



# 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:** November 16, 2023

**SUBJECT:** Emergency Memo – Charles B. Webster Detention Center Hot Water System Upgrades

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In accordance with §1-10-57 Emergency Procurements, I respectfully ask you to accept this communication as notification of an emergency at Charles B. Webster Detention Center relating to the needed upgrades to the hot water system.

Following a site evaluation at the Charles B. Webster Detention Center, it was determined that various portions of the hot water system required repairs. The E Pod, F Pod, and the Charles B. Webster Admin Office are among these areas. Without these necessary changes, the facility's hot water supply is more likely to be disrupted within the aforementioned zones. Both personnel and inmates use the hot water in the named areas of the facility. Therefore, it is imperative that we proceed with the upgrades of the malfunctioning equipment.

Please process a purchase order to Coleman Construction in the amount of \$45,620.00 for the upgrades to the hot water system.

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:** *[Signature]*

**REQUISITION:**

**REQUISITION DATE:** 11/17/2023

**PURCHASE ORDER NUMBER:**

**PURCHASE ORDER DATE:**

ITEM NO	DESCRIPTION	Quantity	Unit Price	Total Price	NAME OF BIDDER		Unit Price	Total Price
					VENDOR	PHONE NUMBER		
					QUOTED BY			
1	E POD HOT WATER HOLDING TANK, WATER HEATERS, AND PUMP REPLACEMENT	1	\$ 39,876.00	\$ 39,876.00	Jerry Lohman	Coleman Construction	(706) 556-3400	
2	ADMIN OFFICE WATER HEATER REPLACEMENT	1	\$ 3,876.00	\$ 3,876.00				
3	F POD BOILER FLOW SWITCH REPLACEMENT	1	\$ 1,868.00	\$ 1,868.00				
4								
5								
6	*Emergency							
7	Charles B. Webster Detention Center Hot Water System Upgrades - Proposals 8605C, 8986B and 8985B							
8								
9								
10	GL: 330-05-1120/53.19120							
11	JL: 223-05-6111/53.19120							
12								
13								
15								
16								
17								
18								
19								
20								
21								
22								
TOTAL BID			\$	45,620.00				
SHIPPING CHARGES								
DELIVERY TIME FROM RECEIPT OF PURCHASE ORDER								





**Coleman Construction, Inc.**

[www.Coleman-Construction.com](http://www.Coleman-Construction.com)

**Plumbing & Mechanical Piping Contractors**

## PROPOSAL

To: Charlie Webster Detention Center  
Attn: James Morton

Date: 011/17/2023  
Proposal # 8605C  
\*\*\*Revised\*\*\*

Project: E pod hot water holding tank, water heaters, and pump replacement  
Augusta GA.

James,

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 and conversations with Kyle Norton.

Our price includes the labor and material to remove 1 existing holding tank and replace with a new tank of the same size. Our proposal also includes replacing the 2 existing water heater with two matching A.O.Smith water heaters, replacing one existing holding tank, replacing one existing mixing valve, one existing expansion tank and replacing one existing Recirculation pump. Our proposal also includes re-insulating any insulation removed during the equipment change.

**Base Bid: \$ 39,876.00**

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

Electrical wiring, starters, controls, or disconnects.  
Equipment pads or vibration isolation.  
Seismic restraints or hangers; design or engineering fees for seismic design.  
Storm water, irrigation, or fire protection piping.  
Gas or water meters, sewer taps, any associated meter or tapping fees.  
Patching of any walls, floors or ceilings; Painting of any kind.  
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).

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,

*Jerry Lohrman*

Mechanical Estimator



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## PROPOSAL

To: Charlie Webster Detention Center  
Attn: Timothy Howard

Date: 11/17/2023  
Proposal # 8986B  
\*\*\*Revised\*\*\*

Project: Admin. Office water heater replacement  
Augusta GA.

Timothy,

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 and conversations with Jerry Lohrman

Our proposal includes labor, equipment and material to replace one existing 40gal AO Smith water heater with a new Bradford White water heater. This proposal is figured to be completed during normal business hours Mon-Fri.

**Base Bid: \$ 3,876.00**

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

Electrical wiring, starters, controls, or disconnects.  
Equipment pads or vibration isolation.  
Seismic restraints or hangers; design or engineering fees for seismic design.  
Storm water, irrigation, or fire protection piping.  
Gas or water meters, sewer taps, any associated meter or tapping fees.  
Patching of any walls, floors or ceilings; Painting of any kind.  
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).

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,  
*Jerry Lohrman*  
Mechanical Estimator





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## **PROPOSAL**

To: Charlie Webster Detention Center  
Attn: Timothy Howard

Date: 11/17/2023  
Proposal # 8985B  
\*\*\*Revised\*\*\*

Project: F pod boiler flow switch replacement  
Augusta GA.

Timothy,

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 and conversations with Jerry Lohrman

Our proposal includes labor, equipment and material to replace one existing boiler flow switch with a new matching Raypak flow switch. This proposal is figured to be completed during normal business hours Mon-Fri.

**Base Bid: \$ 1,868.00**

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

Electrical wiring, starters, controls, or disconnects.  
Equipment pads or vibration isolation.  
Seismic restraints or hangers; design or engineering fees for seismic design.  
Storm water, irrigation, or fire protection piping.  
Gas or water meters, sewer taps, any associated meter or tapping fees.  
Patching of any walls, floors or ceilings; Painting of any kind.  
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).

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,  
*Jerry Lohrman*  
Mechanical Estimator