

**Infrastructure Systems Management, LLC**

P.O. Box 277, Augusta, Georgia 30903

Tel (706) 339-9660

Fax (706) 397-3523

Website [www.ismllc-engr.com](http://www.ismllc-engr.com)

Email [ehinds@ismllc-engr.com](mailto:ehinds@ismllc-engr.com)

***Civil & Construction Engineering Services***



December 16, 2025

Mr. Steve Behrend, PE  
Augusta Utilities Department  
Building 205 Dorsey Drive  
Fort Gordon, GA 30905  
via email: [sbehrand@augustaga.gov](mailto:sbehrand@augustaga.gov)

Re: North Range Road Water Line Loop and Control Valves Project Proposal

Dear Mr. Behrend:

Infrastructure Systems Management (ISM) is pleased to submit this proposal to provide professional engineering services for the North Range Road Water Line Loop and Control Valve Additions to the existing Fort Gordon water system. The project will be accomplished in five phases – Design (30/60/90), Permitting, Bidding, Construction and Closeout.

**Scope of Services**

**1) Phase 1 – Design (30/60/90 submittals) {\$112,000.00}**

- a) Preliminary meeting with AUD staff to define and clarify project requirements, discuss scheduling, identify milestones, request existing data or other information needed to complete the project.
- b) During the design phase, ISM will attend site visits with AUD staff to review project design and field conditions.
- c) ISM will conduct design survey efforts to identify existing utilities and field conditions.
  - i) Survey shall include the South side of North Range Road (edge of pavement to wood line) and complete intersection at each end (Mirror Lake Road/Range Road and Lilac Court) to include a SUE survey of the same area.
  - ii) Set three benchmarks total with Northing, Easting and Elevation (two at one end and one at opposite end)
- d) Prepare Preliminary Plans (Plan and Profile)
- e) ISM will attend plan review meetings with AUD staff in conjunction with the 30/60/90 submittals.
- f) ISM will coordinate with Steve Ortin for SCADA and controls.
- g) ISM will provide Construction Cost Estimates at each milestone.
- h) ISM will prepare all necessary Bid Documents
- i) ISM will provide all Deliverables electronically via email or FTP site in PDF format and include Plans, Specifications, and Bid Item List.
- j) Hard copy Deliverables will include two hard copies of Plans and Specifications.

**2) Phase 2 – Permitting { \$58,000.00 }**

- a) ISM will prepare drawings and applications needed for permitting (GAEPD/LIA)
- b) ISM will prepare revisions to plan, and specifications as needed for permitting.
- c) AUD will be responsible for all permitting fees.

**3) Phase 3 – Bidding { \$6,000.00 }**

- a) ISM will attend pre-bid meeting and site visit.
- b) ISM will work with AUD staff to provide response to Contractors for any technical questions and prepare addenda as required.
- c) ISM will Attend Bid Opening
- d) ISM will evaluate the bids, qualifications, and check references, as necessary.
- e) ISM will Prepare Bid Tabulation and provide Recommendation of Award to AUD.

**4) Phase 4 – Construction Phase { \$23,000.00 }**

- a) ISM will provide up to eight complete sets of conformed documents (full size).
- b) ISM will assist with preconstruction conference, scheduling, progress payments, shop drawings, change orders, RFI.
- c) ISM will attend On Site Construction meetings (typically one site visit per month or as needed)
- d) ISM will Review Pay Estimates (upon AUD inspection verification)
- e) ISM will attend Final Inspection and prepare punch-list as required.
- f) ISM will prepare Closeout Paperwork and Review contractor supplied record drawing markup.

**5) Phase 5 – Project Closeout { \$17,000.00 }**

- a) ISM will prepare closeout paperwork and review contractor supplied record drawing markup.
- b) ISM will prepare NOT forms and all applicable permits.
- c) Review and transmit to AUD all O&M manuals, shop drawings, and transfer Contractor's markup to create record drawings (supplied by AUD).

ISM will provide the above engineering services for a lump sum fee of **\$216,000.00**. We estimate completion of plans and specifications to be no more than 120 days upon receipt of notice of award.

November 13, 2025  
Mr. Steve Behrend  
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### Additional Services

Additional Services will be billed on an hourly basis in accordance with our attached rates after prior approval. We propose to invoice for the following items as additional services if required and approved in advance.

- Surveying (outside of Scope area as defined above)
- Wetland / Stream Delineations / COE Permitting
- Construction Inspection Services

As always, we appreciate your consideration of ISM for this project. If this proposal is acceptable, please sign and return this proposal at your earliest convenience. In the meantime, if you should have any questions, please feel free to call me on (706) 339-9660.

Sincerely,



Eric M Hinds  
[ehinds@ismllc-engr.com](mailto:ehinds@ismllc-engr.com)  
Senior Project Manager  
ISM LLC

ACCEPTED:

**AUGUSTA RICHMOND COUNTY BOARD OF COMMISSIONERS:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

INFRASTRUCTURE SYSTEMS MANAGEMENT, LLC (ISM) RATES		
NO.	POSITION	HOURLY RATE
1	Principal/Senior Professional Engineer	\$270
2	Design Engineer/Professional Engineer/Project Manager/Construction Manager	\$205
3	Senior Inspector/Plan Reviewer/Project Engineer	\$150
4	Senior CAD Technician	\$100
5	Junior Engineer	\$100
6	Junior Inspector	\$85
7	Administrative Assistant	\$70
8	Secretary	\$60