

Staff Report

Subject: Goshen Road Widening Project – Right-of-Way Services Contract Amendment #3

Author: Lauren Shuman, Engineering Project Coordinator

Department: Procurement, Engineering

Meeting Date: May 5, 2026

Item Description: Request for approval of Amendment #3 to the Johnson, Mirmiran & Thompson, Inc. (JMT) contract for right-of-way acquisition services associated with the Goshen Road Widening Project.

Summary Recommendation: Staff recommends approval of Amendment #3 to the JMT contract in the amount of \$6,750, increasing the total contract value to \$439,250.

Executive Summary / Background:

Effingham County previously entered into an agreement with Johnson, Mirmiran & Thompson, Inc. (JMT) to provide right-of-way (ROW) acquisition services for the Goshen Road Widening Project from CR 140/Hodgeville Road to SR 21. The scope of services includes pre-acquisition activities, appraisals, negotiations, and acquisition of approximately 113 parcels necessary for the project.

Since the original contract execution, amendments have been issued to address additional scope needs identified during the progression of the project, including added parcels and expanded appraisal requirements.

Amendment #3, dated April 20, 2026, adds a Property Owner Meeting to improve communication with affected residents and stakeholders. This meeting will assist in addressing concerns, facilitating negotiations, and supporting the overall acquisition process.

Alternatives for Commission to Consider:

1. Approve Amendment #3 to the JMT contract as recommended.
2. Approve with modifications.
3. Reject the amendment and direct staff to proceed without additional services.

Recommended Alternative: 1

Other Alternatives: 2, 3

Department Review: Procurement and Engineering

Funding Source: SPLOST / Project Budget (Goshen Road Widening Project)

Attachments: JMT Amended Scope, Schedule, and Fee Proposal – Amendment #3 (April 20, 2026)