



# Central Services Department

Ron Lampkin, Interim Director

Maria Rivera-Rivera, Deputy Director

2760 Peach Orchard Road, Augusta, GA 30906

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

## MEMORANDUM

**TO:** Geri Sams, Director, Procurement Department

**FROM:** Ron Lampkin, Interim Director, Central Services Department

**DATE:** April 3, 2024

**SUBJECT:** Emergency Memo

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In accordance with §1-10-57 Emergency Procurements, we respectfully ask you to accept this communication as a notification of an emergency at the Diamond Lakes Tennis Courts relating to safety and ADA compliance.

Diamond Lakes Tennis Court Building requires the immediate replacement of all decks, ADA ramps, staircases, and railings due to rotting wood. Currently the area is unsafe, structure footing is loose, wood panels present holes and railings are loose from the structure. All these conditions could potentially result in a trip and/or falling risk to constituents and employees utilizing the facility. Work is presently underway to address this critical need, since replacing the decks, staircases, and railings is essential to preventing potential injuries to children using these locations.

Please process a purchase order to Horizon Construction & Associates in the amount of \$191,850.00 for the immediate replacement of the decking structure.

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

RL/mcrr

**AUGUSTA-RICHMOND COUNTY GEORGIA  
PURCHASING DEPARTMENT  
REQUISITION**

**DEPARTMENT NAME:** Central Services Department  
**DEPARTMENT NUMBER:** Varies, see below  
**DEPARTMENT HEAD:** 

**REQUISITION:**  
**REQUISITION DATE:** 04/03/2024  
**PURCHASE ORDER NUMBER:**  
**PURCHASE ORDER DATE:**

		NAME OF BIDDER		NAME OF BIDDER		NAME OF BIDDER		
		Horizon Construction & Associates						
		(706) 719-5000						
VENDOR		Henry Henderson						
PHONE NUMBER								
QUOTED BY								
ITEM NO	DESCRIPTION	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	DIAMOND LAKES COURTS DECK / 102 DIAMOND LAKES WAY - DEMOLITION OF EXISTING: ALL WOOD DECKS AND RAMPS, REMOVAL OF ALL WOOD FRAMES AND CONCRETE FOOTERS AND REPLACEMENT OF ALL DECKS, ADA RAMPS, STAIRCASES AND RAILINGS	1	\$ 191,850.00	\$ 191,850.00				
2								
3								
4	*Emergency							
5	Proposal 102DLW-24							
6	Funding is available in the below accounts:							
7	GL: 330-05-1120/54.13120							
8	JL: 224-05-4117/54.13120							
9								
10	Attachment: RE: Diamond Lakes Tennis Center Evaluation							
11	and Recommendations							
12								
13								
14								
15								
16								
17								
18								
19								
20								
TOTAL BID			\$	191,850.00				
SHIPPING CHARGES								
DELIVERY TIME FROM RECEIPT OF PURCHASE ORDER								

**HORIZON CONSTRUCTION & ASSOCIATES****P.O. BOX 798****Evans, GA 30809****Phone 706- 719-5000****Date: March 25, 2024**

Central Service Department  
 2760 Peach Orchard Road  
 Augusta, Georgia 30906

JOB	CITY	PURCHASE ORDER NUMBER	DATE P.O ISSUED
102 DLW-242503	Augusta		

	DESCRIPTION	QTY	UNIT PRICE	AMOUNT
	<b>Diamond Lakes Courts Deck /102 Diamond Lakes Way</b>			
	Demolition of existing: All wood decks and ramps (entrance, side and back) Removal of all wood frames and concrete footers.			
	Utilize current design for layout of new decks, railing, stairs, stair railings, ramps with railings and footers.			
	Installation of new frames, wood decks with railings, and wood stairs			
	Installation of (2) ADA compliant ramps with meatal handrails			
	Construction of new concrete footers.			
	Removal and replacement of front, side and rear door with frame.			
	Installation ADA sidewalk from the side of building to rear tennis courts			
	Change fence gate to ADA compliance			
	Installation of a concrete pad under rear deck of building			
	Correct slope on sidewalk drainage on the rear of the building			
	<b>TOTAL</b>			<b>\$191,850.00</b>

**Infrastructure Systems Management, LLC**

P.O. Box 277, Augusta, Georgia 30903

Tel (706) 836-5160

Fax (706) 397-3523

Website [www.ismllc-engr.com](http://www.ismllc-engr.com)

Email [scassell@ismllc-engr.com](mailto:scassell@ismllc-engr.com)

*"Civil & Construction Engineering Services"*



April 4, 2024

Mr. Ron Lampkin  
Interim Director  
Augusta Central Services Department  
2760 Peach Orchard Road  
Augusta, Georgia 30906  
via email: [rlampkin@augustaga.gov](mailto:rlampkin@augustaga.gov)

RE: Diamond Lakes Tennis Center Evaluation and Recommendations

Dear Mr. Lampkin,

Infrastructure Systems Management (ISM) performed a review of the Diamond Lakes Tennis Center based on concerns raised in the past as well as recently concerning the safety and accessibility of the facility. The following is a bulleted list of issues that ISM observed:

- Decks in both the front and back of the pro shop are serious hazards and in desperate need of replacement.
- Supporting structures and decking are in varying and advanced stages of decay.
- Support posts under the decks are not set into the ground but, set atop concrete blocks, and are unstable.
- Boards that have been replaced are not the same thickness as the adjacent boards and are a trip hazard.
- Deck and ramps are not in compliance with the Americans with Disabilities Act (ADA) for multiple reasons.
- Entrance gate does not have an accessible, stable pathway.
- Entrance gate is too narrow to allow for wheelchair access and does not meet ADA.
- Standing water accumulates under the decks after rain events.
- Evidence that standing water levels have been high enough that the HVAC has been slightly submerged.

I have attached several photographs showing the above deficiencies.

To address these issues, ISM recommends the following be completed prior to the end of the school year when the public use of the facility is at its peak:

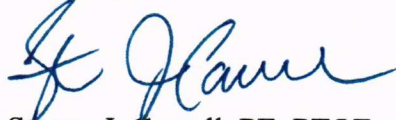
- 1) Immediate replacement of both decks and ramps for the pro shop.
- 2) Immediate modification of the fence to provide a wider entrance way for wheelchair access in conjunction with sidewalk construction for the entrance gate to provide an accessible pathway to the tennis courts.

April 4, 2024  
Mr. Ron Lampkin  
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It would also be prudent during construction of the new deck that the drainage under and around the deck be corrected either through grading or ensuring existing drop inlets are clear of obstructions.

As always ISM appreciates the opportunity to provide this evaluation and if you should have any questions, please feel free to call me at (706)-836-5160.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. J. Cassell".

Steven J. Cassell, PE, PTOE

**DIAMOND LAKE TENNIS CENTER DECK AND PATHWAY DEFICIENCIES**



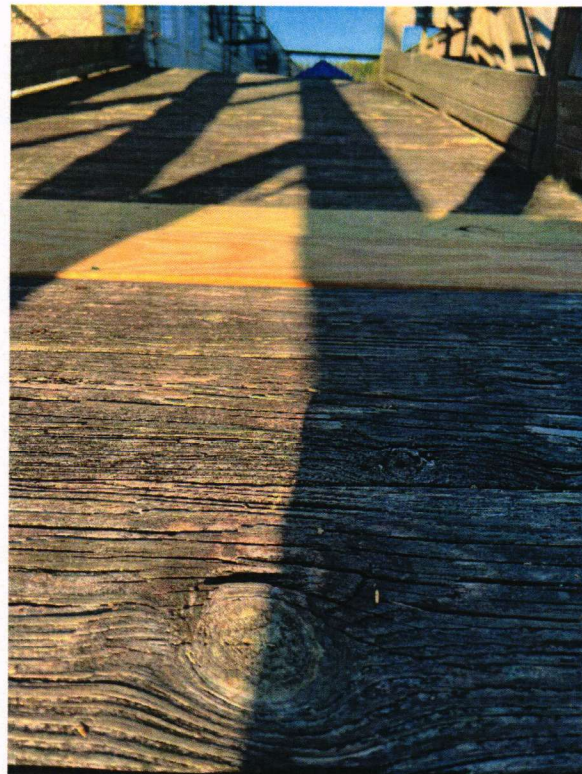
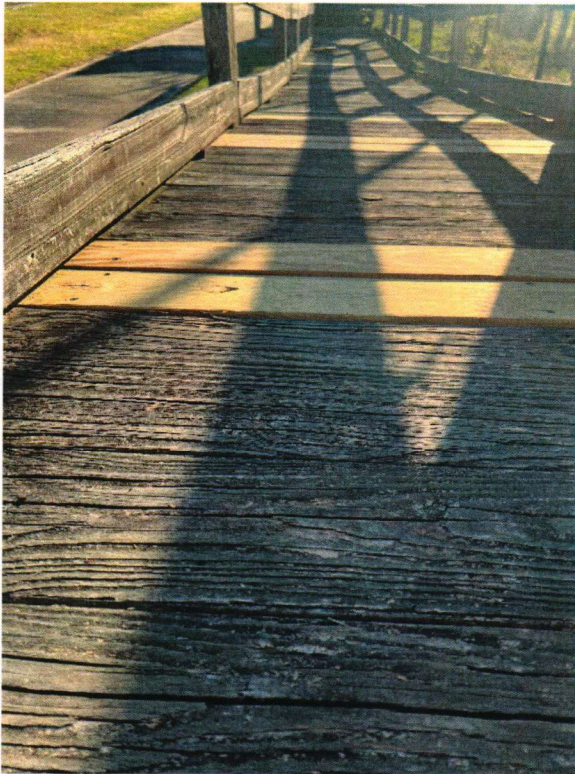
Photo 1. Front Ramp.



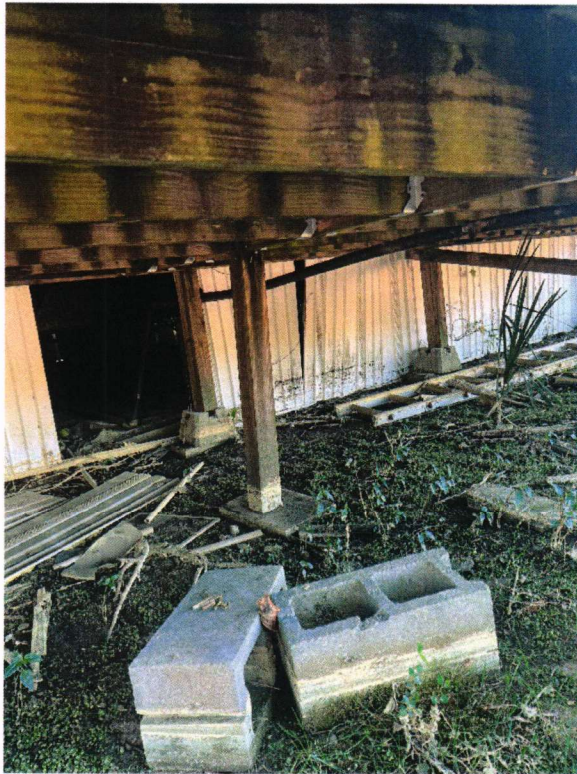
Photo 2. Front stairs and trip hazard.



Photo 3. Back Ramp



Photos 4 and 5. Trip hazards on ramps.



Photos 6, 7, 8, and 9. Unstable support columns.

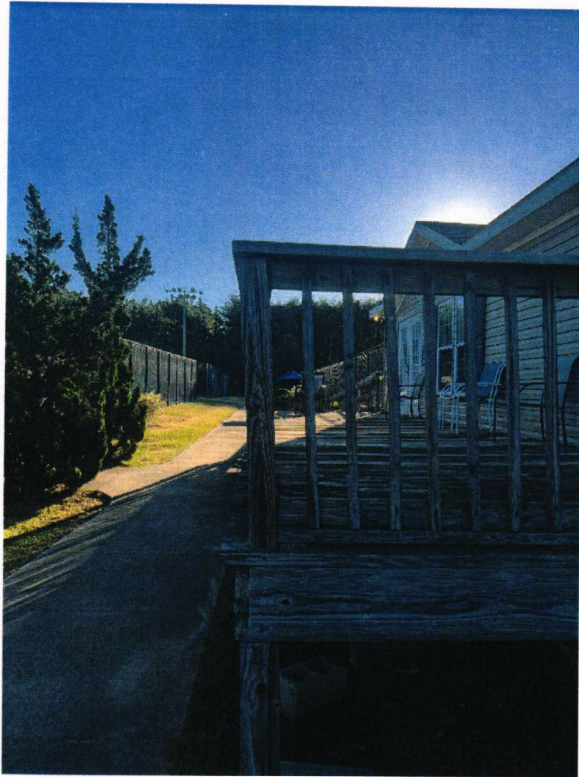


Photo 10. Deck rail leaning.

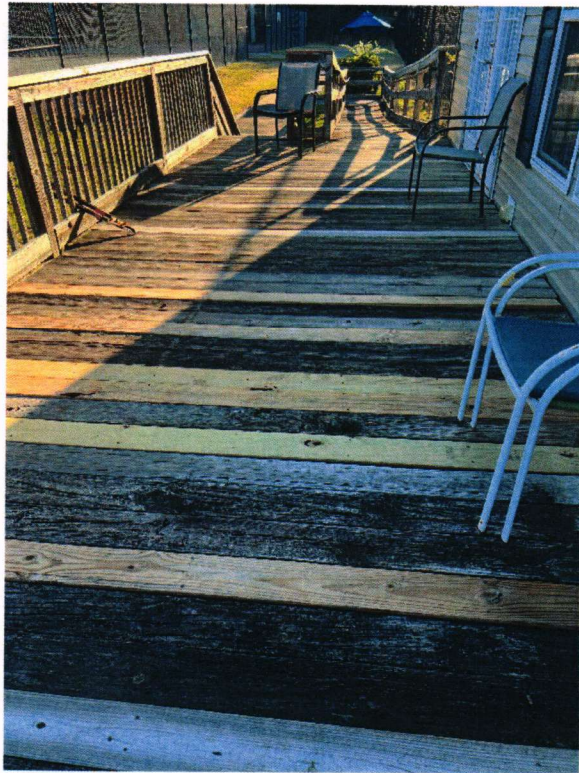


Photo 11. Trip hazards on deck.



Photos 12 and 13. Standing water under decks.



Photo 14. Evidence that HVAC has been submerged.



Photo 15. Unstable pathway and narrow gate hinder wheelchair access.