

Charles Abbott Associates, Inc.

Proposal for Phase 1 of

Project Camellia Development Review and Construction Oversight Services

Effingham County

Attn: Timothy Callanan, County Manager
804 S Laurel Street
Springfield, GA 31329

Date: September 14, 2026

Charles Abbott Associates, Inc.
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Charles Abbott Associates, Inc.

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Charles Abbott Associates, Inc.

Introduction Letter



"Empowering the public sector through exceptional public service delivery, built on a foundation of employee development, operational excellence, and community impact"

Charles Abbott Associates, Inc. (CAA) is pleased to present this Proposal to support Effingham County with development review, building-safety administration, site and structural plan review, construction inspection, and project coordination for Project Camellia.

Project Camellia is a proposed four-building, approximately 4.5 million-square-foot AI infrastructure campus within the Savannah Gateway Industrial Hub. Publicly announced plans describe approximately $20 billion in private investment and 3.2 gigawatts of power to be delivered in phases between 2028 and 2032. The scale, technical complexity, compressed schedules, and public importance of this development will require experienced oversight and a disciplined regulatory process.

CAA is prepared to serve as an extension of County staff. Our team brings direct experience supporting major industrial, manufacturing, healthcare, logistics, and infrastructure projects, and experience with 23 data center projects throughout Georgia, including major hyperscale campuses developed for Amazon Web Services, Google, and Microsoft.

Our responsibility will be to Effingham County. CAA will coordinate constructively with the owner, design professionals, contractors, utilities, and partner agencies, while independently applying adopted codes, approved plans, permit conditions, and County requirements. We will document deficiencies, require corrective action, and use the enforcement authority delegated by the County when work cannot safely or lawfully proceed.



Charles Hugh Abbott, Jr
1941-1999

COMPANY QUICK FACTS

- **Over 40 years' experience in serving the public sector**
- **Proven capabilities in building and safety, engineering, public works, environmental and fire protection**
- **More than 200 full-time, fully credentialed and trained staff**
- **Credibility, financial strength and resources of a fully licensed firm that has been involved with billions of dollars worth of construction projects**

CAA has the staffing depth to scale with the project, the technical resources to review complex systems, and the municipal experience to protect the County while helping a major project advance efficiently. CAA's proposed compensation model means Effingham County receives expert, fully-staffed regulatory oversight for Project Camellia at no cost to the County's General Fund or local taxpayers. We appreciate the opportunity to be considered and are ready to work with County leadership to finalize the service model, authority, staffing plan, reporting protocols, and mobilization schedule.

Sincerely,

Tim Inglis, CBO
Vice President

Charles Abbott Associates, Inc.

Executive Summary



Since 1984, CAA has served public agencies with a clear understanding that governmental accountability and regulatory oversight differ fundamentally from private construction management. Our experience includes representing Bryan County on site-development and building-safety matters for the 2,200-acre Hyundai Metaplant, giving CAA directly relevant coastal Georgia megaproject experience, as well as supporting 23 data center projects throughout Georgia. CAA can combine consistent on-site leadership with specialized plan reviewers, engineers, and additional inspectors to meet the demands of phased construction and peak workloads. Most importantly, our personnel are prepared to make independent, technically defensible enforcement decisions, including rejecting noncompliant work and stopping affected construction when authorized and required.

Project Camellia is expected to transform the scale of development activity in Effingham County. The campus will require careful coordination across civil/site work, utilities, structures, specialized electrical and mechanical systems, fire and life safety, accessibility, erosion and sediment control, phased permitting, testing, commissioning, and occupancy. Multiple design packages and concurrent construction activities are likely to create interfaces that must be tracked across disciplines and phases.

Effingham County needs an experienced, independent team capable of supplementing County capacity without weakening County control. The County must remain the authority having jurisdiction while also maintaining timely decisions and a predictable process. CAA's proposed program is designed to preserve that authority, provide a clear chain of responsibility, and prevent unresolved issues from being carried forward into later phases where correction becomes more disruptive and expensive.

Project Need	CAA Response
Experienced megaproject leadership	Direct experience with 23 Data Centers, the Hyundai Motor Group Metaplant, and other major Georgia industrial developments.
Independent County representation	CAA acts as an extension of County staff and applies County requirements without regard to private schedule pressure.
Integrated technical review	Building, structural, civil/site, accessibility, energy, fire and life-safety coordination through one accountable team.
Consistent site oversight	Dedicated project management and site inspection personnel supported by additional qualified resources as workload changes.
Clear enforcement	Written findings, correction tracking, inspection holds, rejection of noncompliant work, and stop-work action when authorized and warranted.

Project Need	CAA Response
Board and management visibility	Regular updates, decision logs, exception reporting, schedule-risk reporting, and escalation of unresolved issues.

CAA will work under the direction of Effingham County and within the authority expressly delegated by the County. The County will retain ultimate governmental and policy authority. CAA will provide the day-to-day technical administration, review, inspection, documentation, coordination, and enforcement support assigned under the final agreement and applicable County procedures.

Function	CAA Responsibility
Executive oversight	Maintain accountability to County leadership, resolve resource needs, monitor performance, and support Board-level reporting.
Project management	Serve as the principal operational contact; coordinate assignments, priorities, schedules, meetings, issue resolution, and reporting.
Site review and inspection	Review and inspect grading, drainage, erosion control, stormwater, roadway, utility, and other assigned civil/site work.
Building and structural review	Review building and structural documents, calculations, deferred submittals, revisions, and field changes for code compliance.
Building and specialty inspections	Perform assigned inspections, document results, track corrections, and coordinate required follow-up.
Fire and life safety support	Coordinate building and fire-code interfaces and support County fire officials within the final delegated scope. Effingham County's designated fire official will retain Fire Marshal and final fire-code authority unless otherwise expressly delegated. CAA will coordinate building/fire interfaces, perform assigned reviews and inspections, track comments and approvals, and elevate unresolved life-safety issues through the County's established chain of authority.

Function	CAA Responsibility
Enforcement support	Reject noncompliant work, withhold approvals, document violations, and exercise or recommend stop-work authority as delegated.
Closeout and occupancy	Track outstanding items, verify required approvals and testing, and support defensible occupancy recommendations.

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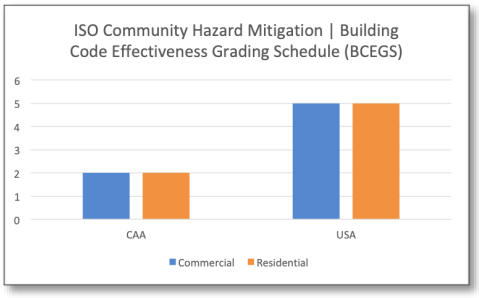
Company Background



With more than 40 years of experience supporting public agencies, extensive expertise overseeing large-scale developments, and a thorough understanding of Georgia's building codes and regulatory requirements, CAA has the specialized personnel and scalable resources necessary to support a project of Project Camellia's size and complexity.

Company Name:	Charles Abbott Associates, Inc. (CAA)
Mailing Address:	27201 Puerta Real, #200 Mission Viejo, CA 92691 (866) 530-4980
Local Office:	20 Pointe North Drive, Suite 107 Cartersville, GA 30120
Contact Person:	Tim Inglis, CBO Vice President (407) 421-0046 timinglis@caa.inc
Entity Type:	Corporation
Date of Incorporation:	1984
Principal Officers:	Sue Abbott, Rusty Reed
Number of Employees:	221

CAA's Certified Building Officials have helped numerous jurisdictions achieve high Insurance Services Office (ISO) ratings. The ISO assesses each community on a scale of 1 to 10 with regard to the administration and enforcement of the building codes and mitigation of losses from natural hazards. CAA's Georgia building departments are rated in the top 1% of Georgia's ISO ratings. These ratings demonstrate CAA's commitment to mitigating losses and enforcing codes to improve safety in our communities.



CAA cross-trains employees to streamline the inspection process and improve efficiency. Each inspector is able to perform multiple discipline inspections, which is both cost effective for the County and simplifies the process for contractors, reducing wait times for inspection approvals. Our approach to training is ongoing and not just occasional, assuring clients of work that is in full compliance to current standards. In addition, because our people are well trained, they face no learning curve and are able to get to work immediately. This is why staff regularly attends, teaches, or sponsors training seminars to ensure we are proficient in the most relevant issues in our industry. As part of our commitment to training and regulatory compliance, CAA pursued the International Code Council's (ICC) Preferred Provider Program to establish ourselves as a leader in building code training. Consequently, CAA was recognized as an ICC Preferred Provider, becoming only the 14th organization in the country to receive this recognition.

ICC INTERNATIONAL CODE COUNCIL® PREFERRED PROVIDER

We are highly skilled and experienced at providing the right services at the right time to ensure the County's services are operating smoothly and efficiently. CAA inspectors are ICC certified and have extensive experience with the enforcement of the State adopted Codes and Standards. Our staff is technically qualified, trained, properly licensed and certified to provide all services to meet your needs, including project plan review, structural plan review, building code compliance review, building inspections, and related services. All work will be performed under the direction of a licensed Building Official who will conduct inspections and review plans for compliance with all applicable codes, regulations, guidelines, and permits as required. We have experience in large-scale economic development projects, such as automotive plants, hospitals, business parks, large warehouses, and shopping centers.

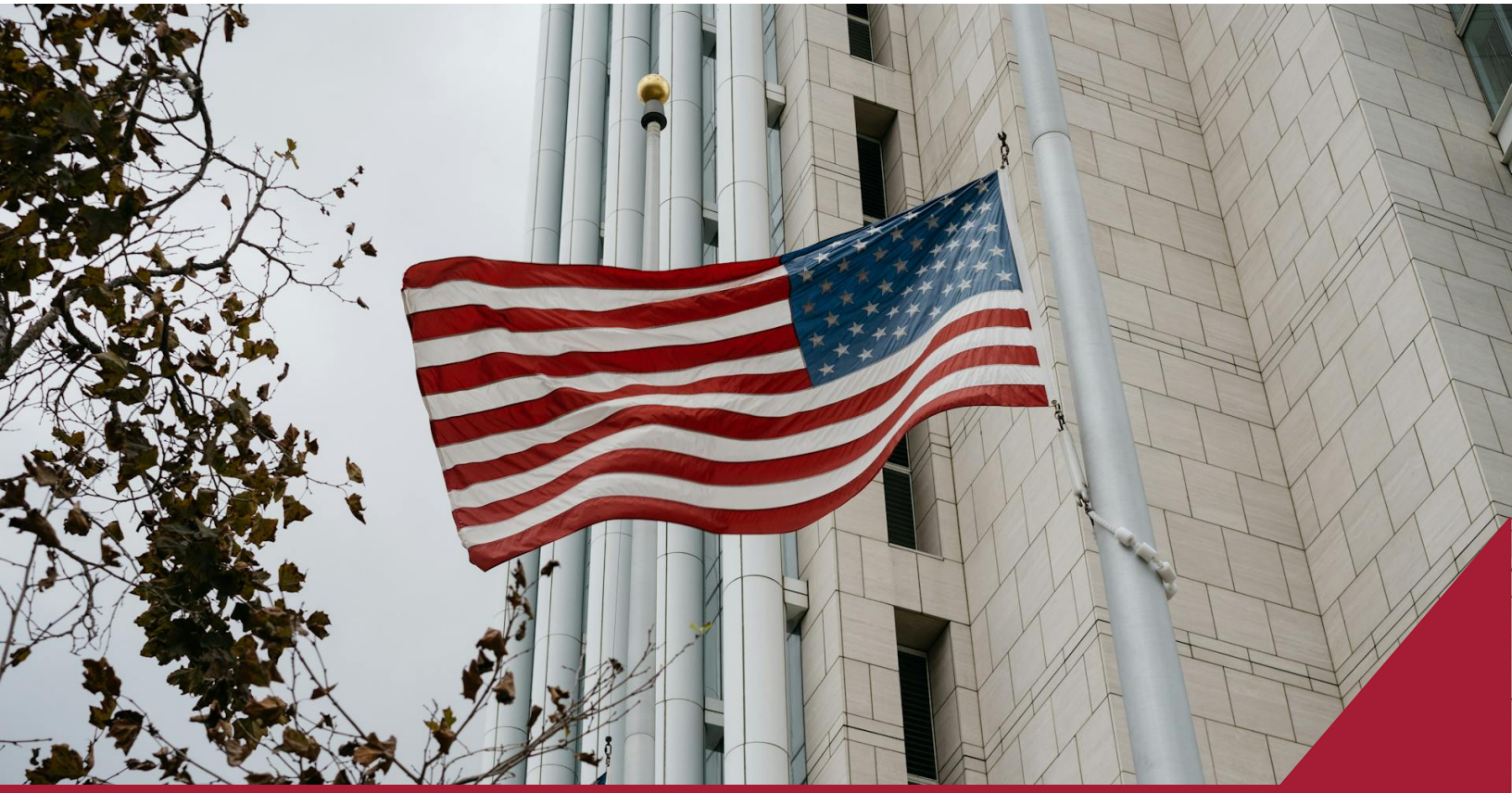
CAA's approach to providing excellence in customer service sets us apart from other companies by providing a project-based staff as dictated by workload. We will provide ICC Certified Plans Examiners and Registered Professional Engineers to handle all residential and commercial plan review, as well as ICC Certified Building Inspectors to meet the County's needs for inspections. CAA staffing levels will ensure that all inspections and plan reviews are conducted in an efficient and courteous manner that is responsive to the County and the public's needs. CAA has the experience, knowledge, and ability to manage such tasks, assignments, and responsibilities while reducing the County's financial and staffing burdens. And when workload demands increase, CAA has the ability to add certified and qualified staff to meet a change of scope or increase in workload.

CAA currently provides services to over 30 Georgia communities with our local staff of over 50 licensed and certified professionals across this State, including:

- Pickens County
- Bryan County
- Bartow County
- Butts County
- City of Forsyth/Monroe County
- Lamar County
- Lumpkin County
- City of Johns Creek
- City of Zebulon
- City of Fairburn
- City of Albany/Dougherty County
- City of Chamblee
- City of LaGrange
- City of Dahlonega
- City of Newnan
- City of Thomaston
- City of Emerson
- City of Griffin
- City of Jackson
- City of Peachtree City
- City of South Fulton
- City of Covington
- City of Hogansville
- City of Brookhaven
- City of Manchester
- City of Riverdale
- City of Palmetto
- City of Adairsville

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Scope of Services



CAA exclusively serves public agencies and proposes to perform the following services for the County:

CAA provides comprehensive review of building and engineering plans, performs inspections of all structures, delivers detailed inspection reports, and advises County staff as needed. CAA will ensure compliance with the Georgia State Minimum Standards Mandatory Codes and construction related zoning requirements.

- Project Administration
- Civil and Site Review
- Building and Structural Review
- Construction Inspection and Compliance
- Fire Plan Review and Inspections

Project Administration

CAA's dedicated Building Officials are responsible for the administration and enforcement of codes and ordinances related to building safety, safeguarding public health, and supporting sustainable community development. Our services focus on ensuring compliance, fostering economic protection, and promoting long-term building safety.

CAA supports the protection of the community's economic interests with the goal of ensuring the development of safe and sustainable buildings for subsequent generations.

Our Services include the following responsibilities:

- Develop a project-specific procedures manual defining submittal, review, inspection, escalation, documentation, and closeout protocols.
- Participate in kickoff, preconstruction, coordination, progress, issue-resolution, and executive-status meetings as directed by the County.
- Maintain permit-package, submittal, review-comment, inspection, correction, decision, and occupancy tracking logs.
- Coordinate interfaces among County departments, the owner, design team, contractors, utilities, and other reviewing agencies while preserving each party's authority.
- Forecast staffing needs by phase and adjust qualified resources with County approval.
- Provide routine written reports to County management and concise Board-level summaries when requested.

Civil and Site Review

CAA provides coordinated site development oversight.

CAA will review civil and site-development plans, calculations, and supporting reports for compliance with County standards, permit conditions, and accepted engineering practices. Our team will coordinate revisions with building plans and field conditions while tracking required outside-agency approvals to help prevent conflicts, delays, and unauthorized work.

CAA will:

- Review assigned grading, drainage, stormwater-management, erosion and sediment-control, roadway, utility, floodplain, right-of-way, plat, and supporting engineering documents.
- Review calculations and technical reports for completeness and consistency with applicable County standards, permit conditions, and accepted engineering practices.
- Coordinate civil/site revisions with building packages and field conditions so changes are evaluated before affected work proceeds.
- Track outside-agency permits and approvals identified by the County, without assuming the authority of those agencies.

Building and Structural Review

CAA provides plan review services of all structures for compliance with all local ordinances and state and federal laws that pertain to Building and Safety, and for compliance with the adopted Building Code.

Our approach to plan review ensures that plans submitted to CAA for review are properly tracked and processed. Our system ensures that each plan or permit is tracked, reviewed, and returned on time and within budget. The status of any plan can easily be determined at any point in time. Our registered professionals and certified plan examiners review all plans and calculations, thus assuring that the technical components and all code items are thoroughly reviewed. Most of our plan examiners are cross-trained and also certified as inspectors, providing a very efficient use of personnel and expediting the process for the applicant. We provide timely turnaround of plan reviews and re-reviews based on guaranteed turn-around times. Our staff also handles any coordination required as part of the review.

A certified plan reviewer will conduct a reasonable and lawful plan review of submitted construction documents for compliance with the following items:

- Review architectural, structural, accessibility, energy, and assigned building-system documents for compliance with applicable codes and County requirements.
- Review structural calculations, design criteria, gravity and lateral systems, special loading conditions, materials, delegated designs, deferred submittals, and revisions within the reviewer's professional scope.
- Coordinate review comments across disciplines and identify conflicts between approved packages before construction.
- Maintain clear review cycles, written comment resolution, and approval records.

Construction Inspection and Compliance

CAA provides consistent field oversight and enforcement.

CAA will provide thorough, well-documented inspections of site, building, structural, and specialty work to verify compliance with approved plans and applicable requirements. Our team will identify deficiencies and unauthorized work, track corrective actions and required testing, perform reinspections, and support the County's decisions regarding continued construction and final occupancy.

Services provided include:

- Perform scheduled and periodic inspections of assigned site, building, structural, and specialty work for compliance with approved documents and applicable requirements.
- Record the date, location, inspection type, inspector, observed conditions, violations, corrective action, and authorization to proceed or notice of failure.
- Require access to work before concealment and verify corrections before approval of affected work.
- Coordinate special inspections, testing reports, third-party certifications, and deferred submittals as assigned by the County.
- Identify unauthorized deviations, incomplete work, unsafe conditions, and work performed without required approvals.
- Perform reinspection and closeout verification and support County decisions concerning temporary or final occupancy.

Fire Plan Review and Inspections

CAA provides fire prevention plan checking and inspection services and any other associated review.

CAA will provide qualified fire prevention professionals to review plans and inspect construction for compliance with the County's adopted building and fire codes, Georgia amendments, applicable ordinances, NFPA standards, and State Fire Marshal requirements.

Services may include:

- Perform Review of site access, fire hydrant locations, architectural plans, fire sprinklers, fire alarms, hood and duct systems, and alternative suppression systems.
- Preliminary consultations with applicants, design professionals, and contractors.
- Coordination and performance of construction, system, annual, and emergency fire inspections.
- Documentation of deficiencies, corrective actions, reinspections, and code violations.
- Issuance or recommendation of stop-work action for noncompliant construction when authorized and required.
- Coordination with and recommendations to the County's Building Official, Fire Marshal, or designee.

- Attendance at project meetings and ongoing maintenance of required professional certifications.

CAA understands that its responsibility is to Effingham County, not to the developer, contractor, design team, or project schedule. When acting under authority delegated by the County, CAA personnel will make independent, technically defensible decisions based on adopted codes, approved construction documents, permit conditions, applicable ordinances, and written County direction.

CAA will work proactively to resolve issues before they affect critical construction. Collaboration, however, does not mean approving work that does not comply. CAA inspectors and reviewers will document deficiencies clearly, identify the required corrective path, verify completion, and escalate unresolved or repeated issues through the County-approved chain of authority.

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Staff Qualifications



Maintaining high quality services is what has contributed to CAA's continued success.

We understand that having experienced and qualified personnel is a fundamental requirement of being able to deliver quality service to our clients, and we place considerable effort in attracting and retaining our highly trained staff. CAA employs full-time personnel to staff local government engagements. The firm recruits individuals who are looking for long-term employment with a stable firm and a rewarding career. We are proposing experienced staff that meets the County's required qualifications and possess all certifications and registrations as required by state agencies. CAA will not utilize any subcontractors to fulfill the anticipated Scope of Work.

Since our incorporation in 1984, CAA has grown to a full-time staff of over 200 employees. CAA has a record of very low staff turnover, which has proven highly beneficial to our clients. We employ a fully credentialed, cross-trained staff that effectively meets our building and safety commitments to our clients. Each one of our team members has worked on similar projects and served the public sector for many years. CAA's proposed staff of highly qualified inspectors is well trained, experienced, and familiar with the adopted codes.

CAA's team is structured to allow flexibility in manpower and will match fluctuating workloads and priorities with proper staff. Short-term fluctuations are leveled out through temporary use of other CAA personnel brought in for peak periods. Long-term needs are met through the addition or removal of trained staff, with County approval, as well as finding more efficient ways to manage and accomplish existing work. CAA currently provides comprehensive Building Department Services to several nearby communities and will be able to share sufficient available resources to address any increase in workload as it arises.

Project Team

We are proposing experienced staff members who meet the required qualifications and possess all certifications and registrations as required by state agencies. Our team has experience with small and large economic development projects, and will work seamlessly as members of the County staff, thus effectively augmenting their efforts and reach.

Team Member	Role	Responsibility
Tim Inglis CBO	Executive oversight and County liaison	Executive coordination, major interpretations, resource commitments, and escalation support.
Will Hart CBO	Preconstruction Subject Matter Expert	technical guidance, staffing support, and project-delivery input through mobilization and commencement of active services.

Team Member	Role	Responsibility
Bill Golberg CBO CFM MCP	Building Official and Project Manager	Day-to-day program leadership, assignment coordination, schedule and issue tracking, meetings, and reporting. Building-code administration, complex code issues, plan review and inspection support, and quality control.
Roger Raines PE	Site Inspector and Plans Examiner	On-site civil and site-development inspection and plan review.
Bennett White PE CFM	Site Review	Civil/site, grading, drainage, stormwater, erosion control, floodplain, utility, and related engineering review.
Kyle Golberg	Building and Technical Services	Assigned building review, inspection, and technical coordination responsibilities.
Brittany Witt	Erosion and Sediment Control	Erosion and sediment control, including review of site-development plans and best management practices; field compliance inspections; documentation of deficiencies and corrective actions; and coordination with the County, contractors, and project representatives throughout construction.
Patrick Ranew CBO MCP	Building and Fire Review Support	Building plan review and inspection support with fire plan review experience.
Michael Buenger	Fire Plan Review	Technical review for assigned fire and life-safety plans.
Steve Ahuna PE CBO	Structural Plan Review	Architectural and structural review of complex nonresidential plans and calculations.

TIM INGLIS, CBO

VICE PRESIDENT

Years of Experience: **20+**



EDUCATION

- M.P.A. in Public Administration, Georgia Southern University
- B.S. in Construction Management, Georgia Southern University

Mr. Inglis brings more than 20 years of community development experience and extensive knowledge of Georgia's regulatory and municipal service environment. Since entering the private sector in 2006, he has helped develop and implement effective building inspection and environmental compliance programs serving more than 50 cities and counties throughout Georgia. For Project Camellia, he will provide executive leadership and strategic oversight, helping coordinate CAA's multidisciplinary resources, maintain alignment with Effingham County's objectives, and ensure that services scale effectively with the project's permitting, construction, and compliance demands.

CERTIFICATIONS

- Building Official
- Building Code Specialist
- Zoning Inspector
- Building Inspector
- Housing Code Official
- Building Code Official
- ICC/AACE Property Maintenance and Housing Inspector
- Residential Combination Inspector
- Accessibility Inspector/Plans Examiner
- Building Plans Examiner
- NAHB Certified Green Professional
- AEE Building Analyst Professional

PROFESSIONAL MEMBERSHIPS

- National Contract Management Association
- International Code Council
- Association of Energy Engineers
- Greater Atlanta Home Builders Association

BILL GOLBERG, CBO, CFM, MCP

PROJECT MANAGER

Years of Experience: **30+**



EDUCATION

- A.A.S. in Engineering

Mr. Golberg has over 30 years of Building & Safety and contractor experience. He has extensive experience performing inspections and reviewing plans for all residential, commercial and industrial buildings and structures. He also has experience with Building and Life Safety Departments, Code Enforcement and Licensing Departments. He has extensive experience with riverfront, waterway building, and development issues. He will review plans and construction to verify compliance with FEMA, NFIP, and any state and local flood plain ordinances. As Project Manager for the Hyundai Motor Group Metaplant in Bryan County, he helped lead County-side oversight of one of Georgia's largest and most complex economic development projects, coordinating plan review, inspections, code compliance, field issues, and communication among County staff and the project team. His experience managing the demands of a fast-paced, multi-building industrial development makes him especially well qualified to support Project Camellia's phased construction, technical complexity, and extensive coordination requirements.

CERTIFICATIONS

- Certified Building Official
- Accessibility Inspector/Plans Examiner
- Building Inspector
- Building Plans Examiner
- Certified Building Code Official
- Certified Housing Code Official
- Certified Mechanical Code Official
- Certified Plumbing Code Official
- Coastal and Floodplain Construction Inspector
- Combination Inspector
- Commercial Combination Inspector
- Commercial Electrical Inspector
- Disaster Response Inspector
- Electrical Inspector
- Residential Energy Inspector/Plans Examiner
- Mechanical Inspector
- Electrical Plans Examiner
- Master Code Professional
- Electrical Code Official
- Building Code Specialist
- Plumbing Code Specialist
- Electrical Code Specialist
- Mechanical Code Specialist
- Housing and Zoning Code Specialist
- Combination Plans Examiner
- Residential Plans Examiner
- Fuel Gas Inspector
- Mechanical Plans Examiner

- Plumbing Inspector
- Plumbing Plans Examiner
- Residential Combination Inspector
- Residential Electrical Inspector
- Residential Energy Inspector/Plans Examiner
- ICC/AACE Code Enforcement Officer
- ICC/AACE Code Enforcement Administrator
- ICC/AACE Master Code Enforcement Professional
- ICC/AACE Property Maintenance and Housing Inspector
- ICC/AACE Zoning Inspector
- FDEP Storm Water Management Inspector
- Certified Floodplain Manager

PROFESSIONAL MEMBERSHIPS

- International Code Council
- Association of State Floodplain Managers
- American Association of Code Enforcement

ROGER RAINES, PE

CIVIL ENGINEER

Years of Experience: **48+**



EDUCATION

- B.S. in Engineering, West Virginia University

Mr. Raines brings over four decades of experience in environmental and civil engineering, with a strong focus on stormwater management and sediment control. His professional career spanned both the public and private sectors, including a senior role at the City of Savannah, GA (2000–2020), where he held increasing responsibilities including Senior Civil Engineer and Stormwater Department Administrator. He managed a wide range of heavy civil construction projects, with direct oversight of stormwater programs, capital improvement initiatives, and departmental budgeting and staffing. He played a central role in leading the city's NPDES compliance program, ensuring adherence to federal and state regulations designed to minimize pollution from stormwater runoff and sediment displacement. He also designed and implemented erosion and sediment control plans for numerous municipalities in Georgia. His expertise includes the preparation and execution of erosion control strategies for public works and infrastructure projects, integrating environmental protection with urban development.

CERTIFICATIONS

- Level 2 GSWCC

PATRICK RANEW, CBO, MCP

BUILDING INSPECTOR/PLAN REVIEWER

Years of Experience: **10+**



Mr. Ranew is a Building Official, Building Inspector, and Plans Examiner for CAA who currently provides building and fire plan review services for the cities of South Fulton and Chamblee. He reviews residential and commercial construction documents for compliance with applicable building, fire, and life-safety requirements, including fire protection systems and emergency access provisions. Drawing on his practical inspection experience, Mr. Ranew also evaluates buildings during construction, alteration, and repair to verify that approved plans, workmanship, and materials conform to applicable code requirements. His combined plan review and field experience enables him to provide clear, code-referenced comments while promoting safe, compliant, and constructible projects.

CERTIFICATIONS

- Certified Building Official
- Residential Building Inspector
- Residential Mechanical Inspector
- Residential Plumbing Inspector
- Residential Electrical Inspector
- Residential Combination Inspector
- Residential Plans Examiner
- Commercial Building Inspector
- Building Inspector
- Building Plans Examiner
- Building Code Specialist
- Commercial Mechanical Inspector
- Mechanical Inspector
- Mechanical Plans Examiner
- Mechanical Code Specialist
- Commercial Plumbing Inspector
- Plumbing Inspector
- Accessibility Inspector/Plans Examiner
- Residential Energy Inspector/Plans Examiner
- Commercial Electrical Inspector
- Electrical Inspector
- Combination Inspector
- Commercial Combination Inspector
- Property Maintenance and Housing Inspector
- Fire Plans Examiner
- Master Code Professional
- Fire Inspector I
- Fire Inspector II
- Fire Code Specialist

PROFESSIONAL MEMBERSHIPS

- International Code Council

MICHAEL BUENGER, CBO

FIRE PLANS EXAMINER

Years of Experience: **35+**



EDUCATION

- A.A.S. in Fire Science Technology

Mr. Buenger is an experienced Fire Code Official, Building Official, and Plans Examiner with more than 35 years of fire prevention, code administration, plan review, and inspection experience. He holds ICC certifications as a Fire Plans Examiner, Fire Inspector I and II, Fire Code Official, Building Plans Examiner, and Certified Building Official. Throughout his municipal career, Mr. Buenger has reviewed fire and building plans for new construction, tenant improvements, renovations, and changes of occupancy, including sprinkler and water-based suppression systems, clean-agent and commercial cooking suppression systems, fire alarms, elevator recall, voice evacuation, mass notification, and deflagration prevention systems. His extensive technical and field experience enables him to provide thorough, code-referenced backup fire plan reviews and practical guidance to applicants, design professionals, and County staff.

CERTIFICATIONS

- Fire Inspector I & II, Certified Fire Plans Examiner, Fire Code Official
- Certified Building Plans Examiner
- Certified Building Official
- Commercial Building Inspector
- Residential Building, Mechanical and Plumbing Inspector
- Property Maintenance and Housing Inspector
- United States Department of Labor Building Inspector
- State of Illinois Certified Fire Prevention Officer I
- State of Illinois Fire Officer I
- State of Illinois Fire Service Instructor II
- State of Illinois Certified Fire Apparatus Engineer
- State Fire Marshal Hazardous Material Technician
- State of Illinois Certified Fire Fighter III
- FAA Certified Flight Instructor

PROFESSIONAL MEMBERSHIPS

- International Code Council

MONTY HILL

FIRE INSPECTOR

Years of Experience: **37+**



EDUCATION

- High School Diploma

Mr. Hill is an experienced Building and Fire Inspector with more than 37 years of experience in construction, code compliance, fire prevention, and public safety. He holds Fire Inspector I and II and Building Inspector certifications, as well as a State of Georgia General Contractor License. Mr. Hill previously served as Fire Marshal for the City of Conyers and as a Captain and Fire Prevention Inspector with the Rockdale County Fire Department, where he conducted inspections of new and existing buildings, reviewed plans, investigated fire-related incidents, and maintained inspection and enforcement records. His extensive fire service, inspection, and construction background enables him to identify deficiencies, clearly communicate corrective actions, and provide the County with thorough, practical, and consistent fire inspection services.

CERTIFICATIONS

- One-and-Two Family Dwelling Inspector, S.B.C.C.I.
- Building Inspector, S.B.C.C.I.
- Basic Arson Investigation, P.O.S.T.
- Advanced Arson Investigation P.O.S.T.
- Emergency Medical Technician, GA Dept. of Human Resources
- Basic Law Enforcement Mandate P.O.S.T.
- Peer Counseling P.O.S.T.
- Fire Inspector I, Southern Building Code Congress
- Bombs & Explosives Investigation A.T.F.
- Fire Inspector II, Southern Building Code Congress
- State of Georgia Licensed General Contractor Residential/Light Commercial

PROFESSIONAL MEMBERSHIPS

- International Code Council

BRITTANY WITT

EROSION AND SEDIMENT CONTROL INSPECTOR

Years of Experience: **8+**



EDUCATION

- Paralegal Studies, Chattanooga State Community College

Ms. Witt brings extensive field experience in construction site compliance and environmental protection, specializing in erosion and sediment control inspections in accordance with Georgia Soil and Water Conservation Commission (GSWCC) standards. She performs detailed site inspections for both pre-construction and active development projects, including post-rainfall assessments and random compliance checks. She ensures all land disturbance activities meet Local Issuing Authority (LIA) requirements and State regulations. Her approach emphasizes proactive communication with contractors, developers, and City staff, and she is skilled at identifying and resolving issues on-site before they escalate to formal enforcement actions. Brittany is adept at maintaining thorough digital records and regularly supports municipal reporting and audits required by the Georgia Department of Natural Resources (DNR). Her field knowledge, professionalism, and commitment to environmental stewardship make her a valuable asset in upholding the County's high standards for erosion control and sustainable development.

CERTIFICATIONS

- Level 1A GSWCC
- Level 1B GSWCC
- Level 2 GSWCC
- OSHA 10hr
- OSHA 30hr
- Excavation Competent Person

BENNETT WHITE, PE, CFM

CIVIL ENGINEER

Years of Experience: **32+**



EDUCATION

- B.S. in Civil Engineering, Georgia Tech

Mr. White has over 10 years of experience as a City Engineer and Floodplain Administrator for multiple municipalities, including the cities of Brookhaven and Sandy Springs, managing land development permitting, inspections, floodplain management, and subdivision platting processes. He is the main reviewer for the Hyundai project in Bryan County, and works in very similar roles in LaGrange, Riverdale, Emerson, Chamblee, and Palmetto. He also possesses over 13 years of civil/site design and project management experience on commercial, institutional, warehouse, and subdivision developments. His plan review expertise includes Grading, Drainage, Stormwater Management, Erosion Control, Floodplain Management, Zoning Compliance, Subdivision Plat, Stream Buffer Encroachment, R/W permitting. His civil design experience includes Stormwater Management, Erosion Sedimentation and Pollution Control, Grading, Drainage, Water Distribution, Sanitary Sewer, and Site Planning. He is also an experienced manager of MS4 stormwater and r/w maintenance and improvement programs.

CERTIFICATIONS

- Certified Flood Plain Manager
- Georgia Soil and Water Conservation Commission Level II Certified Design Professional

PROFESSIONAL MEMBERSHIPS

- Georgia Soil and Water Conservation Commission

STEVE AHUNA, PE

STRUCTURAL PLAN REVIEWER

Years of Experience: **34+**



EDUCATION

- M.S., Applied Economics, Santa Clara University, Santa Clara, CA
- B.S., Architectural Engineering, California State University, San Luis Obispo

Mr. Ahuna is a Civil Engineer with over 30 years of experience in the architectural and structural review of residential and non-residential plans. He has plan review experience working for both private and municipal entities. Prior to working as a plan checker, he worked for a private consulting structural engineering firm as a design engineer for residential and non-residential buildings.

CERTIFICATIONS

- Building Official
- Civil Engineer
- Plans Examiner
- Plans Examiner UBC
- OES/CALEMA Disaster Service Worker
- Post Disaster Assessment SAP

PROFESSIONAL MEMBERSHIPS

- California Building Officials
- Structural Engineers Association of California
- American Society of Civil Engineers
- International Code Council

KYLE GOLBERG

PLANS EXAMINER

Years of Experience: **5+**



Mr. Golberg performs residential combination inspections and residential plan reviews for Butts County and holds a pivotal role in ensuring the safety, compliance, and quality of construction projects within the community. His responsibilities include conducting detailed inspections of residential, commercial, and public buildings at various stages of construction and renovation to ensure adherence to local building codes, zoning regulations, and safety standards. He meticulously reviews construction plans and blueprints for code compliance, issues permits and provides guidance to contractors and property owners on necessary corrections and improvements. Additionally, he investigates complaints and conducts follow-up inspections to ensure that any identified issues are resolved.

CERTIFICATIONS

- Residential Building Inspector
- Residential Electrical Inspector
- Residential Plumbing Inspector
- Residential Mechanical Inspector
- Residential Combination Inspector
- Residential Plans Examiner
- Commercial Building Inspector
- Building Inspector
- Building Plans Examiner
- Commercial Plumbing Inspector
- Plumbing Inspector
- Plumbing Plans Examiner
- Commercial Mechanical Inspector
- Mechanical Inspector
- Mechanical Plans Examiner
- Commercial Electrical Inspector
- Electrical Inspector
- Combination Inspector
- Commercial Combination Inspector
- Electrical Plans Examiner
- Combination Plans Examiner

PROFESSIONAL MEMBERSHIPS

- American Society of Civil Engineers
- International Code Council

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Data Center Experience



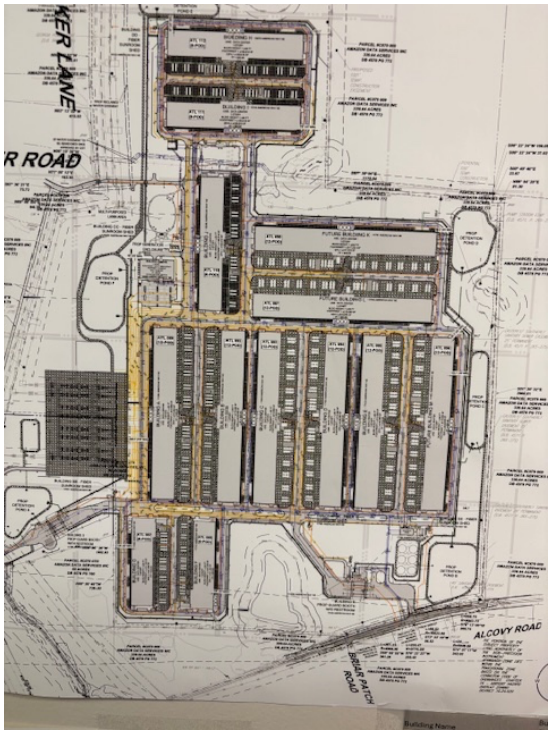
CAA has direct experience supporting some of Georgia's largest and most technically demanding hyperscale data center developments, including campuses for Amazon Web Services, Google, and Microsoft. These assignments encompass multibillion-dollar capital investments, millions of square feet of mission-critical construction, phased and concurrent building delivery, high-capacity electrical and emergency-power systems, complex fire and life-safety considerations, diesel-fuel storage, extensive civil infrastructure, and substantial volumes of permits and inspections. This experience enables CAA to anticipate the staffing, coordination, technical-review, and schedule-management demands that Effingham County can expect with Project Camellia.

Amazon Web Services - Project Lighthouse

Covington/Newton County, Georgia

Purpose: Hyperscale cloud-computing and artificial-intelligence infrastructure for Amazon Web Services.

Project Lighthouse is a large-scale AWS data center campus under development at 11145 Alcovy Road in Covington. The 420-acre development represents an estimated $11 billion investment in land, buildings, and supporting infrastructure. The campus includes 13 data hall buildings averaging approximately 217,000 square feet and 48 feet in height, together with 10 ancillary structures supporting administration, security, utilities, and campus operations.



The combined permitted building valuation is approximately $2.405 billion, including an estimated $165 million per data hall and approximately $265 million in ancillary improvements. The project has generated approximately $4.3 million in permit fees and also involves extensive temporary construction infrastructure, including more than 50 construction trailers, four 2,000-amp temporary-power installations, and 32 diesel-powered temporary generators.

In addition to its substantial construction and tax-base impact, Amazon is funding a reported $100 million reclaimed-water treatment and cooling facility. Once operational, the system is expected to supply all cooling water from treated wastewater and preserve approximately 45 million gallons of freshwater annually. Amazon has stated that the campus will produce high-skilled employment and significant new tax revenue supporting schools, public safety, infrastructure, and other local priorities.

The size and complexity of Project Lighthouse demonstrate CAA's ability to support a multibillion-dollar hyperscale campus involving phased construction, high-value data halls, specialized ancillary facilities, temporary power and generation systems, and an exceptionally high volume of interrelated permits and inspections.

Google - Project Pegasus

LaGrange, Georgia

Purpose: Hyperscale infrastructure supporting Google's digital services, cloud computing, and expanding artificial-intelligence workloads.

Project Pegasus is Google's approximately $8 billion data center campus at 411 Pegasus Parkway in LaGrange. The project occupies a roughly 420-acre industrial property near Interstate 85 and includes the adaptive reuse of a former manufacturing complex containing more than 600,000 square feet. The site has the potential to expand to approximately 400 megawatts of electrical capacity, making it one of Georgia's largest data center developments and Google's largest announced investment in the state.



A particularly complex component of the development includes 28 generator rooms, each equipped with a 200-gallon diesel day tank, for a total indoor fuel volume of 5,600 gallons. The design applies a control-area strategy to address Class II combustible-liquid quantities exceeding the typical 3,000-gallon aggregate maximum allowable quantity. Review requires coordinated application of the 2018 International Building and Fire Codes and NFPA 13, NFPA 30, and NFPA 110 requirements governing fire protection, combustible-liquid storage, and emergency and standby power systems.

CAA's involvement with Project Pegasus demonstrates expertise extending well beyond conventional building review. The project requires the coordinated evaluation of hyperscale data center construction, adaptive reuse, high-capacity electrical infrastructure, emergency power generation, indoor diesel-fuel storage, fire suppression, hazardous-material limitations, and alternative code-compliance strategies.

Microsoft - Palmetto Data Center Campus



Palmetto/South Fulton, Georgia

Purpose: Cloud-computing and artificial-intelligence infrastructure supporting Microsoft's digital services and the online systems used by businesses, governments, schools, healthcare providers, and consumers.

Microsoft's Palmetto data center is a multiphase hyperscale campus located on approximately 135 acres at 8600 Tatum Road. The master-planned development includes five data center buildings totaling approximately 1.2 million square feet. Three buildings are currently under construction, with a fourth anticipated to begin by January 2027, illustrating the sustained, overlapping review and inspection demands associated with a rapidly delivered campus.

CAA provides comprehensive regulatory support for the development, including building plan review, building inspections, site-plan review, and site inspections. This integrated role enables coordination between vertical construction, civil/site improvements, utilities, access, life-safety systems, and the phased delivery of multiple mission-critical buildings.

CAA's work at Palmetto demonstrates its ability to function as an extension of a local jurisdiction during the concurrent development of multiple hyperscale buildings, providing coordinated building and site review, maintaining inspection coverage across overlapping construction schedules, and helping projects progress without compromising code compliance or public safety.

CAA's team is prepared to address the complex, interconnected systems and phased construction typical of large data center developments. Our experience includes coordinating concurrent permit packages, early site work, shell construction, tenant improvements, and deferred submittals, as well as reviewing high-capacity electrical and standby-power systems, energy storage, generators, fuel systems, grounding, and equipment clearances. We also understand the coordination required among mechanical cooling systems, structural supports, equipment yards, fire-resistance assemblies, suppression and detection systems, hazardous materials, and emergency-response requirements. Throughout construction and closeout, CAA will track special inspections, testing, commissioning, record documents, and outstanding approvals to support informed County decisions regarding phased, temporary, and final occupancy.

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Other Large Projects





CAA represents Bryan County on all things related to site development and building safety for the 2,200-acre site of the new Hyundai plant along I-16 in Bryan County. The project amounts to a $7.5 billion investment, the largest economic development deal by number of jobs ever recruited by the State of Georgia.



CAA also supports the SK electric battery plant in Bartow County. SK is partnering on the new plant with Hyundai Motor Group, whose own $5.54 billion metaplant in Bryan County has already begun attracting a number of suppliers from Korea. The SK factory occupies 3.3 million square feet on a 1,119 acre plot located on Highway 411, and is estimated to generate $40 million in tax revenue per year.



Children's Healthcare of Atlanta (CHOA) is the premier children's hospital in Georgia and the Southeast. CAA provided all permitting, plan review, and inspection services for the 19-story tall and 1.6-million-square-foot building under construction in Brookhaven, Georgia.



Wellmade Flooring, a 328,000-square-foot manufacturing plant in Bartow County, Georgia. CAA provided all permitting, plan review, and inspection services for this multiphase development.



Drive DeVilbiss Healthcare, a more than 1 million–square-foot project at the Palmetto Logistics Park in the Interstate 85 South industrial corridor. This is one of four buildings of this size that CAA was involved with at the Logistics Park.



The new City Hall building in Chamblee, Georgia is a 28,000 square foot building that serves as the centerpiece for the City's developing downtown master plan and houses a majority of the City departments, council chambers, community space, outdoor balconies and multipurpose.



Procter & Gamble Distributing, LLC, is an American multinational consumer goods corporation that invested $205 million in a new distribution facility in Jackson, Georgia. The state-of-the-art, automated facility occupies over 1.7 million square feet.



Rinnai Corporation manufactures tankless gas water heaters in this over 300,000 square feet facility in Griffin, Georgia.

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Local References



The following contains a list of our local clients, with an outline of services provided to each client, as well as the period of time that we have been performing the referenced service. We are extremely proud of our track record and the length of time we have continuously provided services to our clients and invite you to contact any of them to obtain their opinion of the services we provide for them.

REFERENCES GA	SERVICES	SINCE
Pickens County Charles Reese, Director Planning & Development (706) 253-8745 1266 East Church Street, Jasper, GA 30143	Building & Safety	**2026**
City of Camilla Dennis Stroud, City Manager (229) 330-2300 30 E. Broad Street, Camilla, GA 31730	Building & Safety	**2024**
City of Canton Bethany Watson, City Engineer (770) 704-1521 110 Academy Street, Canton, GA 30114	Engineering Plan Review	**2024**
City of West Point Ed Moon, City Manager (706) 645-2226 730 1st Avenue, West Point, GA 31833	Building & Safety	**2024**
Bryan County Ben Taylor, County Administrator (912) 653-3819 51 North Courthouse Street, Pembroke, GA 31321	Building & Safety Development Site Inspections Engineering Plan Review	**2022**
Lamar County (770) 358-5146 ext 109 Sean Townsend, County Administrator 408 Thomaston Street, Suite E, Barnesville, GA 30204	Building & Safety	**2022**
Lumpkin County Vanessa McGrath, Director, Planning Department (706) 482-2666 99 Courthouse Hill, Dahlonega, GA 30533	Building & Safety Engineering Plan Review	**2022**
City of Johns Creek Ben Song, Community Development Director (678) 512-3277 11360 Lakefield Drive, Johns Creek, GA 30097	Building & Safety	**2022**
City of Zebulon	Building & Safety	**2022**

REFERENCES GA	SERVICES	SINCE
Larry Mitcham, City Administrator (770) 567-8748 7818 Highway 19 S., Zebulon, GA 30295		
City of Fairburn Tony Phillips, City Administrator (770) 964-2244 56 Malone Street SW, Fairburn, GA 30213	Building & Safety	**2022**
City of Chamblee Kristen Gorham, City Manager (470) 395-2344 5576 Peachtree Road, #102, Chamblee, GA 30341	Building & Safety City Engineering	**2021**
City of LaGrange Bill Bulloch, Assistant City Manager (706) 883-2062 200 Ridley Ave, LaGrange GA 30240	Building & Safety Engineering Plan Review	**2021**
City of Forsyth/Monroe County Jim Hedges, County Manager (478) 994-7000 38 W. Main Street Forsyth, GA 31029	Building & Safety	**2020**
City of Adairsville Pam Madison, City Manager (770) 773-3451 116 Public Square, Adairsville, GA 30103	Building & Safety Engineering Plan Review	**2020**
City of Thomaston Russell Thompson, City Manager (706) 647-4242 106 East Lee Street, Thomaston, GA 30286	Building & Safety	**2020**
Bartow County Brandon Johnson, Community Development Director (770) 607-6311 135 West Cherokee Avenue, Cartersville, GA 30120	Building & Safety	**2020**
Butts County Brad Johnson, County Manager (770) 775-8200 625 West 3rd Street, Jackson, GA 30233	Building & Safety Engineering Plan Review	**2020**
City of Emerson Todd Heath, Assistant City Manager	Building & Safety Engineering Plan Review	**2019**

REFERENCES GA	SERVICES	SINCE
(770) 382-9819 700 Highway 293, Emerson, GA 30137		
City of Covington Tres Thomas, Planning & Development Director (770) 385-2180 2116 Stallings Street, Covington, GA 30014	Building & Safety	**2018**
City of Albany/Dougherty County Paul Forgey, Director Planning, Development Services & Code Enforcement (229) 438-3901 240 Pine Avenue, Suite 300, Albany, GA 31702	Building & Safety	**2017**
City of Jackson Carlos Duffey, Mayor (770) 775-7535 134 South Oak Street, Jackson, GA 30233	Building & Safety	**2017**
City of Peachtree City Shayla Reed, Planning & Development Director (770) 631-2538 153 Willowbend Rd., Peachtree City, GA 30269	City Engineering Plan Review	**2017**
City of South Fulton Sharon Subadan, City Manager (470) 809-7700 5440 Fulton Industrial Blvd. Atlanta, GA 30336	Building & Safety	**2017**
City of Dahlonega Allison Martin, City Manager (706) 482-2706 465 Riley Road, Dahlonega, GA 30533	Building & Safety	**2016**
City of Hogansville Lisa Kelly, City Manager (706) 637-8629 400 East Main Street, Hogansville, GA 30230	Building & Safety Engineering Plan Review	**2016**
City of Brookhaven Linda Abaray, Director of Community Development (404) 637-0532 4362 Peachtree Road, Brookhaven, GA 30319	Building & Safety Code Enforcement	**2015**
City of Manchester Mark Pullium, City Manager	Building & Safety Code Enforcement	**2014**

REFERENCES GA	SERVICES	SINCE
(706) 846-3141 P.O. Box 366, Manchester, GA 31816	Engineering Plan Review	
City of Griffin Jessica Whatley-O'Connor, City Manager (770) 229-6406 100 South Hill Street, Griffin, GA 30223	Building & Safety	**2014**
City of Riverdale Leeroy Jones, Public Works (770) 909-5480 971 Wilson Road, Riverdale, GA 30296	Building & Safety City Engineering Public Works	**2012-2023** **2012** **2012**
City of Palmetto Clark Boddie, Mayor (770) 463-3377 509 Toombs Street, Palmetto, GA 30268	Building & Safety City Engineering	**2012**

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Cost Proposal



Phase 1 Cost Proposal

CAA proposes a developer-funded compensation model for Phase 1 of Project Camellia. Under this approach, the cost of the specialized plan review, permitting and inspection services required for the project will be supported by fees paid by the developer rather than the County's General Fund or local taxpayers.

Building Plan Review and Inspection Services

CAA proposes the following percentage-based fees for building-related services:

Service Provided	CAA Compensation
Building Plan Review	30% of all building permit and plan-review fees collected
Building Construction Inspections	50% of all building permit and plan-review fees collected
Total CAA Compensation	**80% of all building permit and plan-review fees collected**

Effingham County will retain the remaining 20% of collected building permit and plan-review fees to support the County's administrative cost.

Engineering and Land Development Services

Engineering and land-development services will be provided on an hourly basis:

Service Provided	Rate (billed in whole hours)
Electronic Engineering and Land Development Plan Review	$ 149 / hr
Site / E&S Inspections	$169 / hr

Example Based on the Existing Fee Cap

The following example illustrates how the proposed percentage structure would apply to a building for which the County collects the current maximum building permit fee:

Calculation (per building)	Amount
Building Permit Fee	$500,000
Plan Review Fee at 5% of Permit Fee	$25,000
Total Fees Collected by the County	**$525,000**
CAA Building Plan Review Fee at 30%	$157,500
CAA Building and Fire Inspections at 50%	$262,500
Total Compensation to CAA	**$420,000**
Amount Retained by Effingham County	**$105,000**

This structure gives the County access to the specialized personnel and scalable resources required for Project Camellia without creating a fixed staffing obligation or placing the cost of the development-review process on local taxpayers.

Application to Subsequent Phases

The proposed compensation structure applies only to **Phase 1**, with future-phase compensation to be negotiated based on actual scope, staffing, construction activity, and lessons learned.

Before future phases begin, CAA recommends that Effingham County **revise its permit and plan-review fee structure, particularly the existing fee caps**, to ensure revenues adequately reflect the size, complexity, and regulatory demands of the project.

Updating or removing the caps would help ensure that **project-related costs are appropriately funded by the developer rather than the County or taxpayers**, while providing sufficient resources for qualified staff and County oversight. A revised fee structure would also allow revenues to scale with future development and create a **financially sustainable model for the life of the project.**

Considerations

CAA's proposed fees assume that the County will provide a suitable construction trailer at the project site for use by CAA personnel assigned to Project Camellia.