



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 22, 2026 

SUBJECT: Emergency Memo – Richmond County Correctional Institution Gas Lines and Water Lines

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 Correctional Institution regarding the gas lines and water lines.

Due to multiple leaks found in the gas lines at this location, repairs will be required. It is of critical importance that this situation is addressed to prevent a health and safety hazard. On Sunday, May 3, 2026, multiple water leaks were also identified within the facility. Coleman Construction was contacted on an emergency after-hours basis to address the issue and restore service to the facility. Augusta Utilities assisted in locating and shutting off the facility's main water valve, however, access to the affected area required breaking through the concrete wall to complete the necessary repairs. Additional work will be required to remediate flooding and repair the damaged wall.


Please process a purchase order for Coleman Construction, in the amount of \$62,477.00 for the needed corrections to the gas lines and water lines.

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

HG/mcrr

**AUGUSTA-RICHMOND COUNTY GEORGIA
PURCHASING DEPARTMENT**

REQUISITION

DEPARTMENT NAME: Central Services Department
DEPARTMENT NUMBER: GL329051120-5413120 / JL217057610-5413120
DEPARTMENT HEAD: 

REQUISITION:
REQUISITION DATE: 5/22/26
PURCHASE ORDER NUMBER:
PURCHASE ORDER DATE:

		NAME OF BIDDER	NAME OF BIDDER	NAME OF BIDDER
VENDOR	Coleman Construction			
PHONE NUMBER	706-556-3400			
QUOTED BY	Kenny Coleman Jr			

ITEM NO	DESCRIPTION	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	RCCI GAS LINE REPAIRS- DEMOLISH AND DISPOSE EXISTING DAMAGED LINES, SAW CUT TO EXPOSE UNDERGROUND PIPING, POUR CONCRETE, ABANDONMENT OF GAS SERVICES, INSTALLATION OF NEW SERVICES, REPIPING ALL SERVICES, TYING BACK SERVICES FEEDING THE HEATERS	1	\$ 23,765.00	\$ 23,765.00				
2	RCCI WATER HEATER REPLACEMENT- REPLACE THE EXISTING UNITS WITH NEW HEATERS MATCHING CURRENT SPECIFICATIONS. THIS COVERS DEMOLITION AND DISPOSAL, INSTALLATION OF COPPER PIPING, AND INSULATION OF ALL NEW LINES	1	\$ 38,712.00	\$ 38,712.00				
3								
4								
5								
6								
7	EMERGENCY - RCCI GAS AND WATER LEAK							
8	Proposal# 1386 & 1385							
9	Funding is available in the following accounts:							
10	GL329051120-5413120 / JL217057610-5413120							
11								
12								
13								
14								
TOTAL BID			\$	62,477.00				
SHIPPING CHARGES								



Coleman Construction, Inc.

www.Coleman-Construction.com

Plumbing & Mechanical Piping Contractors

PROPOSAL

To: Richmond County Correctional Institution
2314 Tobacco Rd.
Augusta Ga 30906
Attn: Timothy Howard

Date: 04/16/2026
Proposal #1386

Project: RCCI Gas Line Repairs
Augusta GA.

Mr. Howard,

Thank you for your continued interest in our company and for allowing us the opportunity to provide you with pricing for this project. Our quote is based on our site visit.

Our price includes all labor, materials, and equipment required for the following scope of work:

- Demolition and disposal of existing damaged gas lines behind the dryers.
- Saw cut to expose existing underground gas piping to connect to new services.
- Pour back concrete.
- Abandonment of existing underground gas services.
- Installation of new services from underground to the roof and down to the dryers.
- Re-piping all services in the laundry room.
- Tying back into the services feeding the heaters and water heaters.

Please note that this pricing is for work to be completed during normal business hours (Monday through Friday).

Base Bid: \$23,765.00

We exclude any of the following from our scope of work:

Seismic restraints or hangers; design or engineering fees for seismic design.
Fees for 3D design or coordination drawings.
Any work that requires premium time (after hours or weekends).

Note: This proposal may be withdrawn if not accepted within 30 days.

If you have any questions or comments, or if you need any additional information, please do not hesitate to contact us.

Thank you,

Kenny Coleman Jr.



Coleman Construction, Inc.

www.Coleman-Construction.com

Plumbing & Mechanical Piping Contractors

PROPOSAL

To: Richmond County Correctional Institution
2314 Tobacco Rd.
Augusta Ga 30906
Attn: Timothy Howard

Date: 04/16/2026
Proposal #1385

Project: RCCI Water Heater Replacements and Re-pipe Water Services
Augusta GA.

Mr. Howard,

Thank you for your continued interest in our company and for allowing us the opportunity to provide you with pricing for this project. Our quote is based on our site visit.

Our price includes all labor, materials, and equipment required to replace the existing units with new water heaters matching current specifications. This also covers the demolition and disposal of existing services, installation of new copper piping, and insulation of all new lines as well as electrical connections.

We recommend replacing both units at this time, as they are over 10 years old and nearing the end of their functional lifespan. Please note that this pricing is for work to be completed during normal business hours (Monday through Friday).

Base Bid: \$38,712.00

We exclude any of the following from our scope of work:

Seismic restraints or hangers; design or engineering fees for seismic design.
Engineering or bonding fees (if bond is required, please add 2%).
Fees for 3D design or coordination drawings.
Any work that requires premium time (after hours or weekends).
Electrical

Note: This proposal may be withdrawn if not accepted within 30 days.

If you have any questions or comments, or if you need any additional information, please do not hesitate to contact us.

Thank you,

Kenny Coleman Jr.

Katie Cornelius

From: Maria Rivera-Rivera
Sent: Tuesday, May 19, 2026 12:30 PM
To: Valerie Murray; Myana Mahadi
Cc: Horace Green; Katie Cornelius
Subject: RCCI Gas and Water Leak Emergency
Attachments: RCCI Proposals; Re: Emergency Request - RCCI Structural / HVAC / Gas Lines

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Please proceed with the emergency request of the RCCI Gas and Water Line Replacements by Coleman Construction, Inc. in the amount of \$62,477.

Gas - \$23,765
Water - \$38,712
Total - \$62,477

Funds

- SPLOST 7 Existing Facilities Upgrades.
- Account codes **GL 329051120-5413120 / JL 217057610-5413120** (RCCI Upgrades).

Attached the proposals from Coleman Construction, Emergency Request and Account Email.

Katie, agenda item will follow project completion.

Regards,
Maria Rivera-Rivera

Maria Rivera-Rivera | Deputy Director, Facilities
Augusta – Richmond County | Central Services Department
2760 Peach Orchard Rd | Augusta, Georgia 30906
(p) 706-821-1629 | (f) 706-796-5077
MRivera-Rivera@augustaga.gov | www.augustaga.gov



Katie Cornelius

From: Andy Penick
Sent: Tuesday, May 5, 2026 2:04 PM
To: Katie Cornelius
Cc: Horace Green; Maria Rivera-Rivera; Myana Mahadi; Audrey Sutton; Nancy M. Williams; Valerie Murray; Timothy Howard; Marie A. Boulton; George Robinson
Subject: RE: Afterhours Emergency Notification - Richmond County Correctional Institute Water Leaks

Katie,

This is approved, please proceed as needed.

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: Katie Cornelius <KCornelius@augustaga.gov>
Sent: Tuesday, May 5, 2026 1:59 PM
To: Andy Penick <apenick@augustaga.gov>
Cc: Horace Green <hgreen@augustaga.gov>; Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Myana Mahadi <msmahadi@augustaga.gov>; Audrey Sutton <ASutton@augustaga.gov>; Nancy M. Williams <NWilliams@augustaga.gov>; Valerie Murray <vmurray@augustaga.gov>; Timothy Howard <THoward@augustaga.gov>; Marie A. Boulton <MBoulton@augustaga.gov>; George Robinson <GRobinson2@augustaga.gov>
Subject: Afterhours Emergency Notification - Richmond County Correctional Institute Water Leaks
Importance: High

Good afternoon,

In accordance with §1-10-57 Emergency Procurements, we respectfully ask you to accept this communication as notification of a safety and operations related emergency at the Richmond County Correctional Institute.

On Sunday, May 3, 2026, multiple water leaks were identified within the facility. Coleman Construction was contacted on an emergency after-hours basis to address the issue and restore service to the facility. Augusta Utilities assisted in locating and shutting off the facility's main water valve, however, access to the affected area required breaking through the concrete wall to complete the necessary repairs. Additional work will be required to remediate flooding and repair the damaged wall.

We are requesting approval to proceed with Coleman Construction to respond to the additional needs under this emergency.

Please contact us with any questions or concerns regarding this information.

Katie Cornelius

From: Andy Penick
Sent: Tuesday, April 21, 2026 10:04 AM
To: Katie Cornelius
Cc: Horace Green; Maria Rivera-Rivera; Myana Mahadi; Audrey Sutton; Nancy M. Williams; Valerie Murray; Eric Bing
Subject: Re: Emergency Request - RCCI Structural / HVAC / Gas Lines

This is approved, please proceed as needed.

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From: Katie Cornelius <KCornelius@augustaga.gov>
Sent: Tuesday, April 21, 2026 9:54:47 AM
To: Andy Penick <apenick@augustaga.gov>
Cc: Horace Green <hgreen@augustaga.gov>; Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Myana Mahadi <msmahadi@augustaga.gov>; Audrey Sutton <ASutton@augustaga.gov>; Nancy M. Williams <NWilliams@augustaga.gov>; Valerie Murray <vmurray@augustaga.gov>; Eric Bing <EBing@augustaga.gov>
Subject: Emergency Request - RCCI Structural / HVAC / Gas Lines

Good afternoon,

In accordance with §1-10-57 Emergency Procurements, we respectfully ask you to accept this communication as notification of a safety and operations related emergency at the Richmond County Correctional Institute facility.

We are requesting approval for an emergency procurement for the Richmond County Correctional Institute to conduct a structural assessment of the facility. This assessment will include evaluations of the structural, electrical, water, HVAC, and fire systems due to multiple issues that are currently surfacing within the building. JLA will provide a detailed report on the current condition of the facility, along with a recommended action plan, cost estimates, and phases.

In addition, we are requesting authorization for Trane to repair two HVAC units in the inmate housing area that are currently non-operational. We also require Coleman Construction to perform repairs to the gas line, as multiple leaks have been identified.

Please contact us with any questions or concerns regarding this information.

Thank you,
Katie

Katie Cornelius | Administrative Assistant
Augusta – Richmond County | Central Services Department
2760 Peach Orchard Rd | Augusta, Georgia 30906
(p) 706-312-4152
KCornelius@augustaga.gov | www.augustaga.gov