



State of Utah

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Department of Health & Human Services

TRACY S. GRUBER
Executive Director

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Deputy Director

DR. MICHELLE HOFMANN
Executive Medical Director

DAVID LITVACK
Deputy Director

NATE WINTERS
Deputy Director

Date: July 29th, 2025

To: Nate Winters, DHHS Deputy Director

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

RE: Washington County Youth Center – Water Heater Replacement

Please see the attached information regarding an estimated **\$29,000** for two new water heaters for the Washington County Youth Center.

At approximately 10:30 PM on 7/18/2025 JJYS staff noticed water coming out of a valve near the mechanical room as they were taking out the trash. The mechanical room had water on the floor and appeared to be leaking from one of the hot water heaters. The staff called the APD and was able to get the water turned off. The APD called Mr. Rooter to help assess the issue. But they did not show up at the times they said they would.

In the meantime, the APD also called A&E Plumbing who did not pick up and Walker Plumbing who came straight out to the facility. Walker Plumbing discovered 2 of the commercial water heaters have corroded through and need to be replaced. They were able to bypass the water heaters in order to make sure the facility still had access to water. These 2 water heaters supply the warm water to the detention and shelter units. At this time the youth do not have access to warm water for showering.

This emergency procurement form is requesting approval to purchase two water heaters from Dixie Drain Doctor.

Attachments:

- Emergency Procurement Form
- Email notification of Emergency Procurement
- Email correspondence with information on the quotes

Approval of this Emergency Procurement,


[Nate Winters \(Jul 29, 2025 15:56:28 MDT\)](#)

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:	Katherine Johnson, ASM
Date emergency occurred or began:	07/17/25
Date DHHS Office of Finance notified:	07/18/25
Vendor name:	Dixie Drain Doctor
Total estimated cost:	\$29,000

Description of the specific emergency that necessitated the emergency procurement:

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):

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

Was a written contract issued for this emergency procurement?
If Yes, attach the contract.

EDO or LPD ratification: _____



1794 Nuteam Cir
Washington, UT 84780
435-414-1444
www.mystgeorgeplumber.com

Estimate 105797323
Job 38288
Estimate Date 7/21/2025
Customer PO

Billing Address

Washington County Youth Center
330 South 5300 West
Hurricane, UT 84737 USA

Job Address

Washington County Youth Center
330 S 5300 W
Hurricane, UT 84737

Estimate Details

Replacement of both 100 Gallon Water Heater

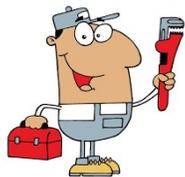
Service #	Description	Quantity	Your Price	Your Total
1	100 GALLON (NATURAL) GAS WATER HEATER 6 YR WAR	2.00	\$25,037.00	\$50,074.00

MPT:211.999980

Potential Savings	\$2,503.70
Sub-Total	\$50,074.00
Tax	\$0.00
Total	\$50,074.00
Est. Financing	\$792.81

Thank you for choosing Walker Plumbing, Heating & Air

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Walker Plumbing, Heating & Air as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



DIXIE DRAIN DOCTOR

Telephone: 435-632-7309

dixiedraindoctor@yahoo.com

PROPOSAL

Attention: Tyson Frandson

Date: July 29, 2025

Company: Washington County Youth Center

E-mail: Twfrandson@utah.gov

Project Location: 330 S 5300 W Hurricane, Utah

Phone: (435)-632-0695

We are pleased to submit a proposal on the above referenced project. Our prices are valid for 30 days unless written approval is obtained from Dixie Drain Doctor prior to expiration. This proposal includes all Labor and materials as required as listed below. Be advised that our proposal contains only the following items as listed on the plans that we have included in our proposal only:

Dixie Drain Doctor will provide the following scope of work.

Scope: As listed: Dixie Drain Doctor will supply and install two commercial propane water heaters.

- ***Remove both existing water heaters and dispose of them.***
- ***Supply and install two identical propane water heaters, and connect to existing pipping.***

Total cost to complete job \$29,000.00

Not Included: Drywall repair is NOT included

All work is will be performed by a qualified, licensed technician in accordance with Industry standards, including EPA regulation and building codes. All work will be performed during regular business hours, 6:30 am – 4:30 PM, Monday thru Friday unless hours is subject to job specific for the owner.

Exclusions: Taxes, development fees, permits, engineering, bond, overtime labor, x-rays, No wall patch, Davis-Bacon, BIM, seismic restraints, temporary water, waterproofing, painting, LEED accreditation of schedule, no repairs to, or existing equipment, or plumbing fixtures other than what is noted, no painting of any piping, overtime or shift work or after hr. NO landscaping or finished grading.

Please feel free to call if you have any questions or require any additional information.

Sincerely,
Steve Dorius P.M.
Dixie Drain Doctor
Project Manager/Estimator
435-632-7309



DIXIE DRAIN DOCTOR

1135 E. 770 NO.

Telephone 435-632-7309

dixiedraindoctoer@yahoo.com/435-632-7309

License's Ut, 1419933-5501-133423-5518– St George, 00029566



An EMCOR Company

2345 South CCI Way
Salt Lake City, UT 84119
Ph.: (801) 973-9005

P.O. Box 25788
Salt Lake City, UT 84125

PC25-027

PROPOSAL – CONTRACT

TO: Dixie Detention Center	DATE: July 29, 2025
ATTN: Mr. Tyson Frandsen	PROJECT: HE Water Heater Replacement
ADDRESS 330 South 5300 West Hurricane, UT 84737	ADDRESS: 330 South 5300 West Hurricane, UT 84737

We hereby submit our proposal for the following work:

To provide labor, equipment, and materials required to replace (2) High-Efficiency Liquid Propane Water Heaters.

CCI will remove and dispose of the two existing AO Smith HE Water Heaters and install (2) new, like-for-like units. CCI will reconnect all necessary plumbing, gas, and electrical connections, and include all necessary fittings and venting components that cannot be reused from the existing installation.

(1) HE Water Heater is in stock at Salt Lake Distributor

(1) HE Water Heater will have to be ordered from the factory; **allow 2-4 weeks to receive.**

CCI Mechanical will install Water Heater from Salt Lake stock once received and return to install second Water Heater once received from factory.

Clarification:

- Supplier price increases, following the date of this proposal that arise from market conditions including, but not limited to tariffs, may affect the total proposed price below.
- CCI will include a (1) year warranty on parts and labor.
- Lead times are as of the date of this quote and are subject to change based upon equipment availability.

PROPOSAL CHECKLIST TOTAL PROPOSED PRICE (Includes ALL applicable taxes) \$ **36,978.00**

ITEM	CCI	OTHERS	ITEM	CCI	OTHERS	ITEM	CCI	OTHERS
Equip. Disconnect & Disposal	X		PVC Fittings	X		Refrigeration Piping	N/A	
Duct Systems	N/A		Line Voltage Wiring	X		Roof Curbs or Flashings	N/A	
Engineering	N/A		Low Voltage Control Wiring	N/A		Crane	N/A	
Insulation	N/A		Make-up Water Piping	N/A		Refrigerant Recovery	N/A	

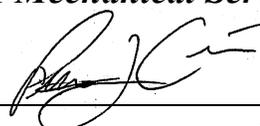
Terms of payment unless modified above: Invoices will be submitted by the 25th of each month, due and payable by the 20th of the following month.

All payments, unless designated otherwise, shall be credited against the first obligations owing.

This proposal is firm until **August 28, 2025** and is subject to change after that date without notice.

Special warranty provisions superseding standard warranty outlined in the General Terms and Conditions are as follows: **NONE**

SEE ATTACHED FOR TERMS AND CONDITIONS UPON WHICH THIS PROPOSAL IS BASED

<p>Proposed by CCI Mechanical Service</p>  Parker Collins – Account Manager	<p style="text-align: center;">ACCEPTANCE</p> <p>The above prices, 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.</p> <p>By _____ Company</p> <hr/> <p>Authorized Signature _____ Date _____</p>
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Visit our website at www.ccimechanical.com

Preventative Maintenance • 24/7 Emergency Service • Backflow Testing/Certification
Plumbing Services/Drain Cleaning/Line Camera Service • Predictive Maintenance • Thermal Imaging
Controls/Automation • Retro Commissioning • Boiler Repairs/Replacement • Chiller Repairs/Replacement • Snow Melt Systems

Professional Mechanical Constructors/Engineers • Since 1961



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

Emergency Procurement - Washington County Youth Center

9 messages

Katherine Johnson (DHHS) <katherinejohnson@utah.gov>

Fri, Jul 18, 2025 at 11:29 AM

Reply-To: dhhsfinance@utah.gov

To: DHHSFINANCE <dhhsfinance@utah.gov>

Cc: "Don Brinkerhoff (DHHS)" <donb@utah.gov>, "Tyson Walker (DHHS)" <tysonwalker@utah.gov>

Good morning-

At approximately 10:30 PM last night staff noticed water coming out of a valve near the mechanical room as they were taking out the trash. The mechanical room had water on the floor and appeared to be leaking from one of the hot water heaters. Staff called the APD Barry Howard and was able to get the water turned off.

Since both maintenance workers are on leave and unavailable, APD Barry Howard came in to assist.

Barry called Mr. Rooter to help assess the issue. They stated they would be there between midnight -2 am. They did not show. They called back this morning and said they could be there after 9 am.

In the meantime, the Barry also called A&E Plumbing who did not pick up and Walker Plumbing who came straight out to the facility.

Walker Plumbing discovered 2 of the commercial water heaters have corroded through and need to be replaced. They were able to bypass the water heaters in order to make sure the facility still had access to water. These 2 water heaters supply the warm water to the detention and shelter units. At this time the youth do not have access to warm water for showering.

Walker Plumbing is putting together a quote to replace the water heaters and gave a rough estimate of \$10,000 a piece. I've asked Barry to reach out to a few other plumbers in the area for additional quotes.

I will fill out the emergency procurement form when I have more information, but wanted to make sure the situation was reported timely.

Thank you.

Katherine Johnson

Administrative Services Manager

Office of Detention & Receiving Centers

C: 385.552.6025

katherinejohnson@utah.gov<https://jjys.utah.gov/>

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

Fri, Jul 18, 2025 at 3:04 PM

To: dhhsfinance@utah.gov, "Katherine Johnson (DHHS)" <katherinejohnson@utah.gov>

Cc: "Don Brinkerhoff (DHHS)" <donb@utah.gov>, "Tyson Walker (DHHS)" <tysonwalker@utah.gov>

Katherine,

Thank you for sending this over and for letting us know about this situation. Please send over any and all email related communications, as well as those quotes you mentioned when you can. We can get that all compiled so we can get it approved via the emergency procurement process.

Thank you,

[Quoted text hidden]

--

Brody Wilson

Financial Manager I

O: 385-261-6738

brodywilson@utah.gov

dhhs.utah.gov



Utah Department of

Health & Human Services

Finance & Administration

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

Wed, Jul 23, 2025 at 3:28 PM

To: "Katherine Johnson (DHHS)" <katherinejohnson@utah.gov>

Hi Katherine,

I wanted to follow up on this and see if there were any updates.

Thank you,

On Fri, Jul 18, 2025 at 11:30 AM Katherine Johnson (DHHS) <katherinejohnson@utah.gov> wrote:

[Quoted text hidden]

[Quoted text hidden]

Katherine Johnson (DHHS) <katherinejohnson@utah.gov>

Wed, Jul 23, 2025 at 3:50 PM

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

Hi Brody-

We have received 1 quote from Walker Plumbing and have asked the facility to forward me a copy.

They are waiting on 2 more quotes from vendors that came out today to evaluate. Today was the earliest either vendor could show.

Katherine Johnson

Administrative Services Manager

Office of Detention & Receiving Centers

C: 385.552.6025

katherinejohnson@utah.gov

<https://jjys.utah.gov/>



Utah Department of

Health & Human Services

Juvenile Justice & Youth Services

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[Quoted text hidden]

[Quoted text hidden]

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

Wed, Jul 23, 2025 at 4:02 PM

Thank you for the update! I really appreciate it.

[Quoted text hidden]

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

Tue, Jul 29, 2025 at 12:43 PM

Hi Brody-

Attached is the Notice of Emergency and the 3 quotes that were obtained from Walker Plumbing, CCI and Dixie Drain Doctor. We will be moving forward with the low bid, Dixie Drain Doctor. Please let me know if you have any questions or concerns. Thank you.

Katherine Johnson

Administrative Services Manager
Office of Detention & Receiving Centers
C: 385.552.6025
katherinejohnson@utah.gov
<https://jjys.utah.gov/>



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[Quoted text hidden]

[Quoted text hidden]

 **Emergency Procurement - WCYC Water heaters.pdf**
1702K

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

Tue, Jul 29, 2025 at 12:47 PM

Thank you so much! I'll start getting the documents ready for EDO approval. Do you by chance have communications I can include in the approval?

[Quoted text hidden]

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

Tue, Jul 29, 2025 at 12:55 PM

I have forwarded the 2 email chains between myself and Washington County APD/Maintenance. I am waiting to hear back from Tyson on whether there was any written communication with the vendors, or if it was all done verbally. I'll let you know as soon as I hear back.

Katherine Johnson

Administrative Services Manager
Office of Detention & Receiving Centers

C: 385.552.6025

katherinejohnson@utah.gov

<https://jjys.utah.gov/>



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[Quoted text hidden]

[Quoted text hidden]

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

Tue, Jul 29, 2025 at 12:58 PM

Thank you so much! I really appreciate it!

[Quoted text hidden]



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

Fwd: Emergency Plumbing Issue at WCYC

1 message

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

Tue, Jul 29, 2025 at 12:51 PM

Katherine Johnson

Administrative Services Manager
Office of Detention & Receiving Centers
C: 385.552.6025
katherinejohnson@utah.gov
<https://jjys.utah.gov/>



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

From: **Katherine Johnson (DHHS)** <katherinejohnson@utah.gov>
Date: Fri, Jul 18, 2025 at 10:07 AM
Subject: Re: Emergency Plumbing Issue at WCYC
To: Barry Howard (DHHS) <bhoward@utah.gov>
Cc: Trina Dickinson (DHHS) <tdickinson@utah.gov>

Thank you for the heads up. Please let me know what the plumber says.

Katherine Johnson

Administrative Services Manager
Office of Detention & Receiving Centers
C: 385.552.6025
katherinejohnson@utah.gov
<https://jjys.utah.gov/>



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On Fri, Jul 18, 2025 at 12:22 AM Barry Howard (DHHS) <bhoward@utah.gov> wrote:
| Hi Katie and Trina,

I want to make you aware we are having a plumbing issue in our mechanical room. At approximately 10:30 PM staff noticed water coming out of a valve as near the mechanical room as they were taking out the trash. Staff walked into the mechanical room to see water on the floor. It appeared to be leaking from one of the hot water heaters. Staff called me and they were able to get the water turned off. Since our maintenance workers are on leave and unavailable I came in to assist. I've called Mr. Rooter to help assess the issue and am waiting to learn more about a fix. The main issue is the fact that the water is off for the whole facility. I'll keep you posted.

--

Barry Howard

Program Administrator II
Washington County Youth Center
O: 435.627.2805 C: 435.703.3094
bhoward@utah.gov
jjs.utah.gov



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

Fwd: Water Heater Follow Up

1 message

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

Tue, Jul 29, 2025 at 12:52 PM

Katherine Johnson

Administrative Services Manager
Office of Detention & Receiving Centers
C: 385.552.6025
katherinejohnson@utah.gov
<https://jjys.utah.gov/>



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

From: **Barry Howard (DHHS)** <bhoward@utah.gov>
Date: Tue, Jul 29, 2025 at 12:48 PM
Subject: Re: Water Heater Follow Up
To: Katherine Johnson (DHHS) <katherinejohnson@utah.gov>
Cc: Tyson Frandsen (DHHS) <twfrandsen@utah.gov>

Thank you!

Barry Howard

Program Administrator II
Washington County Youth Center
O: 435.627.2805 C: 435.703.3094
bhoward@utah.gov
jjs.utah.gov



On Tue, Jul 29, 2025 at 12:44 PM Katherine Johnson (DHHS) <katherinejohnson@utah.gov> wrote:
Yes, please proceed with Dixie Drain Doctor.

Katherine Johnson

Administrative Services Manager
Office of Detention & Receiving Centers
C: 385.552.6025
katherinejohnson@utah.gov
<https://jjys.utah.gov/>



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On Tue, Jul 29, 2025 at 12:14 PM Barry Howard (DHHS) <bhoward@utah.gov> wrote:

Perfect. Thank Tyson and Katie. So is Tyson able to call up Dixie Drain Doctor and proceed since they are the low bid?

On Tue, Jul 29, 2025 at 11:59 AM Katherine Johnson (DHHS) <katherinejohnson@utah.gov> wrote:

Thank you. We will need to go with the lowest quote price. Unless there is a compelling reason to not go with that vendor, then we will need to write up a justification for using a different vendor.
Is Dixie Drain Doctor who you want to go with?

Katherine Johnson

Administrative Services Manager
Office of Detention & Receiving Centers
C: 385.552.6025
katherinejohnson@utah.gov
<https://jjys.utah.gov/>



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On Tue, Jul 29, 2025 at 11:49 AM Tyson Frandsen (DHHS) <twfrandsen@utah.gov> wrote:

Tyson Frandsen
Maintenance

On Tue, Jul 29, 2025 at 11:48 AM Tyson Frandsen (DHHS) <twfrandsen@utah.gov> wrote:

Hi Katherine,

Here are the other two estimates for the water heater replacements.

Thanks,
Tyson Frandsen
Maintenance

On Fri, Jul 25, 2025 at 9:43 AM Katherine Johnson (DHHS) <katherinejohnson@utah.gov> wrote:
Have the other quotes been received yet?
Many thanks.

Katherine Johnson

Administrative Services Manager
Office of Detention & Receiving Centers
C: 385.552.6025
katherinejohnson@utah.gov
<https://jjys.utah.gov/>



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On Wed, Jul 23, 2025 at 4:29 PM Barry Howard (DHHS) <bhoward@utah.gov> wrote:
Will do. Thank you Katie.

On Wed, Jul 23, 2025 at 4:26 PM Katherine Johnson (DHHS) <katherinejohnson@utah.gov> wrote:
Thank you. Please forward them to me when received so I can attach them to the emergency procurement paperwork.

Katherine Johnson

Administrative Services Manager
Office of Detention & Receiving Centers
C: 385.552.6025
katherinejohnson@utah.gov
<https://jjys.utah.gov/>



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On Wed, Jul 23, 2025 at 3:53 PM Barry Howard (DHHS) <bhoward@utah.gov> wrote:
Here ya go. We should have the other two soon.

On Wed, Jul 23, 2025 at 3:32 PM Katherine Johnson (DHHS) <katherinejohnson@utah.gov> wrote:
Thank you. Can you tell me how much the Walker Plumbing quote is for?

Katherine Johnson

Administrative Services Manager

Office of Detention & Receiving Centers

C: 385.552.6025

katherinejohnson@utah.gov

<https://jjys.utah.gov/>



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On Wed, Jul 23, 2025 at 8:54 AM Barry Howard (DHHS) <bhoward@utah.gov> wrote:

Hi Katie,

We have one quote from Walker Plumbing with two more contractors coming in today to take a look at the water heaters. Regarding the doors and electrical that went out this weekend, that matter has been resolved. Probably the highest priority right now is one of the heat pumps in the unit where the youth reside has gone down. It's been pretty warm in the unit so we are using fans to keep some air circulating. We have CCI coming in today to assess the issue. Hopefully they will have a fix soon.

I will get the quotes to you as soon as I have them for the water heaters.

On Wed, Jul 23, 2025 at 8:49 AM Katherine Johnson (DHHS) <katherinejohnson@utah.gov> wrote:

Hi Barry-

Just following up on the water heater issue. Have quotes been obtained for the replacements?

I heard you also had some HVAC and door issues over the weekend. Did those get resolved? Many thanks.

Katherine Johnson

Administrative Services Manager
Office of Detention & Receiving Centers

C: 385.552.6025

katherinejohnson@utah.gov

<https://jjys.utah.gov/>



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Barry Howard

Program Administrator II
Washington County Youth Center
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bhoward@utah.gov
jjs.utah.gov



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