I have copied both E. Johnson and E. Bing to assess this matter as soon as possible and detail a path forward.

TAD

From: Lida Gregg <LGregg@augustaga.gov>

Sent: Monday, August 23, 2021 2:50 PM

To: Takiyah A. Douse <TDouse@augustaga.gov>

Cc: Robert Martin <RMartin@augustaga.gov>; Maurice D. McDowell <MMcDowell@augustaga.gov>

Subject: DL Adult Tower - Update on Leaks

Hi Takiyah,

As per your request to keep you abreast on the leaks at the Diamond Lakes adult tower, here is some updated information.

After the recent rains, I was able to check all areas. Upon my checking, the only problem areas I see are the umpire's room (small leak straight back when you walk in there coming from the holes that Universal Plumbing drilled) and the umpire's bathroom. The floor in the umpire's bathroom was flooded when I was in there. However, since the insulation is now unwrapped, the water is actually beaded up very heavily on the HVAC tunnels. I didn't really see a leak. I just saw the constant large beads dripping from the HVAC system. That is where the water appeared to be coming from. I attached a picture that I hope you are able to see the large beads in.

The electrical room has a very small leak in the back left corner, also coming from the holes that Universal Plumbing drilled. That water dripping there is very rusty too.

And, in reference to the rust, each drain and every line that was patched has collected rust remnants and are now brown in color. See photos. I only attached a couple of photos but those stains are at every place that was patched inclusive of every drain and crack.

The good news is that the elevator room is dry as a bone and the temperature is regulated now, very cold in there. The concession area is dry as a bone. Both restrooms appear to be dry, as well as the remaining storage rooms.

Thank you for your hard work in getting this cleaned up. And thanks for your patience with me! I meant no harm. Just knew something had to be done and I was constantly seeing it get worse and worse. Again, thank you!!

Let me know if you need anything else. I'll be glad to help in any way I can.

Lida L. Gregg, CPRP

Athletic Programs Coordinator

Augusta Parks & Recreation

P. O. Box 5605

Augusta, GA 30916

(706) 826-1373 Office

(706) 825-6718 Cell

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Service Request

Exhibit 12

Request ID: 271845

Description: Plumbing Issue

Problem Address: 111 Diamond Lakes Way
Hephzibah, GA 30815

Department/Loc: CENTRAL SERVICES
District: 30815 Zip Code

Initiated By: USER, FORMS SR

Manager: SEARLES, ROY W

Closed By: SEARLES, ROY W

QUESTION RESPONSE

Work Order ID:

Status: CLOSED

Site ID: SID-86180
Basin: SPIRIT CREEK

Initiated Date: 3/1/2022 12:41:07PM
Priority: 3

Supervisor: CUNNINGHAM, VIENCE E

Date/Time Closed: 4/12/2022 8:59:54AM

Caller Information:

Last Name First Name Address
MARTIN ROBERT

Home Phone Cell Phone EMAIL
7068367560 RMARTIN@AUGUSTAGA.GOV

LABOR NAME START TIME FINISH TIME HOURS
CUNNINGHAM, VIENCE E 4/11/2022 3:40:00PM 4/11/2022 3:40:00PM 1.00

Request ID: 271845

Description: Plumbing Issue

Work Order ID:

Status: CLOSED

Exhibit 12

Problem Address: 111 Diamond Lakes Way

Hephzibah, GA 30815

Department/Loc: CENTRAL SERVICES

District: 30815 Zip Code

Site ID: SID-86180

Basin: SPIRIT CREEK

Comments:

BY: USER, FORMS SR, 3/1/2022 12:41:07PM

Q: Caller Name?

A: Robert Martin

Q: Phone Number?

A: 7086367560

Q: Email?

A: rmartin@augustaga.gov

Q: What is the issue?

A: Other (see comments)

Q: Is there water on the floor?

A: Yes

Q: Is it leaking?

A: Yes

Q: Is it inside or out?

A: Inside

Q: Can you turn the water off?

A: No

Customer Comment: There is a leak from the ceiling in the electrical room where you turn the field lights on. Please call Wendell Gunter at 762-333-4639 or Robert Guy at 708-825-4665 for access.

BY: USER, FORMS SR, 3/1/2022 12:43:22PM

[CSR/311 SR#: 22-00008771 - Mar 01, 2022 11 43 21]

BY: CUNNINGHAM, VENCE, 3/3/2022 11:01:37AM

There's a leak coming out one of the drains that was repaired by contractor

BY: CUNNINGHAM, VENCE, 4/11/2022 3:40:57PM

This is on the contractor

SR Details:

AUGUSTA, GEORGIA

Exhibit 13

PURCHASE ORDER

SUITE 808, PROCUREMENT DEPARTMENT
636 TELFAIR STREET, MUNICIPAL BUILDING 1000
AUGUSTA, GEORGIA 30601-2377
PHONE: (706) 821-2422

Page 1 of 1

PURCHASE ORDER NO.
P434867
REQUISITION/QUOTE NO.
R360954

DATE 05/19/22	DEPARTMENT 061474	VENDOR PHONE # (706) 210-8624
VENDOR # 16773	E-VERIFY #	EMAIL

VENDOR HORIZON CONSTRUCTION & ASSOC. P.O. BOX 798 EVANS, GA 30809	ATTN: EMERGENCY BID NUMBER: CONTRACT #: BUYER:
--	---

SHIP TO: CENTRAL SERVICES ADMIN 2760 PEACH ORCHARD RD. BUILDING A AUGUSTA, GA 30906	BILL TO: AUGUSTA, GEORGIA ACCOUNTING DEPARTMENT, SUITE 808 636 TELFAIR STREET, MUNICIPAL BUILDING 1000 AUGUSTA, GA 30601-2379 (706) 821-2335 ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO ABOVE ADDRESS REGARDLESS OF SHIPPING DESTINATION.
---	---

ITEM #	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
0001	1		CAP EXISTING DRAIN BASKET ON SECOND FLOOR. GRIND LEVEL AND LEVEL EXISTING DECK. RAISE DECK TO PITCH TOWARD OUTEREDGE OF DECK & CUT HOLE THROUGH EXTERIOR WALL TO ALLOW DRAINAGE INTO 4" OTHERS TYING INTO DOWN SPOUTS. DECK PITCH TOWARD DRAINS. DECK WILL BE SEAL COATED W/ADA APPROVE NONSLIP COATING. ALL SHEETROCK MISSING DUE TO DRAIN REPAIR WILL BE REPLACED & PAINTED. IRON DRAIN GRATES GROUND FACILITY WILL BE REPLACED & NEW ADA APPROVED GRATES WILL BE INSTALLED FOR DIAMOND LAKE SCORING TOWERS 272-06-1474/54-13120	449,979.88	449,979.88

CONDITIONS - READ CAREFULLY

- The purchaser is exempt by statute from payment of Federal, State and Municipal sales, excise and other taxes
- Shipping charges prepaid by vendor
- Payment will be made on complete shipments only unless otherwise requested
- DELIVERY TICKET MUST ACCOMPANY GOODS
- No back orders - We will reorder if available
- Please make del-once between 8 AM and 4 PM
- All goods received with subsequent privilege to reject and return at Vendor's expense if defective or not in compliance with our specifications
- Vendor duty if necessary
- Payment Net 30 or according to contract

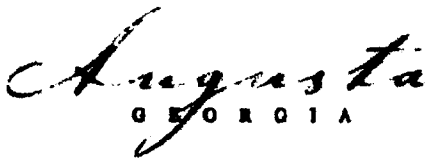
NET TOTAL..... 449,979.88

APPROVED FOR ISSUE

G.A. Smith

PROCUREMENT DIRECTOR

REQUISITIONER



Central Services Department

Ron Lampkin, Interim Director 2760 Peach Orchard Road, Augusta, GA 30906
Marie Rivera-Rivera, Deputy Director (706) 828-7174 Phone (706) 796-5077 Fax

MEMORANDUM

TO: Geri Sams, Director, Procurement Department
FROM: ~~Ron Lampkin, Interim Director, Central Services Department~~
DATE: May 11, 2022
SUBJECT: Emergency Memo

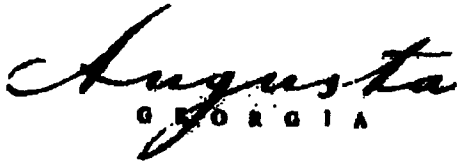
In accordance with §1-10-57 Emergency Procurements, I respectfully ask you to accept this communication as notification of an emergency at the Diamond Lakes Regional Park relating to storm water drains and bathroom issues.

Diamond Lakes Regional Park has encountered several facility leaks related to the existing drainage system. These leaks have affected several areas to include, restrooms, concessions, mechanical and electrical rooms, and umpire areas. In order to have these facilities operational and safe for public use, the drainage system will be redirected, and flooring pitch for proper drainage.

Central Services will proceed with the attached quote by Horizon Construction & Associates, in the amount of \$449,979.88 (not to exceed the contingency amount of \$50,000.00) for the required repairs.

If you have any questions or concerns, please contact the Central Services Department.

RL/mcrr



Office of the City Administrator

Takiyah A. Douse
Interim City Administrator

May 3, 2022

Mr. Ron Lampkin
Central Services Interim Director
2760 Peach Orchard Road
Augusta, GA 30906

Dear Director Lampkin:

At the executive session held Tuesday, May 3, 2022, The Augusta, Georgia Commission took action on the following:

- 13. Approved the use of \$500,000 of ARP funds for the repairs needed to the Diamond Lakes Scoring Towers and received as information an update on the Fleming Park Tennis Center and Parks and Recreation Centers with lighting issues.**

If you have any questions, please contact me.

In Service,

A handwritten signature in black ink, appearing to read "Takiyah A. Douse".

Takiyah A. Douse
Interim City Administrator

Exhibit 13

Ledger: GL
Report Date: 05-10-2022
Fund: 272 Capital Outlay

GL Budgets and Actuals with Encumbrances

Fiscal Year: 20
Fiscal Period: 6
Budget Version: PF

Object	Description	Budget	Actual	Encumbrance	Balance
Org. Key:	272061474 Diamond Lake Regional Park				
Director:	MCDOWELL				
Report To:					
5412110	Site Improvements	0.00	0.00	3,724.12	-3,72
5413120	Building Renovations	500,000.00	0.00	0.00	500,00
	Revenue & Transfers In:	0.00	0.00	0.00	
	Expenditure and Transfers Out:	500,000.00	0.00	3,724.12	496.2
	Net:	-500,000.00	0.00	-3,724.12	-496.2
Grand Total (RV & TI) by Fund: 172		0.00	0.00	0.00	
Grand Total (XP & TO) by Fund: 172		500,000.00	0.00	3,724.12	496.2
	Net:	-500,000.00	0.00	-3,724.12	-496.2

Timothy E. Schroer, CPA, CGMA 
Deputy Director - Finance

Augusta Richmond County Georgia | 535 Telfair St., Suite 800 | Augusta, GA 30601
✉ tschroer@augustaga.gov | W Office: (706) 821- 1741 | & Fax: (706) 821- 2520

From: LaQuona Sanderson <LSanderson@augustaga.gov>
Sent: Monday, May 9, 2022 4:46 PM
To: Timothy Schroer <TSchroer@augustaga.gov>
Cc: Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Ariene New <anew@augustaga.gov>
Subject: ARP Funds for Diamond Lakes Renovations
Importance: High

Tim,

Please see the attached quote and approval letter for the Diamond Lakes Renovations and provide the ARP account number for processing.

Feel free to contact me with any questions or concerns regarding this request.

Thank you,

LaQuona Sanderson