

## Staff Report

**Subject:** Approval of Proposal from JMT for Right-of-Way Services for Low-Ground Round

**Author:** Danielle Carver, Procurement and Capital Projects Manager

**Department:** Public Works

**Meeting Date:** August 6, 2024

**Item Description:** Proposal from JMT for Right-of-Way Services for Low-Ground Round

**Summary Recommendation:** Staff recommends approval of the Proposal from JMT for Right-of-Way Services for Low-Ground

### Executive Summary/Background:

Staff requested the proposal from JMT for Right-of-Way Services for Low-Ground Road. In the proposal, JMT suggests two separate scenarios:

- Scenario #1: Appraise All Parcels

Appraisals (108 parcels @ \$2,500/parcel)	\$270,000
Acquisition Negotiations (108 parcels @ \$2,500/parcel)	\$270,000
<b>TOTAL</b>	<b>\$540,000</b>

- Scenario #2: Prepare ROW Cost Estimate for Non-complex parcel NFS Negotiations – 75% will be used for Proposal Purposes (108 parcels @ 75% = 81 NFS parcels)

Right of Way Cost Estimate	\$8,500
Acquisition Negotiations NFS from Cost Estimate (81 parcels @ \$1,500/parcel)	\$121,500
Appraisals (27 parcels @ \$2,500/parcel)	\$67,500
Acquisition Negotiations Offers from Appraisals (27 parcels @ \$2,500/parcel)	\$67,500
<b>TOTAL</b>	<b>\$265,000</b>

Based on consulting with Thomas & Hutton, Staff recommends Scenario #2 scope with the not to exceed fee from Scenario #1 to cover any unforeseen overages. This proposal has been reviewed and approved to form by the County Attorney.

**Alternatives for Commission to Consider**

1. Approval of Scenario #2 from JMT for Right-of-Way Services for Low Ground Round with a NTE amount of \$540,000.00.
2. Approval of Scenario #2 from JMT for Right-of-Way Services for Low Ground Round with a NTE amount of \$265,000.00.
3. Take no action.

**Recommended Alternative: 1**

**Other Alternatives: 2, 3**

**Department Review:** County Manager, T&H, County Engineer, PCPM

**Funding Source:** TSPLOST

**Attachments:** JMT Proposal