

Staff Report

Subject: Development Agreement for a water and sewer extension on Old Augusta Road
Author: Eric Larson, Asst. County Manager
Department: Public Works
Meeting Date: February 15, 2022
Item Description: Enter into a Development Agreement with Cowan Investments LLC for engineering and construction services to develop water and sewer line extension plan along Old Augusta Road.

Summary Recommendation:

Cowan Investments recently acquired and rezoned a parcel along Old Augusta Road, at the intersection of Abercorn Road. In a mutual desire to extend water and sanitary sewer service to the site, Effingham County requested proposals from qualified consultants selected under the 2021 IDC contract (RFP 21-007) to provide Engineering Services to develop the water and sanitary sewer design for an extension along Old Augusta Road. Prospective firms were required to provide a proposed work plan, schedule, and fee as part of the proposal submittal. The selected consultant for that project was Coleman Company. County staff and representatives for Cowan Investment agreed that a DA would be beneficial to both parties given that Coleman Company was already under contract with Cowan for the site development and a portion of their water and sanitary sewer line construction. A DA would allow the County to construct the needed improvements with a maximum funding limit and allow Cowan Investments to build the improvements on their time frame.

Executive Summary/Background:

- The County prepared a RFP for IDC firms to submit a work plan, cost, and schedule and selected Coleman Company for the design work.
- Cowan Investments, LLC has retained Coleman Company for engineering services related to the project.
- It is mutually beneficial for the County and Cowan Investments to cost-share the design and construction, with Cowan leading the effort via a Development Agreement.
- The County staff recommend a Development Agreement with Cowan Investments, LLC.

Alternatives for Commission to Consider

1 – Approve a Development Agreement with Cowan Investments for extension of water and sewer lines on Old Augusta Road.

2 – Take no action

Recommended Alternative: Alternative 1

Other Alternatives: N/A

Department Review: County Engineering; County Attorney

Funding Source: Water and Sewer Operating Fund

Attachments: 1. DA