



Central Services Department

Horace Green, Director

2760 Peach Orchard Road, Augusta, GA 30906

Maria Rivera-Rivera, Deputy Director

(706) 828-7174 Phone (706) 796-5077 Fax

MEMORANDUM

TO: Andy Penick, Director, Procurement Department

FROM: Horace Green, Director, Central Services Department

DATE: May 12, 2026

SUBJECT: Emergency Memo – RCSO Pre-Cast Stone

In accordance with §1-10-57 Emergency Procurements, we respectfully ask you to accept this communication as notification of an emergency at the Richmond County Sheriff's Office.

During a recent inspection, it was identified that certain sections of the precast stone structure, specifically located on the exterior top sides of the building, are exhibiting signs of instability. Also, the supporting metal studs are experiencing crushing and structural fatigue, compromising the integrity of these architectural elements. It is of utmost importance that this is addressed as the deterioration presents a serious and imminent safety hazard to both employees and members of the public who frequent the areas adjacent to the building. Johnson Laschober & Associates were contacted on an emergency service basis to assess the building's structure.

Please process a purchase order for Johnson Laschober & Associates in the amount of \$27,000.00 for the assessment of the building's structure and design services.

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

ACTION BY ADMINISTRATOR:

Approved: _____

Rejected: _____

Date: _____



ARCHITECTS ♦ ENGINEERS ♦ LANDSCAPE ARCHITECTS

FEE AGREEMENT

PROPOSAL #: 2025-222REV

DATE: 5/11/2026

TO: Maria Rivera-Rivera
Central Services Director- ARC
2760 Peach Orchard Rd
Augusta, Georgia 30906

SENT BY: PHONE
 FAX
 EMAIL MRivera-Rivera@augustaga.gov

RE: Richmond County Sheriff's Office

BY: Rett Harbeson, RLA

TIME FRAME: Evaluation Report provided to ARC 4 weeks receipt of PO.

FEE ARRANGEMENT: Evaluation/Report 7,000 Lump Sum
Design Services - \$20,000 Hourly Rate NTE

LOCATION: 400 Walton Way
Augusta, GA 30901

SCOPE OF SERVICES:

Augusta Richmond County (ARC) Central Services noted a concern with the Richmond County Sheriff's Office building, potentially related water intrusion from the roof, and requested an assessment of the building's structure.

Johnson Laschober & Associates, P.C. (JLA) propose to perform the following structural services:

1. Visit the site to observe the structural condition and determine if there is an immediate safety concern.
2. Provide a written evaluation of the building's structure.

Deliverable will be a structural report in PDF format.

The observation will be primarily visual from accessible areas of the buildings. Accordingly, JLA will need to have access to the roof, attic, and utility spaces of the facility to perform the evaluation. JLA will also use other non-destructive methods of evaluation such as feeling for sags, sways and vibrations, water marks, and/or listening for hollow soundings, etc. If potential structural compromises are revealed or indicated with this evaluation, JLA will discuss options with ARC for additional evaluations as an additional service. JLA understands that the roof is said to be replaced, so proposal includes a structural evaluation of potential water intrusion into the Richmond County Sheriff's Office as well as structural recommendations for the out-of-place cast stone on the roof of the building. The deliverable will not include architectural evaluations and/or recommendations.

Included in this proposal are design services for JLA to prepare a set of bid documents for the proposed solutions. This fee is hourly rate not to exceed as the overall problem has not been determined. JLA will notify the owner prior to spending beyond the budgets in this proposal.

If ARC finds this proposal acceptable, please sign and fill out the attached JLA Terms and Conditions in the bottom right corner and return to JLA for countersignature and agreement execution. JLA will forward a copy of the executed agreement to you for your records. Alternately, ARC may issue a purchase order for this work outlining the terms and conditions of the contract. JLA's Terms and Conditions will be in effect if none are provided in the purchase order.

PZL 2025-222 – Richmond County Sheriff's Office

Thank you for the opportunity to submit this proposal. We look forward to working with you on this project.

Sincerely,
JOHNSON, LASCHOBER & ASSOCIATES, P.C.



Rett Harbeson, PLA, CLARB
Attachments: JLA Terms and Conditions

Terms and Conditions

Johnson, Laschober & Associates P.C. (JLA) shall perform the services outlined in this agreement for the stated fee agreement.

Access to Site -- Unless otherwise stated, JLA will have access to the site for activities necessary for the performance of the services. JLA will take precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage.

Fee --The total fee, except stated lump sum, shall be understood to be an estimate, based upon Scope of Services, and shall not be exceeded by more than ten percent, without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered.

Billings/Payments -- Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoices shall be considered PAST DUE if not paid within 30 days after the invoice date and JLA may, without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

Indemnifications -- The Client shall indemnify and hold harmless JLA and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorneys' fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except JLA) or anyone for whose acts any of them may be liable.

Hidden Conditions -- A hidden condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If JLA has reason to believe that such a condition may exist JLA shall notify the client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the client fails to authorize such investigation or correction after due notification, or (2) JLA has no reason to believe that such a condition exists, the client is responsible for all risks associated with this condition, JLA shall not be responsible for the existing condition nor any resulting damages to persons or property.

Risk Allocation -- In recognition of the relative risks, rewards and benefits of the project to both the Client and JLA, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, JLA's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of JLA's fee or other amount agreed upon when added under Special Conditions. Such causes include, but are not limited to JLA's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Jobsite Safety -- Neither the professional activates of JLA, nor the presence of JLA or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties, and responsibilities including but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. JLA and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, JLA, and the Consultant's subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance.

Termination of Services -- This agreement may be terminated upon 10 days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay JLA for all services, rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership Documents -- All documents produced by JLA under this agreement shall remain the property of JLA and may not be used by this Client for any other endeavor without the written consent of JLA.

Applicable Law -- Unless otherwise specified, this agreement shall be governed by the laws of the principal place of business of JLA.

Johnson, Laschober & Associates, P.C.:

(signature)

(printed name/title)

(executed agreement date)

Accepted by **Augusta Richmond County** :

(signature)

(printed name/title)

Billing Address: _____

Myana Mahadi

From: Andy Penick
Sent: Thursday, March 5, 2026 10:19 AM
To: Maria Rivera-Rivera
Cc: Horace Green; Katie Cornelius; Nancy M. Williams; Audrey Sutton; Valerie Murray
Subject: RE: Emergency Request - Richmond County Sheriff Office Structural

Follow Up Flag: Follow up
Flag Status: Flagged

Approved.

Regards,

Andy Penick, CPSM, GCPM, GCPA, MBA

Director of Procurement
Augusta, Georgia Government
535 Telfair Street, Suite 605, Augusta, GA 30901
Office: (706) 821-4820 | Mobile: (762) 383-9357
Email apenick@augustaga.gov | www.augustaga.gov

From: Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>
Sent: Thursday, March 5, 2026 10:07 AM
To: Andy Penick <apenick@augustaga.gov>
Cc: Horace Green <hgreen@augustaga.gov>; Katie Cornelius <KCornelius@augustaga.gov>; Nancy M. Williams <NWilliams@augustaga.gov>; Audrey Sutton <ASutton@augustaga.gov>; Valerie Murray <vmurray@augustaga.gov>
Subject: Emergency Request - Richmond County Sheriff Office Structural
Importance: High

Good morning,

In accordance with §1-10-57 Emergency Procurements, we respectfully ask you to accept this communication as notification of a structural concern at the Richmond County Sheriff Office facility.

During a recent inspection, it was identified that certain sections of the precast stone structure, specifically located on the exterior top sides of the building, are exhibiting signs of instability. Further investigation revealed that the supporting metal studs are experiencing crushing and structural fatigue, compromising the integrity of these architectural elements.

This deterioration presents a serious and imminent safety hazard to both employees and members of the public who frequent the areas adjacent to the building. The potential for dislodged precast stone poses a considerable risk of injury.

Given the severity of this structural compromise and the associated safety implications, it is imperative that immediate and comprehensive measures are undertaken. We strongly recommend the prompt initiation of a detailed structural engineering assessment to determine the full scope of the damage.

Myana Mahadi

From: Mattie Sue Stevens
Sent: Saturday, May 2, 2026 3:58 PM
To: Horace Green; Maria Rivera-Rivera; Katie Cornelius
Cc: Scarlet Green
Subject: Funding Sources for Open Projects

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Thank you for your patience as we have been working through 2026 capital and SPLOST reconciliations. Here are the funding sources:

- RCSO Pre-Cast Stone Structural Assessment (\$27,000) - *available now*
 - GL 329051120-5212999 / JL 216057902-5212999
- Maxwell Library (\$43,118.24) - *available now*
 - \$36,758.24 - GL 325051120-5413120 / JL 206055105-5413120
 - \$16,360 - GL 329064310-5413120 / JL 218059113-5413120
- 5th Street Marina (\$90,000) - *BTR to be completed by Weds - Sophia or Scarlet will confirm*
 - 272061711-5211120
- PACT Project (\$48,274) - *BTR to be completed by Weds - Sophia or Scarlet will confirm*
 - 272016218-5211120

Your total 2026 capital allocation will be provided in the next few days. If you have any questions, please let me know.

Thanks,

Mattie Sue Stevens, MPA | Deputy Administrator
Augusta, GA Government

535 Telfair St, Suite 910 | Augusta, GA 30901

Direct (706) 842-2806 | **Main Office** (706) 821-2400

Email MStevens@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