

Staff Report

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

Author: Danielle Carver, Procurement Manager

Department: Procurement, Engineering

Meeting Date: March 3rd, 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 Project.

Summary Recommendation: Staff recommends approval of the award to Ruby-Collins, Inc. and requests authority for the County Manager, Tim Callanan, to execute the EJCDC CMAR Agreement upon finalization, with the executed agreement to be presented to the Board for ratification.

Executive Summary / Background:

Effingham County issued CMAR RFP No. 25-CMAR RFP-109 for Phase II of the Effingham Regional Water Supply Facilities project. The project will be delivered using the Construction Manager at Risk (CMAR) method and governed by the EJCDC CMAR-525 Agreement between Owner and Construction Manager at Risk.

Proposals were received and evaluated by a five-member evaluation committee in accordance with the criteria outlined in the RFP. The evaluation included qualifications-based criteria (firm experience, personnel experience, methodology, and programs/processes) as well as pricing components (preconstruction fee, construction services fee, and general conditions).

As reflected in the Aggregate Scores Summary, the final rankings were:

- Ruby-Collins, Inc. – 94
- Reeves Young, LLC – 92.48
- Harper General Contractors – 84.86

Ruby-Collins, Inc. received the highest overall score and demonstrated strong qualifications, experience, and a competitive fee structure. Pricing components submitted by proposers, including preconstruction services, CM/GC fee (5%), and general conditions, are reflected in the Pricing Table Comparison.

Under the CMAR delivery method, the County will enter into the EJCDC CMAR-525 Agreement, which establishes preconstruction services, construction support costs, cost of the work, CMAR fee, contingency allowances, and the future development of a Guaranteed Maximum Price (GMP). The GMP will be brought back to the Board for approval at a later date once design and cost development are sufficiently advanced.

Given project timelines and the need to begin preconstruction coordination activities, staff is requesting authority for the County Manager, Tim, to execute the finalized EJCDC CMAR

Agreement once it is prepared and reviewed, with the fully executed agreement to be presented to the Board for ratification.

Alternatives for Commission to Consider:

1. Approve the award to Ruby-Collins, Inc. and authorize execution of the EJCDC CMAR Agreement.
2. Do not approve the award.
3. Provide staff with direction.

Recommended Alternative: 1

Other Alternatives: 2, 3

Department Review: Engineering and Procurement

Funding Source: GEFA Loan and State Grant

Attachments: Evaluation Tabulation, Pricing Table, Sample EJCDC CMAR Agreement