

BOARD AGENDA-CONSENT

August 12, 2026

Pillar 4: Operational Excellence & Accountability

Division Owner: Operations

RFP C26-06 208 Bull Street Renovation Design Professional (ESPLOST V)

The Purchasing Department received proposals from nine (9) vendors in response to Bid C26-06 Bull Street Renovation Design Professional. Proposals were received from: CDH Partners, Inc (Atlanta, GA); Cogdell Mendrala Architects (Savannah, GA); Dickinson Architects, P.C (Augusta, GA); Gunn Meyerhoff Shay Architects P.C. (Savannah, GA); Greenline Architecture, Inc. (Savannah, GA); Hansen Architects (Savannah, GA); LS3P Associates LTD. (Charlotte, NC); Perkins & Will, Inc. (Chicago, IL); Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. (Atlanta, GA).

The intent of this solicitation is to establish a Design Professional contract for the renovation of the administrative office building at 208 Bull Street, Savannah, GA 31401.

The selection committee members for both the initial and second round of the procurement process included Bill Huttinga, Program Manager; Amy Perry, Director of CTAE; David Scott, Internal Project Engineer; Nicole Callahan, Senior Director of Technology(Operations); Rachael Hurst, Network Superintendent; Steven Smith, Museum Curator-Massie; and Troy Brown, Network Superintendent.

After evaluations were completed the top four (4) scoring vendors were selected to advance to the Second Round for presentation and interview. The top four (4) scoring vendors were LS3P Associates LTD; Hansen Architects; Perkins & Will, Inc; and Greenline Architecture, Inc.

The vendors were scored on the following: Design Component – 70 points, Questions – 20 points, and Fee Component – 10 points. The top scoring vendor was LS3P Associates LTD.

At this time, staff is recommending approval for LS3P Associates LTD to be awarded Design Professional Services for the renovation of the administrative office building at 208 Bull Street, Savannah, GA 31401. The proposed fee is in two phases. The first phase is a Lump Sum amount of \$135,000 for the Programming and Master Planning Services. After approval of the project, the fee for the design and construction administration phase of the project will be 5.15% of the Stated Cost Limitation (SCL). A \$22,000 reimbursable allowance will also be added to the contract.

FUNDING SOURCE: RN49-8010-572020-MOD (ESPLOST V)

THUS, BE IT RESOLVED, upon the recommendation of the Superintendent, that the Board approve the contract award under RFP C26-06 208 Bull Street Renovation Design Professional to LS3P Associates LTD for the fees as described, and that the Board authorize the beginning of the Programming and Master Plan phase of the project for a lump sum amount of \$135,000 and a \$22,000 reimbursable allowance.