

## Staff Report

**Subject:** Approval of Master Plan Design Services for Hwy 119 Effingham County Recreation Complex

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**Department:** Project Management, Procurement

**Meeting Date:** April 1, 2025

**Item Description:** Consideration to approve a professional services agreement with Goodwyn Mills Cawood, LLC (GMC) for master planning, design, and construction documentation services for the Effingham County Recreation Complex.

**Summary Recommendation:** Staff recommends approval of the proposal submitted by Goodwyn Mills Cawood, LLC in the amount of \$194,000.00 for Phases I and II of the Effingham County Recreation Complex Master Plan.

### Executive Summary/Background:

Effingham County is initiating the development of a comprehensive master plan for a future Recreation Complex. This includes a wide range of community amenities such as an ADA-accessible playground, gymnasium, library, parking, and support facilities.

After evaluating project requirements, staff solicited a proposal from GMC, a firm experienced in large-scale recreational planning. The scope includes:

- Phase I: Pre-Design and Master Planning (\$49,000)
  - Initial site planning, circulation layout, programming input, and conceptual rendering
- Phase II: Schematic Design (SD), Design Development (DD), Construction Documents (CD), and Construction Administration (CA) (\$145,000)
  - Civil, landscape, and architectural design services

Total proposed compensation is \$194,000, with reimbursable expenses billed separately. Services are expected to begin upon Notice to Proceed (target: April 15, 2025) and be completed by September 30, 2025.

This project lays the foundation for a transformative public facility in Effingham County, providing inclusive recreational access and long-term benefits to residents.

### Alternatives for Commission to Consider

1. Approve the proposal and authorize staff to execute a contract with GMC.
2. Do not approve.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Project Management, Procurement

**Funding Source:** 2025 FY Budget

**Attachments:** GMC Proposal