



CRANSTON

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May 13, 2025

Hameed Malik, Ph.D., P.E.
Director of Engineering
Augusta Engineering Department
452 Walker St., Suite 110
Augusta, GA 30901

Re: Jones Street Roadway and
Alley Improvements Fee Proposal
Cranston File: 2024-0328

Dear Dr. Malik

In accordance with your request, we are pleased to offer the following proposal for the roadway and pedestrian improvements along the Jones Street Alley between 9th Street and the Augusta Common. Cranston is currently finalizing concepts for the proposed improvements, which include roadway, pedestrian, and building reconstruction activities.

PROJECT DESCRIPTION

The Jones Street Alley Improvements include the design of a new roadway and pedestrian corridor between 9th Street and the Augusta Common. The project will increase overall connectivity between the Augusta Common and other downtown destinations such as the Augusta Convention Center and Reynolds Street parking deck. The scope of services include professional engineering and landscape architecture to prepare bid-ready construction drawings.

SCOPE OF WORK

We propose the following tasks.

TASK 1: FINAL ENGINEERING (50% COMPLETE)

- The Civil site design will be coordinated with all professional disciplines (Architectural, Electrical, and Structural). The engineering design services include time allocations for attending a project kick-off meeting and due diligence activities such as project start-up and review of design drawings for the adjacent site development project.
- Professional civil site design for the proposed development including grading, drainage, and utility improvements for the Jones Street Roadway and Alley Improvements.

TASK 2: FINAL ENGINEERING (90% COMPLETE)

- Cranston will prepare construction plans including, but not necessarily limited to the following elements: cover; notes and legend; site plan; site staking; grading and drainage; water distribution and wastewater collection; roadway, storm, and sanitary profiles; erosion and sediment control; and all respective civil details necessary for construction. Including electrical for site lighting, structural to penetrate and architectural to enclose two building structures at the Commons area.

TASK 3: PERMITTING

- Site plan submission to Augusta Richmond County for approval of the site plan. This includes any supplemental meetings, coordination, plan revisions, and re-submissions to the County as necessary to obtain approval to proceed with construction. Re-submissions due to significant changes by the Owner or the Design Team are not included. If necessary, we propose to complete these services on time and material (T&M) basis or at a pre-negotiated fee outside of this original agreement.

TASK 4: BIDDING

- Cranston will answer and coordinate with other design professionals all pre-bid questions, issue addendum/s and attend bid opening.

ASSUMPTIONS & EXCLUSIONS

- Geotechnical and/or environmental services are excluded.
- Survey services were previously contracted during the Concept Phase. Additional survey or utility location services are not included in this scope of work.
- We understand that roadway improvements between 9th Street and Macartan Street are not included based on budget limitations.
- Any services not expressly included in this proposal are excluded. Additional services may be provided on a time and material basis or as a separate agreement upon request.

FEE PROPOSAL

We propose to complete the proposed engineering services by task as follows.

TASK	DESCRIPTION	PROPOSED FEE (\$)
Task 1	Final Engineering (50% Complete)	\$ 65,460.00
Task 2	Final Engineering (90% Complete)	\$ 43,975.00
Task 3	Permitting	\$ 5,775.00
Task 4	Bidding	\$ 4,915.00
	Basic Services Total	\$ 120,125.00
ADDITIONAL SERVICES		
Task 5	Construction Administration T&M \$3,500/month x 10	\$ 35,000.00
Task 6	NPDES Services \$1100/month x 10	\$ 11,000.00

TIME OF COMPLETION

Schedule-estimate*

- Concept – complete = May 2025*
- Notice to Proceed with Final Engineering = May 2025*
- Final Engineering and R/W Acquisition = May through August*
- Advertisement and Bid Offering = August through October*
- Construction = January 2026 through September 2026*

We appreciate the opportunity to submit this proposal and trust that you find it satisfactory. Should you have any questions concerning this proposal, please do not hesitate to give us a call.

Sincerely,

CRANSTON LLC



Scott Davis, PLA
Project Manager