



Central Services Department

Horace Green, Director
Maria Rivera-Rivera

2760 Peach Orchard Road, Augusta, GA 30906
(706) 828-7174 Phone (706) 796-5077 Fax

MEMORANDUM

TO: Andy Penick, Director, Procurement Department 
FROM: Horace Green, Director, Central Services Department 
DATE: October 9, 2025
SUBJECT: Emergency Memo – Coroner’s Office MRI Remediation (Hot and Cold Water Supply)

In accordance with §1-10-57 Emergency Procurements, we respectfully ask you to accept this communication as notification of an emergency at the Coroner’s Office relating to the hot and cold water supply.

Due to high levels of moisture and visible staining within the facility, an air sampling was conducted which resulted in active mold growth. Several areas such as HVAC roof top unit to include ducts/vents, interior dry walls, ceiling tiles, and exterior walls, required further assessment and corrective/remediation work. In order to correct the situation, PuroClean was contacted to perform the remediation.

During the remediation/restoration process, leaks were observed within the facility. Following an assessment by Avrett Plumbing, it was found that the hot and cold-water supply to the existing water heater and fixtures in three restrooms, breakroom, exam room and one shower would require replacement. Avrett Plumbing was deemed qualified to make the necessary replacements to correct this situation.

Please process a purchase order to Avrett Plumbing in the amount of \$47,595.00 for the needed corrections.

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

HG/mcrr

**AUGUSTA-RICHMOND COUNTY GEORGIA
PURCHASING DEPARTMENT**

DEPARTMENT NAME: Central Services Department
 DEPARTMENT NUMBER: SPLOST VII See Below
 DEPARTMENT HEAD: 

REQUISITION

REQUISITION:
 REQUISITION DATE: 10/9/25
 PURCHASE ORDER NUMBER:
 PURCHASE ORDER DATE:

VENDOR			NAME OF BIDDER		NAME OF BIDDER		NAME OF BIDDER	
The Avrett Plumbing Services								
PHONE NUMBER			706-796-0200					
QUOTED BY								
ITEM NO	DESCRIPTION	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	CORONERS OFFICE - REPLACE THE EXISTING DOMESTIC HOT AND COLD WATER SUPPLY TO THE EXISTING WATER HEATER AND THE FIXTURES IN THREE RESTROOMS, BREAKROOM, EXAM ROOM, AND ONE SHOWER.	1	\$ 47,595.00	\$ 47,595.00				
1								
2								
3								
4	The Coroners Office 8th Street							
5	Proposal September 30th, 2025							
6	Funding is available in the following accounts:							
7	GL- 330-05-1120 / 5413120							
8	JL - 225051138 / 5413120							
9								
10								
11								
12								
13								
14								
TOTAL BID			\$	47,595.00				
SHIPPING CHARGES								
DELIVERY TIME FROM RECEIPT OF PURCHASE ORDER								



THE AVRETT CO
PROFESSIONAL PLUMBING SERVICES

PROPOSAL

September 30, 2025

City of Augusta
Central Services Department
2760 Peach Orchard Road, Bldg. B.
Augusta GA 30906
Attn: E. Bing
ebing@augustaga.gov

Scope of Work:

The Avrett Company, Inc. will mobilize all necessary equipment, material, and labor to The Coroner's Office located at 912 8th Street in Augusta to replace the existing domestic hot and cold-water supply to the existing water heater and the fixtures in three (3) restrooms, breakroom, exam room, and including one (1) shower.

The Avrett Company, Inc. will:

- Remove all abandoned water lines not in use; cap off any existing piping in walls not in use
- New piping will be insulated with fiberglass
- Install new dual-check backflow device at meter
- Replace the existing cold-water piping from access point (meter) to the water heater and expansion tank located inside the mechanical room
- Install three (3) exterior hose bibbs on side and rear of building
- Replace the existing hot water supply piping to each fixture requiring hot water
- The Avrett Company, Inc. will process permits and schedule inspections.
- Check for proper operation

Cost: \$ 47,595



THE AVRETT CO.

PROFESSIONAL PLUMBING SERVICES

Exclusions:

The Avrett Company, Inc. is not responsible for any repairs due to unforeseen circumstances that are outside the scope of work. Any additional repairs are to be communicated and quoted at that time. The Avrett Company, Inc. is not responsible for any conditions known or unknown that impedes that completion of the above stated Scope of Work. The Avrett Company, Inc. is not responsible for damage to and/or replacement of including but not limited to any concrete, landscape, existing fixtures, sheetrock, underground utilities, etc.

General Terms and Conditions:

- I. **General Conditions:** These general conditions are incorporated by reference into the proposal and are part of the Agreement under which services are to be performed by The Avrett Company, Inc. for the Customer.
- II. **Terms:** The balance will be due net 30 upon completion of the project with restriction or retainage. Interest will be charged at the rate of 1 ½% per month – 18% per year on all balances over 30 days. The customer agrees to pay all attorney's fees, costs and expenses and all court related expenses and costs associated with any effort to collect amounts due under this Agreement.
- III. **Labor:** All labor is figured on straight time.
- IV. **Site Conditions:** Unless specifically addressed above, this proposal does not include repair to any area other than the specified site.
- V. **Change Orders:** Any alteration or deviation from above specification involving extra costs will be communicated to the owner through a written change order. Change orders will be executed without signed / authorized approval from the owner or designee.
- VI. **Insurance:** Workman's Compensation and Public Liability on the above work shall be carried by The Avrett Company, Inc.
- VII. **Indemnification:** The Customer and The Avrett Company, Inc. will each indemnify the other for liability, loss and expenses incurred by the other party resulting from a negligent act or omission in performance of work under this Agreement. If both parties are jointly at fault, each will indemnify the other in proportion to their relation fault. The customer will also indemnify The Avrett Company, Inc. for liability, loss and expense resulting from the Contractor's services if the Contractor is acting at the direction or instruction of the Customer or where the primary cause of damages is due to information provided by the Customer. The Customer agrees to waive all



THE AVRETT^{CO}
PROFESSIONAL PLUMBING SERVICES

- rights of subrogation against The Avrett Company, Inc. arising out of work in this Agreement.
- VIII. **Pre-Existing Conditions:** The Contractor will not be responsible for liability, loss or expense (including damage caused by backup of sewers) where the primary cause of claim or damage is pre-existing conditions including faulty, inadequate, or defective design, construction, maintenance, or repair of property, or contamination of the subsurface where the condition existed prior to the start of The Avrett Company, Inc.'s work.
- IX. **Site Conditions:** Unless specifically addressed above, this proposal does not include repair to any area other than the specified site.
- X. **Change Orders:** Any alteration or deviation from above specification involving extra costs will be communicated to the owner through a written change order. Change orders will be executed without signed / authorized approval from the owner or designee.
- XI. **Insurance:** Workman's Compensation and Public Liability on the above work shall be carried by The Avrett Company, Inc.
- XII. **Indemnification:** The Customer and The Avrett Company, Inc. will each indemnify the other for liability, loss and expenses incurred by the other party

Acceptance of Proposal

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

Accepted by: _____ (print name, title)

Signature: _____

Date: _____

Scarlet Green

From: Timothy Schroer
Sent: Thursday, October 9, 2025 9:15 AM
To: Scarlet Green
Cc: Maria Rivera-Rivera; Katie Cornelius; Myana Mahadi; Horace Green
Subject: RE: [EXTERNAL] Coroner's Office

As requested,

GL 330-05-1120 / 5413120

JL 225051138 / 5413120

Ledger: JL
Report Date: 10/09/2025

JL Budgets and Actuals with Encumbrances

Fiscal Year: 2
Fiscal Period:
Budget Version: 1

<u>Object</u>	<u>Description</u>	<u>Budget</u>	<u>Actual</u>	<u>Encumbrance</u>	<u>Bal</u>
225051138	Coroners office MRI Remediation				
5413120	Building Renovations	120,450.00	0.00	0.00	120,4
	Revenue & Transfers In:	0.00	0.00	0.00	
	Expenditure and Transfers Out:	120,450.00	0.00	0.00	120,4
	Net:	-120,450.00	0.00	0.00	-120,4
	Grand Total (RV & TI):	0.00	0.00	0.00	
	Grand Total (XP & TO):	120,450.00	0.00	0.00	120,4
	Net:	-120,450.00	0.00	0.00	-120,4

Timothy E. Schroer, CPA, CGMA 
Interim Finance Director
Augusta Richmond County Georgia

| 535 Telfair St., Suite 800 | Augusta, GA 30901 | www.augustaga.gov
✉ tschroer@augustaga.gov | Office: 706.821.1741 | Mobile: 706.840.6226 | Fax: 706.821.2520

Katie Cornelius

From: Mark Bowen
Sent: Thursday, August 28, 2025 4:26 PM
To: Maria Rivera-Rivera
Subject: FW: Emergency Request - Coroner's Office MRI Remediation

Follow Up Flag: Follow up
Flag Status: Flagged

From: Tameka Allen <Allen@augustaga.gov>
Sent: Thursday, August 28, 2025 4:24 PM
To: Mark Bowen <mbowen@augustaga.gov>
Cc: Ron Lampkin <RLampkin@augustaga.gov>; Katie Cornelius <KCornelius@augustaga.gov>; Andy Penick <apenick@augustaga.gov>
Subject: RE: Emergency Request - Coroner's Office MRI Remediation

Good afternoon,

Central Services and Procurement, please provide me with a path forward based on the information provided by Mr. Bowen.

Tameka

Tameka Allen, MBA | Administrator
Augusta, GA Government
535 Telfair St, Suite 910 | Augusta, GA 30901
Office (706) 821-2400 | Fax (706) 821-2819
Email allen@augustaga.gov | www.augustaga.gov

From: Mark Bowen <mbowen@augustaga.gov>
Sent: Thursday, August 28, 2025 4:15 PM
To: Tameka Allen <Allen@augustaga.gov>
Cc: Ron Lampkin <RLampkin@augustaga.gov>; Katie Cornelius <KCornelius@augustaga.gov>; Andy Penick <apenick@augustaga.gov>
Subject: FW: Emergency Request - Coroner's Office MRI Remediation
Importance: High

Good afternoon,

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

Due to high levels of moisture and visible staining within the facility, an air sampling was conducted which resulted in active mold growth. Several areas such as HVAC roof top unit to include ducts/vents, interior dry walls, ceiling tiles, and exterior walls, require further assessment and corrective/remediation work. It is of utmost

importance that the corrections/remediation take place to prevent further health and safety risk to both citizens and staff that utilize this facility.

We are requesting approval to proceed with Trane to provide the service required on the HVAC roof top unit, and approval to have a remediation company provide the required services.

Coroner Mark Bowen

Richmond County Coroner's Office

912 8th Street

Augusta, Ga. 30901

Office: 706-821-2382

Direct: 706-821-1438

Cell: 706-836-5857



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AED 104.1

2760 Peach Orchard Rd | Augusta, Georgia 30906
(p) 706-821-1629 | (f) 706-796-5077
MRivera-Rivera@augustaga.gov | www.augustaga.gov



From: Maria Rivera-Rivera
Sent: Thursday, September 25, 2025 2:47 PM
To: Scarlet Green <SGreen@augustaga.gov>; Katie Cornelius <KCornelius@augustaga.gov>; Myana Mahadi <msmahadi@augustaga.gov>
Cc: Horace Green <hgreen@augustaga.gov>; Eric Bing <EBing@augustaga.gov>; Mark Bowen <mbowen@augustaga.gov>
Subject: FW: [EXTERNAL] Coroner's Office

Good afternoon,

Please proceed to request the emergency purchase order related to the Coroner's Office remediation.

These are the proposals received:

- Augusta Chillers - \$19,640.00
- PuroClean (Remediation phase only)- \$32,699.75

Awaiting proposals from:

- Avrett Plumbing (water pipe leaks and pressure testing)
- PuroClean (reconstruction and building envelope)

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



From: Augusta Chiller Service <augusta_chiller@yahoo.com>
Sent: Tuesday, September 23, 2025 4:22 PM