

## Staff Report

**Subject:** Approval of Professional Services Agreement with Albeck Group, LLC for Program Management for Vertical Construction

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**Department:** Purchasing

**Meeting Date:** August 18, 2026

**Item Description:** Consideration to approve a Professional Services Agreement with Albeck Group, LLC for Program Management for Vertical Construction for the period of September 1, 2026 through June 30, 2029.

**Summary Recommendation:** Staff recommends approval of the Professional Services Agreement with Albeck Group, LLC and authorization for the appropriate County officials to execute the agreement.

### Executive Summary/Background:

Effingham County has utilized Albeck Group, LLC to provide program management services for vertical construction projects. The proposed Professional Services Agreement establishes a new term beginning **September 1, 2026 through June 30, 2029**, with annual renewals thereafter unless either party provides notice of nonrenewal.

Under the agreement, Albeck Group will provide program management services on an as-needed basis for County vertical construction projects. Services may include project planning, procurement assistance, contract administration, budget and schedule monitoring, construction coordination, change-order review, project closeout, and coordination with contractors, engineers, vendors, and other stakeholders.

The agreement establishes an hourly rate of **\$225 per person, per hour** for Slade F. Helmly, CEO/Senior Project Manager, and David Scott, Vice President of Engineering, as shown in Attachment A. Rates cannot be increased during the initial or renewal terms without a written amendment approved by the County.

### Alternatives for Commission to Consider:

1. Approve the Professional Services Agreement with Albeck Group, LLC for Program Management for Vertical Construction.
2. Do not approve the contract
3. Provide staff with alternative solution.

**Recommended Alternative:** 1

**Other Alternatives:** 2, 3

**Department Review:** Procurement and Finance

**Funding Source:** 2027 FY Budget

### Attachments:

1. Professional Services Agreement – Program Management for Vertical Construction.
2. Attachment A – Albeck Group Pricing Letter