

Staff Report

Subject: Architectural and Engineering Services for Effingham County Health Department

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Department: Procurement, Engineering

Meeting Date: February 17, 2026

Item Description: Consideration to approve an architectural and engineering services agreement with Goodwyn Mills Cawood, LLC for the Effingham County Health Department Building.

Summary Recommendation: Staff recommends approval of the architectural and engineering services proposal from Goodwyn Mills Cawood, LLC for the Effingham County Health Department Building.

Executive Summary / Background:

Effingham County is planning improvements to the Health Department facility located at 802 Highway 119 South, Springfield, Georgia, to better serve County residents, employees, and future growth needs. As part of this effort, the County intends to proceed with the design of a new two-story Health Department Building consistent with the master plan previously developed during Phase I of the project.

Goodwyn Mills Cawood, LLC (GMC) submitted a proposal dated **December 19, 2025**, to provide comprehensive architectural and engineering services for the project. The proposed scope includes schematic design, design development, construction documents, permitting and bidding assistance, and construction administration services.

The proposal includes architectural, interior design (excluding FF&E), structural, mechanical, plumbing, fire protection, and electrical engineering services, along with supplemental civil engineering services. GMC will coordinate with owner-provided surveys, geotechnical information, and other consultant services as required.

The total proposed professional services compensation is **\$387,788.00**, inclusive of basic architectural and engineering services and supplemental civil engineering services. Design services are anticipated to be completed within approximately **seven (7) months** from notice to proceed.

Alternatives for Commission to Consider:

1. Approve the architectural and engineering services agreement with Goodwyn Mills Cawood, LLC.
2. Do not approve the agreement.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Engineering and Procurement

Funding Source: FY 26 Capital Improvement Project Budget – Central High School

Attachments: Change Order #5 – Akins, Supporting Electrical and Plumbing Documentation