

Staff Report

Subject: Award Recommendation – 25-CMAR RFP-109 Phase II Effingham Regional Water Supply Facilities for Pre-Construction Services to Reeves Young, LLC.

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Department: Procurement, Engineering

Meeting Date: February 17, 2026

Item Description: Consideration to approve Preconstruction Services portion of the Construction Manager at Risk (CMAR) contract for Phase II Effingham Regional Water Supply Facilities to Reeves Young, LLC.

Summary Recommendation: Staff recommends awarding the CMAR Preconstruction Services contract for Phase II of the Effingham Regional Water Supply Facilities project to Reeves Young, LLC.

Executive Summary / Background:

Effingham County issued RFP #25-CMAR RFP-109 to select a Construction Manager at Risk (CMAR) for Phase II of the Regional Water Supply Facilities project. Phase II includes construction of a raw water intake on the Savannah River and a new water treatment plant with an initial capacity of 12 MGD, expandable to 28 MGD.

Three proposals were received and evaluated by a five-member selection committee based on firm experience, key personnel, methodology, and project management capabilities. **Reeves Young, LLC** received the highest overall score (**67.8 out of 70**). Pricing proposals were also reviewed and found to be competitive and within the expected range for a project of this size and complexity.

The Preconstruction Services phase will include constructability reviews, cost estimating, scheduling input, procurement coordination, and development of a Guaranteed Maximum Price (GMP) in partnership with Goodwyn Mills and Cawood (GMC).

This award is for Preconstruction Services only. A separate decision will be made regarding Construction Services at a later stage.

Alternatives for Commission to Consider:

1. Approve the award of the Preconstruction Services contract to Reeves Young, LLC.
2. Do not approve and provide further direction to staff.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Engineering and Procurement

Funding Source: GEFA Loan and State Grant

Attachments: Evaluation Tabulation, Pricing Table, EJCDC CMAR Agreement