

SCOPE OF WORK

for

PROFESSIONAL PHASE 1 SERVICES

for the

ABERCORN LANDING PROJECT

at

ABERCORN LANDING ROAD,

RINCON, GEORGIA

EFFINGHAM COUNTY



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. M&N completed the conceptual design phase of the park redevelopment project in April 2025, and Effingham County has requested this proposal is to complete the final design of Phase 1 of the concept plan. It is our understanding that Phase 1 encompasses the waterfront components of the project which include a fixed timber fishing pier and a floating dock for boat ramp queuing and kayak / paddle sports. The waterfront components of the project will need to be permitted through state and federal agencies.

The waterfront components for this public facility will need to be ADA accessible, including an accessible route from ADA parking to the waterfront structures. This can be achieved by designating ADA parking spaces and providing ADA accessible sidewalks from the parking spaces to the dock and pier. Additionally, the fishing pier will need potable water service for fish cleaning and washdown. A sewer line will also be needed in the future for the proposed comfort station (restrooms). It would be most economical to the project to install both the potable water line and the sewer line at the same time.

Figure 1 depicts the M&N Concept Plan dated April 2025. **Figure 2** depicts the proposed sewer and water lines.



Figure 1 – Abercorn Landing Concept Plan

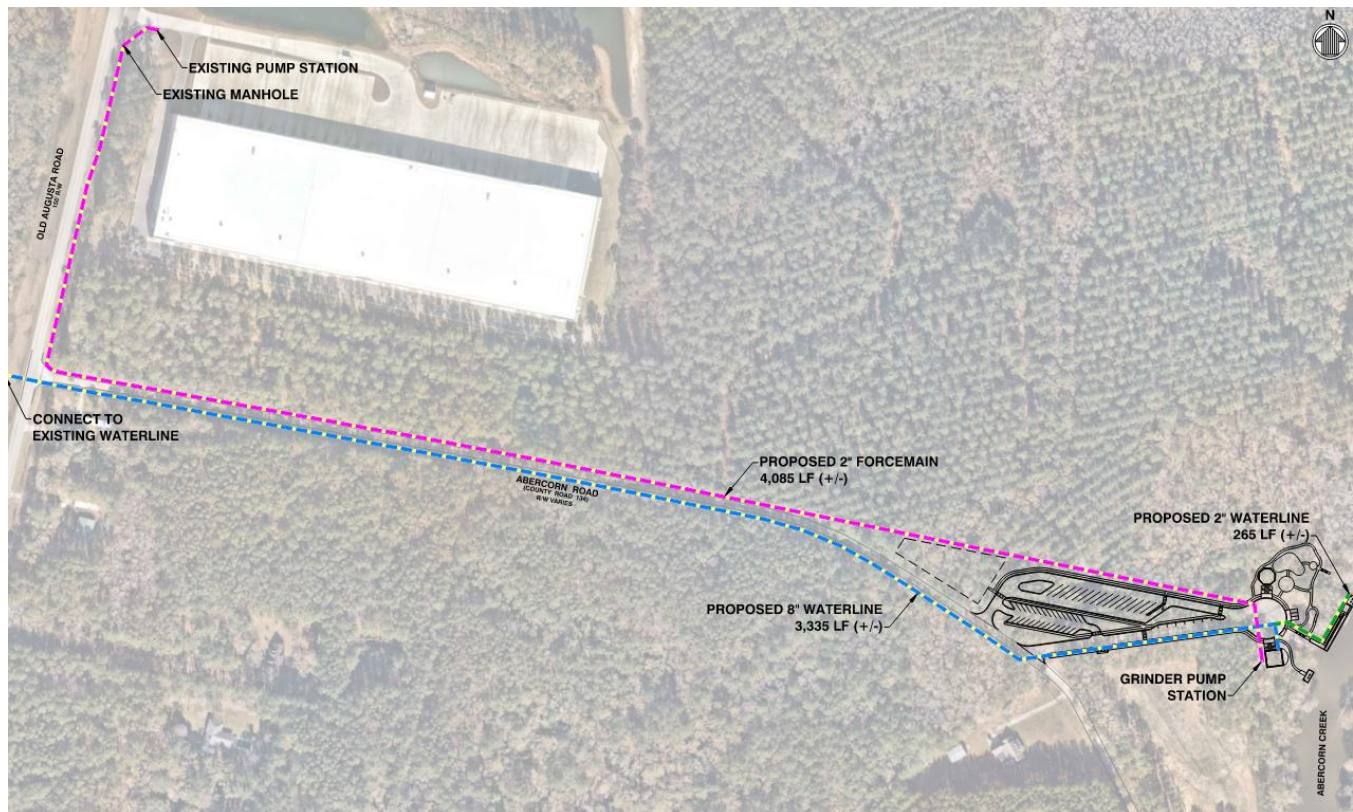


Figure 2 – Proposed Sanitary Sewer and Potable Water Lines (Grinder Pump & Comfort Station / Restrooms is omitted from Phase 1 Scope of Services)

This proposal includes the design and permitting of the waterfront components and the design of the Phase 1 site civil and utility components.

SCOPE OF SERVICES

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

1.0 Concept Refinement

M&N will refine the geometry of the Phase 1 components including the radial parking along the existing cul-de-sac, ADA accessible parking and pathway to the floating dock and fixed fishing pier, and floating dock and fishing pier footprint. The refined concept for the Phase 1 components will be depicted in a conceptual figure which will be submitted for review and approval by the Owner prior to preparing permit drawings. The review of the Phase 1 concept plan is expected to take approximately two (2) weeks.

Geotechnical Coordination

A geotechnical investigation is required for the structural design of the fishing pier, floating dock and parking. During the concept refinement phase, M&N will coordinate with the geotechnical engineer on the number, location and type of soil borings. It is our understanding that the geotechnical consultant will perform the

geotechnical investigation for Effingham County under an on-call contract with Effingham County. The geotechnical data is required to progress from concept to design development.

2.0 Upland Improvements – Site Civil & Utility Extensions

M&N will design potable water and sanitary sewer utilities, radial parking at the end of the Abercorn Landing Road cul-de-sac, and an ADA accessible sidewalk from the parking to the fishing pier and floating dock.

M&N will use fire hydrant flow test data to size the proposed water lines that will connect to the existing water line on Old Augusta Road then extend down Abercorn Road and Abercorn Landing Road as shown in Exhibit 2. M&N will coordinate with Effingham County engineers to size the water line so there is sufficient capacity in the line for future development on Abercorn Road and Abercorn Landing Road.

Neither the comfort station / restrooms, nor the grinder pump station will be constructed in this phase. When the comfort station is constructed in a future phase, the sanitary sewer effluent will be pumped back to an existing sanitary sewer system manhole on Old Augusta Road as shown in Exhibit 2. The grinder pump station design is excluded from our scope of services; however, M&N will use unit contributory loading and preliminary sewer calculations to size the sanitary sewer forcemain. Effingham County plans to construct the forcemain as part of this phase.

We anticipate the following to be included in the design:

- A. Demolition Plans
- B. Grading – parking, ADA accessible sidewalk to the fishing pier and floating dock, finish contours, and grading information.
- C. Erosion Control – for site improvements and drainage system modifications and improvements
- D. Construction Details – sanitary sewer, water, paving grading and drainage, erosion control, and traffic signage and markings.
- E. Opinion of Probable Construction Cost and Quantity Takeoff for Civil items: parking and sidewalks, including cut and fill calculations for earthwork, sanitary sewer forcemain, water lines, and traffic signage and markings.
- F. Technical specifications for paving systems, earthwork, sanitary sewer system, water distribution system, sedimentation and pollution control, and traffic signage / markings.
- G. Development of Design calculations – sanitary sewer and water distribution system.

Design Development

M&N will make a design development (60%) submission consisting of Design Development Drawings, list of technical specifications, and Opinion of Probable Construction Cost to Effingham County staff and the Program Management team for review. The design development review is expected to take approximately two (2) weeks. At the conclusion of the review, site-civil review comments will be provided to M&N. The design phase fee is based on one (1) round of review comments. M&N will proceed with the construction documents phase after receiving design development

approval and a notice to proceed letter. One (1) design development phase presentation and review meeting with county staff is budgeted for this phase.

Construction Documents

M&N will advance the design development engineering design to the point that construction documents (specifications and drawings) can be prepared. The Construction Documents will provide technical and administrative information necessary for the work to be bid and constructed. It is assumed that the construction documents will be prepared as one set of plans and specifications. Separate phases can be provided as an additional service.

M&N will make a construction documents submission to Effingham County staff and the Program Management team for review. The construction document review by county staff is expected to take approximately two (2) weeks. At the conclusion of the review, site-civil review comments will be provided to M&N. The construction document phase fee is based on one (1) round of review comments. One (1) construction document phase presentation and review meeting with county staff is budgeted for this phase.

Preparation of Construction Specifications

M&N will prepare a set of construction specifications for the upland improvements. The specifications will become part of a package that will constitute the Construction Documents.

Preparation of Construction Drawings

M&N will prepare a set of construction drawings for the project. This task will advance the preliminary engineering to final engineering to take the detailed design elements to develop plans, sections, and details for the required work. The drawing size will be “D” size (22” x 34”) utilizing AutoCAD 2025 and shall incorporate reference files (i.e. surveys, backgrounds) so that the drawings reflect the existing conditions at the site.

Abercorn Landing Right-of-Way Plat

The Abercorn Landing boat ramp is accessible through an existing access easement. Abercorn Landing Road doesn’t have a defined road right-of-way. It is our understanding that Coleman Company will prepare a plat that defines an eighty-foot (80’) right-of-way for Abercorn Landing Road. An eighty-foot right-of-way will provide room for future on-street parking spaces, landscaped medians, and utility extensions. M&N will review the right-of-way plat prepared by Coleman Company. Coleman Company is not an M&N sub-consultant. It is our understanding that Coleman Company will prepare the plat for Effingham County under their current on-call contract with the county.

2.0 Waterfront Improvements – Floating Dock & Fishing Pier

M&N will design the waterfront improvements which include a fixed fishing pier and a floating dock with aluminum gangway and fixed access pier. Fixed structures are anticipated to be timber framed with either timber or composite decking. The floating dock is anticipated to be concrete or aluminum-framed supported by either pre-stressed concrete or steel guide piles. M&N will assist the owner in selecting marine-grade materials for the project that meet their desired aesthetics and performance criteria.

As part of the waterfront improvements, M&N will extend the potable water line to the fishing pier and floating dock to provide hose bibbs for washdown and fish cleaning stations. M&N will also provide minimum code-required fire protection and select solar lighting fixtures for warning lights and low-level deck lighting. No sewage pump out, fuel, electrical, or low voltage (lighting, CCTV, Wi-Fi) design is included in this task, but can be provided upon request.

We anticipate the following to be included in the design of the waterfront components:

- H. Basis of Design – Memorandum summarizing the environmental design parameters and waterfront programming decisions used for the design of the waterfront components.
- I. Timber Pier Design – Final geometry, elevations, structural design, and detailing of the fishing pier and access pier for the floating dock.
- J. Floating Docks & Gangways – Final geometry, elevations, details, and performance criteria for the floating dock and gangway.
- K. Basic Marina Utilities – Potable water line with hose bibb connections, fire protection, and solar warning lights on floating dock and fishing pier.
- L. Opinion of Probable Construction Cost.
- M. Quantity Takeoff for major elements of the waterfront improvements.
- N. Technical specifications for pier timberwork, timber piles, floating docks, gangways, guide piles, and floating dock / fishing pier piping.
- O. Development of Design calculations – Timber fishing pier and access piers; floating dock / fishing pier utility demand calculations.

Design Development

M&N will advance the engineering design and drawings for the waterfront improvements to Design Development level and make a design development (60%) submission consisting of drawings, bases of design, list of technical specifications, and opinion of probable construction cost for review by Effingham County staff and the Program Management team. The design development review is expected to take approximately two (2) weeks. At the conclusion of the review, site-civil review comments will be provided to M&N. The design phase fee is based on one (1) round of review comments. M&N will proceed with the construction documents phase after receiving design development approval and a notice to proceed letter. One (1) design development phase presentation and review meeting with county staff is budgeted for this phase.

Construction Documents

M&N will complete final engineering design and prepare construction documents (specifications and drawings) for the waterfront improvements. The Construction Documents will provide technical and administrative information necessary for the work to be bid and constructed. Construction documents for the waterfront improvements will be coordinated with the upland improvements, but developed as a standalone drawing set of plans and specifications.

M&N will make a construction documents submission to Effingham County staff and the Program Management team for review. The construction document review by county staff is expected to take approximately two (2) weeks. At the conclusion of the review, site-civil review comments will be provided to M&N. The construction document phase fee is based on one (1) round of review comments. One (1) construction document phase presentation and review meeting with county staff is budgeted for this phase under Task 2.0.

Preparation of Construction Specifications

M&N will prepare technical and performance specifications for the waterfront improvements. The specifications will become part of a package that will constitute the Construction Documents.

Preparation of Construction Drawings

M&N will prepare a set of construction drawings for the waterfront improvements. The waterfront construction drawings will be coordinated with the upland improvement drawings prepared in Task 2. M&N will complete final engineering design for the fixed fishing pier and access pier along with associated basic marina utilities. The floating docks and gangways are a performance specified system, where the selected floating dock manufacturer will complete the final design of the system. M&N will prepare performance specifications for these components. Construction drawings for the waterfront improvements will include structural plans, sections, and details for the required work. The drawing size will be “D” size (22” x 34”) utilizing AutoCAD 2025 and shall incorporate reference files (i.e. surveys, backgrounds) so that the drawings reflect the existing conditions at the site.

3.0 Environmental Permitting

M&N, through our subconsultant, Sligh Environmental Consultants, Inc. (SECI), will obtain the permits necessary to construct the fishing pier, floating dock, and utility extensions. Agency submittals anticipated for this project include:

- A. U.S. Army Corps of Engineers (USACE) Letter of Permission
- B. USACE Nationwide Permit for utility extensions
- C. Georgia Department of Natural Resources – Coastal Resources Division (CRD) Revocable License

The USACE nationwide permit for utility extensions, USACE letter of permission, and Ga-DNR revocable license scope of services will be provided through our sub-consultant Sligh Environmental Consultants, Inc. (SECI). Please refer to the SECI proposal enclosed.

M&N will work with our sub-consultant, SECI to prepare the permit drawings that SECI will submit to the U.S. Army Corps of Engineers (USACOE) and Ga-DNR for approval and provide technical support to SECI throughout the permitting process. Two revisions to the permit drawings are budgeted to address agency comments.

4.0 Effingham County / GSWCC Permitting

M&N shall assist Effingham County with the preparation of submittal packages for development approval. The payment of fees associated with the application process is the responsibility of the Owner. M&N shall submit

final plans, specifications and applications to the applicable local, state, and federal agencies for review. Agency submittals anticipated for this project include:

- A. Georgia EPD Online System (GEOS) notice of intent (NOI)
- B. Georgia Soil and Water Conservation Commission (GSWCC)
- C. Effingham County Site Development Permit / Land Disturbance Permit
- D. Effingham County right-of-way encroachment permit

M&N will assist Owner in obtaining construction permits for the project. This phase includes revising plans and specifications according to agency comments and if requested, meeting with the agencies on behalf of the Owner.

Erosion Control Permit

M&N will assist the Owner in compliance with the requirements of the permit to Discharge Storm Water Associated with Construction Activity. This assistance includes:

- A. Develop a Comprehensive Monitoring Plan (CMP). The ES&PC will indicate monitoring locations and may be used in the CMP.
- B. Provide an initial observation of the measures installed under the ES&PC within one (1) week after construction activities commence. Additional observations will be conducted as other measures required by the Plan are installed.
- C. Prepare and submit, as warranted, amendments to the ES&PC.

The Consultant's services do **not** include:

- A. Qualified personnel to monitor maintenance of ES&PC measures.
- B. Continuous monitoring of maintenance of ES&PC measures
- C. Monitoring of Nephelometric Turbidity Units (NTU's) at outfalls or receiving streams
- D. Submittal of monthly reports to EPD
- E. Submittal of Notice of Termination (NOT) and certification

5.0 Bid Phase Assistance

M&N will provide procurement support for the project throughout the bidding phase. This will include coordination during the bidding process and reviewing bid items.

Bidding Support

M&N will provide bidding support services including the reproduction of the contract document sections for bidders, providing coordination of potential bidder questions and developing responses, and attending the Pre-Bid Meeting. M&N will also attend the bid opening.

It is our understanding the Effingham County Purchasing Department will follow the county procurement policy and advertise the Abercorn Landing project and solicit bids.

During the Bid Phase, M&N will assist the county by providing the following services:

- Provide Effingham County plans and technical specifications
- Attend one (1) pre-bid meeting
- Answer request for information (RFI's) / questions from bidders during the bid phase
- Attend one (1) bid opening (if public bid opening)
- Review the bids that are submitted to Effingham County for conformance with the plans and specifications.
- Prepare a bid tabulation
- Provide Effingham County with a letter of recommendation

EXCLUSIONS

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

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

Note: M&N will provide Effingham County with a separate fee proposal for construction inspection services, project closeout, and record drawings. These items can be coordinated or provided, if requested in writing.

SCHEDULE

A schedule for the project is provided below.

Phase	Description	Duration	Predecessor
A	Refined Concept	6 weeks	Notice To Proceed
B	Submit Permit Plans to Review Agencies	6 weeks	Approval of refined concept
C	Site Civil Permit Approval	12 weeks	Submittal to Effingham County and GSWCC
D	USACE Letter of Permission	6 to 12 months	Submittal to USACE
E	Ga-DNR Revocable License	6 to 10 months	Submittal to Ga-DNR
F	USACE Nationwide Permit for Utilities	3 to 4 months	Submittal to USACE
G	Design Development (DD) Submittal	12 weeks	Approval of refined concept and at least 6 weeks after receipt of geotechnical data
H	Construction Documents (CD) Submittal	16 weeks	Approval of DD submittal and following 1 st round of agency comments for permitting

DELIVERABLES

The following formal deliverables will be provided for this project:

Phase	Description	Deliverable
A	Refined Concept	<ul style="list-style-type: none"> • Concept Exhibit
B	Environmental Permit Submittal for Waterfront Improvements	<ul style="list-style-type: none"> • Permit Applications for State & Federal Submissions • Permit Drawings
C	Design Development (DD) Submittal	<ul style="list-style-type: none"> • Preliminary Basis of Design • Design Development Drawings • List of technical specifications • Opinion of Probable Construction Cost
D	County and GSWCC permit submittal for Upland Improvements	<ul style="list-style-type: none"> • Permit Drawings and Applications

E	Construction Documents (CD) Submittal	<ul style="list-style-type: none">• Final Basis of Design• Construction Drawings (DRAFT & FINAL)• Technical Specifications• Opinion of Probable Construction Cost
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