

Staff Report

Subject: Finalized CMAR EJCDC Contract – Water Supply Facilities (Phase I) with Legacy Water Group, LLC

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Department: Procurement / Engineering

Meeting Date: November 18, 2025

Item Description: Consideration to approve the finalized Construction Manager at Risk (CMAR) contract documents with Legacy Water Group, LLC for the Effingham Regional Water Supply Facilities – Phase I project.

Summary Recommendation: Staff recommends the Board approve the final CMAR agreement documents incorporating EJCDC Contract with Legacy Water Group, LLC for the Effingham Regional Water Supply Facilities – Phase I project.

Executive Summary / Background:

Effingham County issued RFP No. 25-CMAR-RFP-093 to procure a Construction Manager at Risk (CMAR) for Phase I of the Effingham Regional Water Supply Facilities. The project will include large-diameter pipeline installation, directional drilling, permitting coordination, and development of a Guaranteed Maximum Price (GMP).

Following a competitive evaluation process, Legacy Water Group, LLC received the highest total score (95.8/100) based on qualifications, approach, and pricing. Legacy demonstrated strong experience with similar infrastructure projects and a collaborative delivery strategy.

On **September 2, 2025**, the Board awarded the CMAR Project for the Regional Water Supply Facilities – Phase I to **Legacy Water Group, LLC** under RFP No. 25-CMAR-RFP-093, in the amount of **\$463,360.00**.

Following Board approval, staff, the County Attorney, and Owner's Advisor (GMC) finalized the CMAR contract using the **EJCDC CMAR-500 series templates**, including:

- CMAR Agreement (with legal edits)
- EJCDC CMAR-700 General Conditions
- EJCDC CMAR-800 Supplemental Conditions

There is no change to the scope, cost, or awardee. The updated format strengthens contractual clarity and will facilitate future transition to construction services upon Guaranteed Maximum Price (GMP) approval.

Alternatives for Commission to Consider:

1. Approve the contract with Legacy Water Group, LLC for preconstruction CMAR services in the amount of \$463,360.00.
2. Deny and Provide staff with alternative direction.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Procurement, Engineering, GMC, Legal

Funding Source: ARPA Grant

Attachments: Finalized CMAR EJCDC Contract, General Conditions, Supplemental Conditions