

## Staff Report

**Subject:** Award Recommendation for CMAR RFP 25-CMAR RFP-106 Marlow Water and Sewer CMAR Project

**Author:** Danielle Carver, Procurement and Contracts Manager

**Department:** Procurement, Engineering

**Meeting Date:** April 7th, 2026

**Item Description:** Consideration to approve the award recommendation for CMAR RFP 25-CMAR RFP-106, Marlow Water and Sewer CMAR Project.

**Summary Recommendation:** Approve the award recommendation to Reeves Young, LLC and authorize County Manager Tim Callanan to execute the contract once finalized.

### **Executive Summary / Background:**

Effingham County solicited proposals from qualified firms to provide Construction Manager at Risk (CMAR) services for the Marlow Water and Sewer CMAR Project. The project includes pre-construction planning, cost estimating, constructability review, guaranteed maximum price development, subcontractor bidding and management, and construction oversight.

The RFP was released on January 28, 2026, a mandatory pre-proposal meeting was held on February 9, 2026, and proposals were due on March 6, 2026. Two proposals were received for this project. Based on the evaluation tabulation, Reeves Young, LLC received the highest overall score.

Staff is requesting Board approval of the award recommendation and authorization for County Manager Tim Callanan to sign the contract once it is in final form and ready for execution.

### **Alternatives for Commission to Consider:**

1. Approve the award recommendation to Reeves Young, LLC and authorize County Manager Tim Callanan to execute the contract once finalized.
2. Do not approve the award.
3. Provide staff with direction.

**Recommended Alternative:** 1

**Other Alternatives:** 2, 3

**Department Review:** Procurement, Engineering

**Funding Source:** Capital Improvement Budget

**Attachments:** Bid Tabulation