

Staff Report

Subject: CMAR Preconstruction Contract – Water Supply Facilities (Phase I) – Legacy Water Group, LLC Award Recommendation

Author: Danielle Carver, Procurement and Contracts Manager

Department: Procurement / Engineering

Meeting Date: September 2, 2025

Item Description: Consideration to approve the contract award for preconstruction services to Legacy Water Group, LLC under RFP No. 25-CMAR-RFP-093 for the Effingham Regional Water Supply Facilities – Phase I project.

Summary Recommendation: Staff recommends that the Board of Commissioners approve the award of the Construction Manager at Risk (CMAR) Preconstruction Services Contract to Legacy Water Group, LLC.

Executive Summary / Background:

Effingham County issued RFP No. 25-CMAR-RFP-093 to procure a Construction Manager at Risk (CMAR) for Phase I of the Effingham Regional Water Supply Facilities. The project will include large-diameter pipeline installation, directional drilling, permitting coordination, and development of a Guaranteed Maximum Price (GMP).

Following a competitive evaluation process, Legacy Water Group, LLC received the highest total score (95.8/100) based on qualifications, approach, and pricing. Legacy demonstrated strong experience with similar infrastructure projects and a collaborative delivery strategy.

The preconstruction contract includes services such as value engineering, schedule optimization, constructability reviews, and development of the GMP at 30%, 60%, 90%, and 100% design milestones. The proposed lump sum for these services is **\$463,360.00**.

Any construction work will be authorized under a separate contract pending successful GMP negotiation and Board approval.

Alternatives for Commission to Consider:

1. Approve the contract with Legacy Water Group, LLC for preconstruction CMAR services in the amount of \$463,360.00.
2. Reject the award and direct staff to reinitiate the procurement process.
3. Provide staff with alternative direction.

Recommended Alternative: 1

Other Alternatives: 2, 3

Department Review: Procurement, Engineering, County Manager, GMC

Funding Source: ARPA Grant

Attachments: Evaluation Tabulation Summary; CMAR Preconstruction Services Contract – Legacy Water Group, LLC with exhibits of Scope of Services and Pricing Proposal, and Schedule