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October 8, 2024

Mr. Jonathan A. Hulme, PE  
County Engineer  
Effingham County Board of Commissioners  
804 South Laurel Street  
Springfield, GA 31329

**re: Professional Services for Abercorn Landing Project  
Scope of Services and Budget Proposal, M&N #242319**

Dear Mr. Hulme:

Moffatt & Nichol (M&N) is pleased to submit this proposal to Effingham County to provide professional services for the conceptual design of a park, paddle board dock, fishing pier, comfort station, and site improvements for the Abercorn Landing Project.

**1. PROJECT UNDERSTANDING**

Abercorn Landing boat ramp site is located in Rincon, GA. The site is accessible via Old Augusta Road South to Abercorn Road to Abercorn Landing Road. It is our understanding the project will consist of the conceptual design of a new park and site improvements. Amenities proposed for the new park may include a gazebo, playground equipment, comfort station / bathrooms, parking, walking paths, a fishing pier, paddle board / kayak dock, lighting, and security cameras.

The site consists of approximately 3 acres and is located on two parcels. The first parcel, Parcel 2A, PIN 04850001, is 1.2 acres and the second parcel, Parcel 1, PIN 04770013, is 0.39 acres. The area below Parcel 1 is also approximately 0.39 acres and is included as part of the site. M&N will coordinate with Effingham County and the county surveyor to establish road right-of-way for Abercorn Landing Road. The site is bound by Abercorn Creek to the East, and undeveloped property to the North, South, and West.

The project will include conceptual design for the Abercorn Landing Park and waterfront improvements. M&N will provide Effingham County assistance in identifying state and federal grant opportunities for the Abercorn Landing project.

**2. PROFESSIONAL SERVICES**

M&N will perform the services in the attached Scope of Work titled “Professional Site-Civil Services for the Abercorn Landing Project”.

**3. SCHEDULE**

M&N proposes the following key milestones for the project:

Phase	Description	Duration	Predecessor
A	Survey (by others)	8 weeks	Notice To Proceed



B	Schematic Park Design	8 weeks	Completion of the Survey
C	Identify Grant Opportunities	6 weeks	Notice to Proceed

Note: The schedule is dependent upon receiving the survey in a timely manner. M&N will not be responsible for schedule delays due to factors that are outside our scope of services.

#### 4. COMPENSATION FOR PROFESSIONAL SERVICES

We propose that the compensation for the Professional Services be in accordance with the contract. The following lump sum fees are provided for each task:

Task No.	Task	Fee
1.0	Floating Dock and Fishing Pier Schematic Design	\$26,400.00
2.0	Civil Schematic Design	\$16,760.00
3.0	Meetings and Coordination with Subconsultants	\$4,000.00
4.0	Identify Grant Opportunities	\$4,440.00
	Expenses	\$600.00
	<b>Subtotal Moffatt &amp; Nichol</b>	<b>\$52,200.00</b>
	Mandel Landscape: Abercorn Landing Park Masterplan	\$6,000.00
	Sligh Environmental: USACE Jurisdictional Wetland Determination	\$4,200.00
	Coleman Boundary & Topographic Survey	\$35,000.00
	<b>TOTAL REQUESTED BUDGET</b>	<b>\$97,400.00</b>

#### 5. CLOSURE

Please indicate your acceptance of this proposal by signing where designated on the attached contract and returning an original for our files. Our standard contract is attached. Feel free to call us with any questions.

Kindest Regards,

**MOFFATT & NICHOL**

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Craig R. Zuck, P.E.  
Senior Project Engineer

Encl: 1) Scope of Work for Professional Services for the Abercorn Landing Project

**SCOPE OF WORK**

for

**PROFESSIONAL SITE-CIVIL SERVICES**

for the

**ABERCORN LANDING PROJECT**

at

**ABERCORN LANDING ROAD,**

**RINCON, GEORGIA**



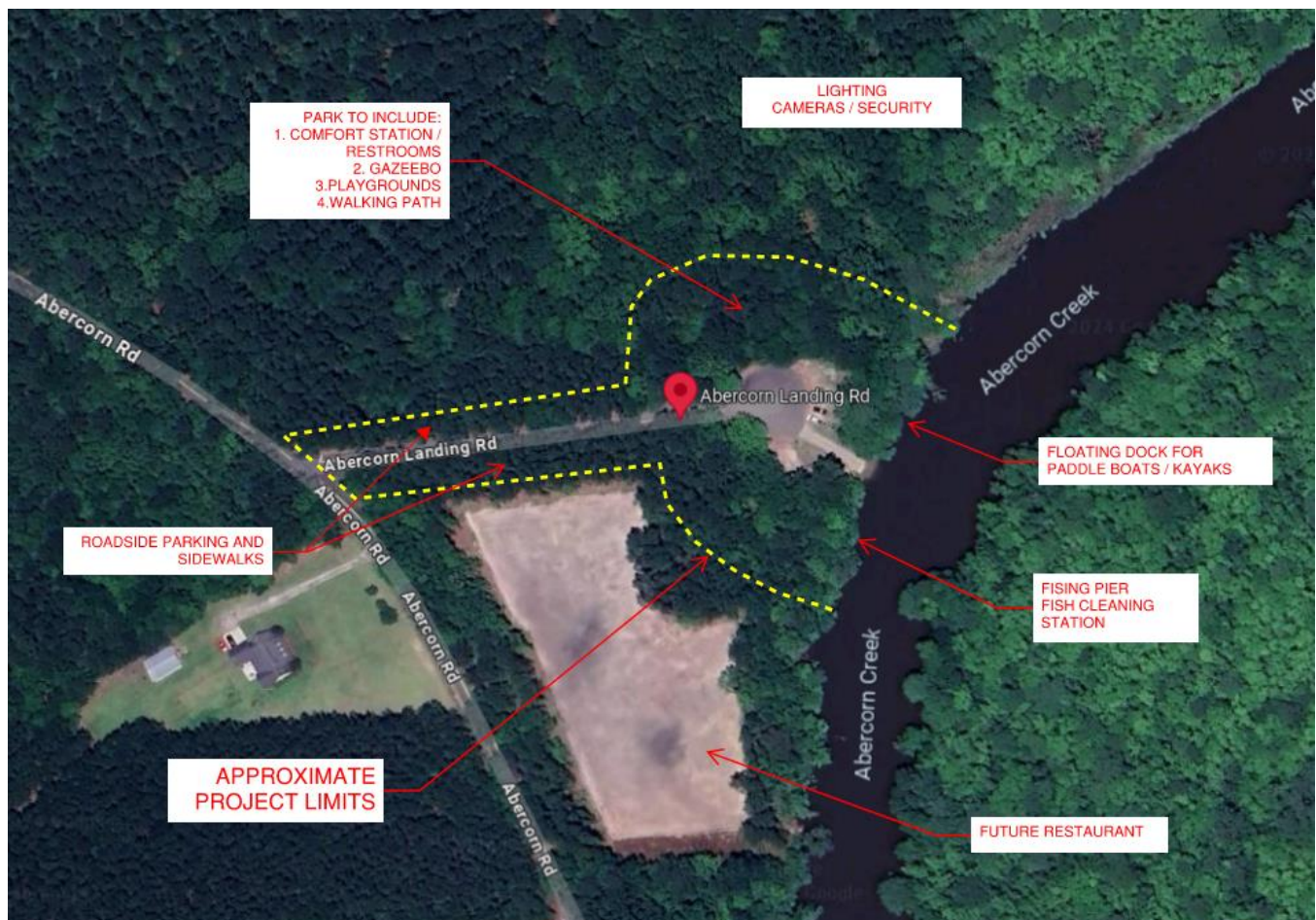
moffatt & nichol

## INTRODUCTION

Abercorn Landing boat ramp site is located in Rincon, GA. The site is accessible via Old Augusta Road South to Abercorn Road to Abercorn Landing Road. It is our understanding the project will consist of the conceptual design of a new park and site improvements. Amenities proposed for the new park may include a gazebo, playground equipment, comfort station / bathrooms, parking, walking paths, a fishing pier, paddle board / kayak dock, lighting, and security cameras.

The site consists of approximately 3 acres and is located on two parcels, the first parcel, Parcel 2A, PIN 04850001, is 1.2 acres and the second parcel, Parcel 1, PIN 04770013, is 0.39 acres. The area below Parcel 1 is also approximately 0.39 acres and is included as part of the site. M&N will coordinate with Effingham County and the county surveyor to establish road right-of-way for Abercorn Landing Road. The site is bound by Abercorn Creek to the East, and undeveloped property to the North, South, and West.

Figure 1 depicts the approximate project site and proposed site improvements.



**Figure 1 – Abercorn Landing Site**

This proposal includes Floating Dock and Fishing Pier Schematic Design, Civil Schematic Design, Abercorn Landing Park & Landscape Plan, USACE Jurisdictional Wetland Determination, and Identify Grant Opportunities.

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## **1 SCOPE OF SERVICES**

The following outlines the tasks that will be undertaken for the project.

### **1.1 Floating Dock and Fishing Pier Schematic Design**

M&N will review the existing site data (i.e. site grades, water depths, foliage, creek geometry, etc.) along the park's shoreline and collect available environmental data such as tide ranges and historic flood levels at the site to evaluate potential locations and configurations for the waterfront improvements. The waterfront improvements are anticipated to consist of a floating dock for launching human powered watercraft (kayaks, paddleboards, canoes, etc) and a fishing pier to complement the existing boat ramp and proposed upland park features. M&N will work with Effingham County to determine the optimal locations and configurations of these waterfront structures, and make recommendations for additional waterfront features to further activate the park's waterfront. The waterfront structures will be incorporated into the masterplan developed in Task 1.3.

M&N will provide a preliminary cost estimate for the proposed waterfront improvements such as the floating dock, fishing pier, and supporting amenities such as fish cleaning stations, shade structures, seating, lighting, etc.

Scope of services for this phase include one (1) virtual design and (1) in-person meeting with Effingham County.

### **1.2 Civil Schematic Design**

Effingham County would like to make improvements to the Abercorn Landing site with a comfort station (restrooms), parking, sidewalks, and walking trails. M&N will work with Effingham County to determine existing water distribution lines that can be extended to provide potable water to the site. There is no existing sanitary sewer system adjacent to the site so a small pump station may be needed to pump sewer back to an existing sanitary sewer system near the site. M&N will determine existing water and sanitary sewer systems that can serve the Abercorn Landing site and provide schematic water and sanitary sewer design for the project.

Abercorn Landing Road doesn't have a dedicated right-of-way. M&N will work with Effingham County to develop a typical road cross-section for Abercorn Landing Road. The typical road cross-section will include the paved road section, roadside parking, roadside swales, landscaped medians, sidewalks, and proposed utilities. Once a typical cross-section has been created and approved by the county, M&N will prepare a preliminary paving, grading and drainage plan for the site. M&N will provide recommendations to the Effingham County surveyor for the width of the new road right-of-way for Abercorn Landing Road.

M&N will provide a preliminary cost estimate for the proposed Abercorn Landing improvements such as the floating dock, fishing pier, gazebo, comfort station, playgrounds, utilities, sidewalk, and walking trails.

Scope of services for this phase include one (1) design charrette with Effingham County and the design team, and two (2) coordination meetings.

We anticipate the following to be included in the schematic design phase:

- A. Coordinate with Mandel Design regarding the park masterplan and most suitable location for the proposed site improvements.

- B. Coordinate with Sligh Environmental regarding any wetland impacts. The Environmental Consultant, Sligh Environmental, has a contract with M&N and will be a sub-consultant to M&N.
- C. Preliminary water and sewer plan for the proposed comfort station.
- D. Preliminary paving, grading and drainage plan that will include a typical road cross-section for Abercorn Landing Road.
- E. Topographic information
- F. Site acreage
- G. 100-year flood zone requirements

Items **not** included in the scope of services are as follows:

- A. Archaeological survey and report
- B. Geotechnical investigation or report
- C. Phase One or Phase Two Environmental Assessments
- D. Endangered species survey and report
- E. Traffic Impact Assessment
- F. Off-site work unless specifically covered in the scope of services
- G. Approvals or permits other than those related to the scope of work covered by this contract
- H. Act as an expert witness for legal activities
- I. Sanitary sewer pump station design
- J. Telephones, cable television, gas, and power distribution systems
- K. Construction testing and special inspections

These items can be coordinated or provided, if requested in writing.

### **1.3 Abercorn Landing Park Masterplan**

M&N through our subconsultant, Mandel Design, will provide a color conceptual masterplan for the project site that may include comfort station / restrooms, gazebo, playgrounds, walking paths, lighting, a floating dock, fishing pier, and roadside parking with sidewalks. Mandel will also provide up to three color perspectives. For additional information, please refer to Mandel's proposal enclosed.

### **1.4 United States Army Corps of Engineer's (USACE) Wetland Determination**

Preliminary investigations revealed wetlands on or near the proposed site. To determine the extent of the wetlands, M&N through our subconsultant, Sligh Environmental Consultants, Inc. (Sligh), will perform a site survey to determine the location of jurisdictional wetlands. Sligh will submit an Approved Jurisdictional Determination (AJD) package to the U.S. Army Corps of Engineers. When approved, the US Army Corps of Engineers will provide

an Approved Jurisdictional Determination (AJD) letter that is valid for five years from the date of issuance. For additional information, please refer to Sligh’s proposal enclosed.

**1.5 Identify Grant Opportunities**

The M&N Grant Services tool will help identify state and federal grant programs that may be applicable to the Abercorn Landing project. Once the M&N Grant Services team identifies potential grant programs, we will identify deadlines for application and closely track Notice of Funding Opportunities (NOFOs). M&N Grant Services team will provide summaries of the grant programs including its objectives, eligible activities, local match requirements, and other pertinent information. In collaboration with the county, the M&N Grant Services team will help determine which grant program best fits the project’s goals and objectives. M&N will provide a report to Effingham County listing the possible grant opportunities.

**2 SCHEDULE**

A schedule for the project is provided below:

- |                                 |  |
|---------------------------------|--|
| A. Schematic Design             | 8 weeks after receiving survey and notice to proceed |
| B. Identify Grant Opportunities | 6 weeks after receiving notice to proceed            |

**3 DELIVERABLES**

The following formal deliverables will be provided for this project:

- |                  |  |
|------------------|--|
| Schematic Design | 1 set of Schematic Design Drawings       |
|                  | 1 Cost Estimate                          |
|                  | 1 Report Identifying Grant Opportunities |