

Staff Report

Subject: Professional Services – Proposal by CAA

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Department: Development Services

Meeting Date: 10/20/2026

Item Description: Consideration of a proposal submitted by Charles Abbott Associates, Inc. (CAA) to provide professional services for Phase 1 development review, building and structural plan review, construction inspection, fire plan review, civil/site review, project administration, and related regulatory oversight services.

Executive Summary/Background:

CAA proposes to serve as an extension of Effingham County staff for development review and construction oversight for Project Camellia. CAA has over 40 years of experience serving public agencies, more than 200 full-time employees, and experience with 23 data center projects throughout Georgia, including projects associated with Amazon Web Services, Google, and Microsoft.

CAA's proposal is intended to provide Effingham County with technical and inspection capacity while maintaining the County's role as jurisdictional authority. CAA states that the County would retain ultimate governmental and policy authority, while CAA would provide assigned technical administration, plan review, inspection, documentation, coordination, and enforcement support.

Alternatives

- 1. Approve** the Proposal for Phase 1 of Project Camellia Development Review and Construction Oversight Services
- 2. Deny** the Proposal for Phase 1 of Project Camellia Development Review and Construction Oversight Services

Department Review: County Manager, Development Services, Engineering, County Attorney, and Procurement

Funding: 272-7401-024-52-1101

Attachments:

1. CAA Proposal for Phase 1 of Project Camellia Development Review and Construction Oversight Services