

DAMON RAHN
Chairman At Large

STEPHANIE JOHNSON
County Clerk



TIMOTHY J. CALLANAN
County Manager

EDWARD L. NEWBERRY, JR.
County Attorney

Effingham County Board of Commissioners

FORREST FLOYD
District 1

ROGER BURDETTE
District 2

JAMIE DELOACH
District 3

BETH HELMLY
District 4

PHIL KIEFFER
Vice-Chairman District 5

Timeline of Events: Central School Renovation

Date	Contractor	ECBOC	Architect (HGB)	Albeck Group
10/27/2022			Letter of interest sent to ECBOC	
11/15/2022		NTP issued to HGB		
11/28/2022			NTP accepted	
3/14/2023			HGB contracts with Coastline Consulting Services for Civil Engineering Design Services	
4/1/25	Contract awarded to Akins			
8/1/25	Meeting to discuss design changes to entry lane and extension of water line, resulting in change order from Akins and additional design fees from HGB. Received inspection service proposals.			
8/4/25				Status report:
8/5/25	Change Order #1 approved (credit to BOC due to scope changes)			
8/12/25	<p>Preconstruction Meeting:</p> <ul style="list-style-type: none"> - GC has been inspecting site while roof is being completed (previous job) - Work expected to begin by week of 9/8/25 - Question about status of walk-in freezers for emergency use 			
8/21/25			Additional Design Services Fee Proposal (\$26,400) issued to county	

Effingham County Board of Commissioners

Date	Contractor	ECBOC	Architect (HGB)	Albeck Group
8/22/25		Internal Engineering Review of scope changes associated with Additional Design Services Fee Proposal (\$26,400)		
8/25/25				Status Report:
9/2/25	Mobilization Day			
9/9/25		Procurement approves Additional Design Services Fee Proposal (\$26,400)		
9/11/25	OAC meeting			
9/25/25	OAC meeting			
9/25/25		Additional Design Services Fee Proposal (\$26,400) Accepted		
9/29/25		Engineering Department notified of Additional Design Services Fee (\$26,400) approval		
9/30/25		Additional Design Services Fee approval (\$26,400) sent to HGB		
9/30/25	Previous job scope (Roof Repair throughout property) complete.			
9/30/25	RFI #3 submitted (parking lot/sidewalk elevations)			
9/30/25	RFI #4 submitted (column, window)			
10/1/25	<p style="text-align: center;">OAC meeting:</p> <p>Work has started, roadblocks are developing (abandoned septic tank discovered in south parking area; additional septic tank discovered north of Building 13; insufficient water supply to many of the buildings; mud bed and additional demo required for Building 9; Ceiling issues in Building 7; other issues not noted in this memo)</p>			

Effingham County Board of Commissioners

Date	Contractor	ECBOC	Architect (HGB)	Albeck Group
10/2/25				FIELD REPORT: Tasks issued to all parties (see next row)
	<ul style="list-style-type: none"> - Finalize construction schedule - Submit RFI for septic tank, exposed conduit, and irrigation/lighting sleeves 	<ul style="list-style-type: none"> -Make decision on freezer systems -Input on wall transitions -Input on exposed conduit -Input on which buildings need generator service 	<ul style="list-style-type: none"> - Complete site submittals and return to GC - Review RFIs and coordinate with GC and county - Need rough in details on Building 12 - Review elevation issues: parking lot Building 7, column protrusion/size - Civil revisions needed for water supply, hose bibs, and driving lane 	
10/2/25	RFI #5 submitted (electrical line to building 1 not on survey or located; conflicts with new parking lot)			
10/6/25	RFI #6 submitted (Manhole discovered, in conflict with new sewer line/parking lot)			
10/6/25				Status Report:
10/7/25	C/O#2 Submitted (re-run/rebury electrical line to Building #1)			
10/7/25	RFI #7 submitted (Request for sizes/locations for conduits for future irrigation and lighting)			

Effingham County Board of Commissioners

Date	Contractor	ECBOC	Architect (HGB)	Albeck Group
10/10/25	C/O #2 submitted (additional demo)			
10/14/25	RFI #8 submitted (requesting clarification on height of HVAC ducts- in conflict with new windows)			
10/20/25				
10/23/25		C/O #2 and C/O #3 approved		
10/28/25			Additional Design Services Fee Proposal (\$12,000) sent – to expand generator coverage	
10/28/25	Contractor Demobilized pending Civil Revisions			
10/30/25	RFI #9 submitted (Sidewalks height around mechanical yard elevation higher than HVAC equipment)			
10/30/25	RFI #10 submitted (conflict with lockers and electrical placement)			
10/30/25	OAC meeting			
11/4/25				Status Report:
11/7/25			Revised Electrical and Plumbing plans sent	
11/12/25	OAC meeting			
11/13/25				Site Report:
11/17/25	RFI #11 submitted: underground fuel tank			

Effingham County Board of Commissioners

Date	Contractor	ECBOC	Architect (HGB)	Albeck Group
	discovered (not on plans)			
11/19/25	C/O #4 Submitted: Plumbing revisions based on new plumbing drawings			
11/19/25				Project Report:
11/24/25		C/O #4 Approved		
12/3/25	RFI #12 submitted: (Existing moment welds)			
12/3/25	RFI #13 submitted: (existing condition of Building #4 differs from plans)			
12/3/25	RFI #14 submitted: (Building #9 Overhead steel door)			
12/4/25			Civil Plans Revisions sent	
12/18/25	RFI #16 submitted: (frame voids with steel columns)			
1/9/26			Add Services Fee Proposal (\$5000) sent	
1/12/26		Additional Design Services Fee Proposal (\$12,000) approved		
1/16/26			CCC requests well pump and tank size info from County	
1/16/26			Add Services Fee Proposal (\$6000) sent – for site design less survey fee	

Effingham County Board of Commissioners

Date	Contractor	ECBOC	Architect (HGB)	Albeck Group
2/2/26		County sends well pump and tank size info.		
2/13/26		Additional Design Services Fee Proposal (\$5,000) approved		
2/24/26			HGB sends revised 99% Civil Plans	
3/27/26	C/O #10 submitted (