



State of Utah

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Deputy Director

DR. MICHELLE HOFMANN
Executive Medical Director

DAVID LITVACK
Deputy Director

NATE WINTERS
Deputy Director

Date: November 12th, 2025

To: Nate Winters, DHHS Deputy Director

From: Brody Wilson, Financial Manager 1, Division of Finance & Administration

RE: Slate Canyon Youth Center – Main Building Water leak

Please see the attached information regarding an estimated **\$5,989** to repair a leak in the water main at the Slate Canyon Youth Center.

On 11/5/2025, JJYS staff were doing some maintenance at their Slate Canyon facility and noticed some water leaking out of their pressurized water main. With the main being pressurized, the concern is that it will eventually burst if it's not repaired quickly. The maintenance staff reached out to get three bids, they did not hear back from one of the companies they reached out to and Gordian was not able to come out in time and said they could not make it. This left JJYS with Ralph Tye & Sons who will be completing the emergency repair.

This emergency procurement form is requesting approval to purchase services to fix the pressurized water main at the Slate Canyon Facility.

Attachments:

- Emergency Procurement Form
- Email notification of Emergency Procurement
- Email correspondence with information on the quote
- Email correspondence with Gordian confirming they could not come out

Approval of this Emergency Procurement,

[Nate Winters \(Nov 12, 2025 16:03:32 MST\)](#)

Nate Winters, DHHS Deputy Director

On behalf of Department Executive Director's Office

Please complete and send with any additional supporting documentation to
DHHSFinance@utah.gov.

Related: FIACCT 04-10.00; Utah Administrative Code 63G-6a-803 and Administrative
Rule R33-8-401

Department contact name and title:	Cindy Lowe
Date emergency occurred or began:	November 5, 2025
Date DHHS Office of Finance notified:	November 5, 2025
Vendor name:	Ralph Tye & Sons, Inc
Total estimated cost:	\$5,989.00

Description of the specific emergency that necessitated the emergency procurement:

A leak in the pressurized water main was found at Slate Canyon Youth Center the morning of Nov. 5th. There is concern that if left as is that it will burst.

Basis for the selection of the procurement item or service. What if any steps were taken to ensure that the procurement was made with as much competition as reasonably Practicable. (phone quotes, internet quotes):

The maintenance staff and BAS staff called for 3 bids and contacted the Gordian Group on contract. The Gordian Group didn't respond (see attached email.) Only one of the bidders provided a bid as indicated above.

Name of the highest ranking government official who approved the emergency procurement:

Kristie Gilson, Accountant for JJYS

Was a written contract issued for this emergency procurement?

If Yes, attach the contract.

EDO or LPD ratification: _____



Brody Wilson (DHHS) <brodywilson@utah.gov>

Emergency Procurement- main water leak cm building

6 messages

Cindy Lowe (DHHS) <cylowe@utah.gov>

Wed, Nov 5, 2025 at 11:28 AM

To: "Brody Wilson (DHHS)" <brodywilson@utah.gov>, Kristie Gilson <ksgilson@utah.gov>, Peter Giamalakis <pgiamalakis@utah.gov>, DHHSFINANCE <dhsfinance@utah.gov>

Hi,
A leak in the water main was found at Slate Canyon Case Management building this morning. Our maintenance staff is working on getting 3 bids for the repair work.
They may not be able to get out there until tomorrow morning.



We will pass those along when we get them.
Thanks

--

Cindy Lowe, CPM
Administrative Services Manager
Secure Facilities
O: 385-226-4634
cylowe@utah.gov



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 **IMG_0617.mp4**
7360K

Brody Wilson (DHHS) <brodywilson@utah.gov> Wed, Nov 5, 2025 at 11:39 AM
To: "Cindy Lowe (DHHS)" <cylowe@utah.gov>
Cc: Kristie Gilson <ksgilson@utah.gov>, Peter Giamalakis <pgiamalakis@utah.gov>, DHHSFINANCE <dhhsfinance@utah.gov>

Cindy,

Thank you for the heads-up on this. Please keep us posted as soon as possible regarding the bids and the severity of the situation.

[Quoted text hidden]

—
Brody Wilson
Financial Manager I
O: 385-261-6738
brodywilson@utah.gov
dhhs.utah.gov



Cindy Lowe (DHHS) <cylowe@utah.gov> Wed, Nov 5, 2025 at 1:43 PM
To: "Brody Wilson (DHHS)" <brodywilson@utah.gov>
Cc: Kristie Gilson <ksgilson@utah.gov>, Peter Giamalakis <pgiamalakis@utah.gov>, DHHSFINANCE <dhhsfinance@utah.gov>

We are trying the Gordian contract first but are getting other bids just in case the project too small for them. I'll send over the form once we have the bids in the next day or so.

Thanks

[Quoted text hidden]

[Quoted text hidden]

Brody Wilson (DHHS) <brodywilson@utah.gov> Wed, Nov 5, 2025 at 1:47 PM
To: "Cindy Lowe (DHHS)" <cylowe@utah.gov>

Cc: Kristie Gilson <ksgilson@utah.gov>, Peter Giamalakis <pgiamalakis@utah.gov>, DHHSFINANCE <dhhsfinance@utah.gov>

Sounds great, thank you so much!

[Quoted text hidden]

Cindy Lowe (DHHS) <cylowe@utah.gov>

Thu, Nov 6, 2025 at 4:17 PM

To: "Brody Wilson (DHHS)" <brodywilson@utah.gov>

Cc: Kristie Gilson <ksgilson@utah.gov>, Peter Giamalakis <pgiamalakis@utah.gov>, DHHSFINANCE <dhhsfinance@utah.gov>

The contract contractor won't respond to our calls. I've had them email the contact again and try one more time. They did have 2 companies come out to bid but they need a couple of days to get the bids together. I'll send those in when I get them.

Thanks

[Quoted text hidden]

[Quoted text hidden]

Brody Wilson (DHHS) <brodywilson@utah.gov>

Thu, Nov 6, 2025 at 4:19 PM

To: "Cindy Lowe (DHHS)" <cylowe@utah.gov>

Cc: Kristie Gilson <ksgilson@utah.gov>, Peter Giamalakis <pgiamalakis@utah.gov>, DHHSFINANCE <dhhsfinance@utah.gov>

Sounds good, thank you for the update!

[Quoted text hidden]



Cindy Lowe (DHHS) <cylowe@utah.gov>

Re: Emergency waterline repair at case management in Provo

1 message

Brody Wilson (DHHS) <brodywilson@utah.gov>

Wed, Nov 12, 2025 at 9:04 AM

To: "Cindy Lowe (DHHS)" <cylowe@utah.gov>

Cc: "Bob Spohr (DHHS)" <bspohr@utah.gov>, DHHSFINANCE <dhsfinance@utah.gov>, Kristie Gilson <ksgilson@utah.gov>

Yes, we are good to proceed. Please send over the emergency notice form and any other relevant documents and I can get it put together for EDO's approval..

On Mon, Nov 10, 2025 at 3:20 PM Cindy Lowe (DHHS) <cylowe@utah.gov> wrote:

This is the only bid response they have right now for Slate Canyon main water line leak.
Can we proceed?

----- Forwarded message -----

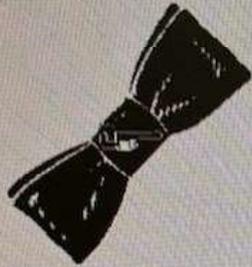
From: **Bob Spohr (DHHS)** <bspohr@utah.gov>

Date: Sun, Nov 9, 2025 at 10:19 PM

Subject: Re: Emergency waterline repair at case management in Provo

To: Cindy Lowe (DHHS) <cylowe@utah.gov>

This is the only quote I have so far. When I get more I'll send them.



Ralph Tye & Sons, Inc.
5200 South 300 West
Salt Lake City, Utah 84107-4793

Mechanical Contractors
Phone 801-262-9900
FAX 801-262-1391
Utah State License
No. 233587-5501

PROPOSAL

Date: NOVEMBER 7, 2025
Attn: AMERICO LEIVA
Company: STATE OF UTAH
Project: SLATE CANYON YOUTH CENTER VALVE REPLACEMENT

We propose to remove 1 existing 2 1/2" plug valve and 1 ball valve in vault serving sprinkler system and replace it with a new 2" stop and waste valve and a new 2" ball valve in vault, according to your instructions and our site visit.

Included:

- 1. Remove Failed 2 1/2" Plug Valve & 2 1/2" Ball Valve
- 2. Provide & Install 1 New Ford 2" Stop & Waste Valve In Existing Piping
- 3. Provide & Install 1 New 2" Ball Valve In Existing Piping
- 4. Excavation & Backfill To Access Piping
- 5. Weekend Work To Change Valves Only Everything Else Is Regular Time (mon-thurs)

Excluded:

- 1. Water Sterilization
- 2. Bond Premium, Permits
- 3. Restoration of Finished Surfaces (patch or paint)
- 4. Temporary Facilities & Utilities
- 5. Cast in Place Concrete
- 6. Any Work Not Expressly Included in this Proposal.
- 7. Special Insurance not identified in job specifications

BASE BID for a total bid price of: **\$5,989.00**

This proposal only covers the direct costs incurred by Ralph Tye & Sons, Inc. in doing the work that is the subject hereof, and is guaranteed for **THIRTY DAYS** from the date of this proposal.

We appreciate the opportunity of quoting this work to you and thank you for your interest in Ralph Tye & Sons, Inc. If you need further clarification of our bid, please feel free to call.

Sincerely,

Marcus Tye
President/Estimator
marcus@tbi6.com



Don't Believe In Miracles - Depend On Them.

*Nick
Taylor
801-262-9900*

Bob Spohr
Region Manager

O: 8014553545 C: 8014553545

bspohr@utah.gov



On Fri, Nov 7, 2025 at 12:19 PM Cindy Lowe (DHHS) <cylowe@utah.gov> wrote:

Thanks, yes, I just need updates and sent in as soon as we can get them.

On Fri, Nov 7, 2025 at 9:25 AM Bob Spohr (DHHS) <bspohr@utah.gov> wrote:

Good morning Cindy,

The line is still leaking and our biggest concern is that it's a high pressure line and we don't want it to suddenly burst so that's why we're trying to get this fixed as soon as possible. I spoke with Mark Bagley this morning from THE GORDIAN GROUP and Told him that his contractor did not contact Us and so we sought to get three quotes from outside vendors to get this emergency repaired done. He sent an email to me that I forwarded to you, which is meant to acknowledge that they were unable to Help us in a timely manner. We've got three contractors that showed up on site and they areworking on quotes, but none have come in yet. As soon as I hear something from our contractors. I will get those quotes to you. Let me know if there's anything else you need from me. Thank you, Cindy.

Bob Spohr

Region Manager

O: 8014553545 C: 8014553545

bspohr@utah.gov



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--

Cindy Lowe, CPM

Administrative Services Manager

Secure Facilities

O: 385-226-4634

cylowe@utah.gov



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Brody Wilson
Financial Manager I
O: 385-261-6738
brodywilson@utah.gov
dhhs.utah.gov



11/12/25, 10:54 AM

State of Utah Mail - Re: Emergency waterline repair at case management in Provo

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Cindy Lowe (DHHS) <cylowe@utah.gov>

Fwd: Emergency Water Repair

1 message

Bob Spohr (DHHS) <bspohr@utah.gov>
To: Cindy Lowe <cylowe@utah.gov>

Fri, Nov 7, 2025 at 9:16 AM

Bob Spohr

Region Manager

O: 8014553545 C: 8014553545

bspohr@utah.gov



----- Forwarded message -----

From: **Bagley, Mark** <m.bagley@gordian.com>
Date: Fri, Nov 7, 2025 at 9:14 AM
Subject: Emergency Water Repair
To: Bob Spohr DHS <bspohr@utah.gov>

Bob,

I emailed Cory with Landmark but could not get in contact with him by phone. He may be out of town or busy, but I have not heard back from him. Sorry we could not respond quickly this time on an emergency project.

Mark Bagley

Account Manager – Utah



Local Office in Highland, Utah -- Mobile: 801.372.3120

Gordian Main Office in:

30 Patewood Drive, Building 2, Suite 350, Greenville, SC 29615 – Phone: 800.874.2291
w: gordian.com | rsmeans.co

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