



AGENDA ITEM: 9.2

AGENDA DATE: May 23, 2025

TO: Chairman and Members of the Board
THRU: Michael A Kaigler, County Manager
FROM: Dennis Jones, Director, CEMA

ISSUE:

Request Board approval to award a construction contract to Reeves Young, LLC, in the amount of \$78,862,493 for construction of the new Multi-Agency Public Safety Facility (MAPSF).

BACKGROUND: The Chatham County Multi-Agency Public Safety Facility (MAPSF) will be constructed at 654 Gulfstream Rd adjacent to the Savannah International Airport. The new facility will house Chatham County's Emergency Operations Center, Chatham County's E-911 Dispatch Center, a Non-Emergency Call Center (NECC), Administrative Offices for CEMA and 911, and the Savannah Airport Commission's Department of Public Safety. This solicitation covers construction costs of the facility only. The package for non-construction costs (technology, furniture, fixtures, and equipment) will be coordinated through future procurements.

FACTS AND FINDINGS:

1. A Request for Proposals was publicly advertised in two (2) phases. Phase One (1) was due on December 17, 2024 and the Quality Based Selection (QBS) process was utilized to Pre-Qualify vendors for Phase Two (2). The seven (7) general contracting companies were pre-qualified as potential contractors to build the MAPSF are as follows:
 - a. Carrol Daniel Construction (Gainesville, GA)
 - b. CPPI of Georgia, LLC (Savannah, GA)
 - c. Eastern Contractors Corporation (Pooler, GA)
 - d. Johnson-Laux Construction (Savannah, GA)
 - e. Reeves Young, LLC (Sugar Hill, GA)
 - f. Samet Corporation (Savannah, GA)
 - g. TQ Constructors, Inc (Metter, GA)
2. Phase Two (2) was publicly advertised and the seven (7) pre-qualified general contracting companies were invited to submit proposals for the construction of the MAPSF project. The proposal submission cycle opened March 6, 2025 and closed on April 15, 2025. Of the seven (7) pre-qualified contracting companies, six (6) submitted proposals. Proposals were opened on April 15, 2025 with the results listed below:

Carrol Daniel Construction	\$76,868,206
Gainesville, GA	
CPPI of Georgia, LLC	\$73,857,007
Savannah, GA	
*Eastern Contractors Corporation	\$71,155,387
Pooler, GA	

**Johnson-Laux Construction	\$88,212,676
Savannah, GA	
Reeves Young, LLC	\$78,862,493
Sugar Hill, GA	
TQ Constructors, Inc	\$79,976,163
Metter, GA	
*MBE	
**WBE	

3. As part of a proposal-based submission, evaluation criteria were based on the contractor who could offer the best value to the County. Evaluation of submitted proposals began on April 15, 2025.
4. Chatham County contracts with Engineering Firm AECOM | HJ Russell Joint Venture to serve as Program Manager on this facility.
5. Chatham County has adopted the Best Value approach to evaluating these proposals. Best value contracting transcends the traditional focus on the lowest price and considers a broader spectrum of factors that contribute to the overall success and long-term value of a project. Our primary objective was to secure the most beneficial outcome for this Chatham County project, which encompasses quality, efficiency, local MBE/WBE participation and risk mitigation.
6. Proposals were evaluated by AECOM | HJ Russell Joint Venture, who scored based on proposed project staff, project approach, MBE/WBE participation, successful building experience, current workload and price. Staff evaluated all scores and determined the best value for Chatham County to be the submission from Reeves Young, LLC in the amount of \$78,862,493.
7. Reeves Young, LLC has provided a MBE/WBE participation level of 35.06% utilizing twelve (12) firms to accomplish this goal. 41.6% of the MBE/WBE firms are located in Chatham County.
8. The contractor shall begin work within ten (10) consecutive calendar days after the Notice to Proceed and shall complete the entire work within seven-hundred thirty-one (731) consecutive calendar days following the ten (10) day period. Contract compliance will be monitored with monthly check-ins to ensure MBE/WBE goals are met.

BLUEPRINT ALIGNMENT: Quality of Life, Goal 4. To provide effective and efficient government services while ensuring that processes are planned and executed with transparency.

FUNDING: SPLOST 3 – Emergency Operations Center CEMA
3224980-541300-7-3226036: \$12,390,094

SPLOST 5 – CEMA Public Safety
3244980-541300-7-3246036: \$571,698

SPLOST 6 – Emergency Operations Center CEMA
3254980-541300-7-3256036: \$28,838,351

SPLOST 7 – Public Safety Facility
3274980-541300-7-3276014: \$14,437,323

CIP – CEMA Building Project
3503920-541300-7-3502214: \$22,625,027

ALTERNATIVES:

1. Board approval to award a construction contract to Reeves Young, LLC in the amount of \$78,862,493 for construction of the new Multi-Agency Public Safety Facility (MAPSF).
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to award contracts to the highest scoring proposer that provides the best value to the County.

RECOMMENDATION: Staff recommends approval of Alternative 1.

Dennis Jones	Completed	05/12/2025 10:38 AM
Linda Cramer	Completed	05/15/2025 5:18 PM
Danielle Hillery	Completed	05/15/2025 7:42 PM
Michael A. Kaigler	Pending	05/12/2025 10:37 AM
Board of Commissioners	Pending	05/23/2025 9:30 AM