

May 23, 2025

Mr. Tre Wilkins, PE
Project Manager – Capital Improvements Projects
Effingham County Board of Commissioners
804 South Laurel Street
Springfield, GA 31329

**re: Professional Services for Abercorn Landing Project – Phase 1
Scope of Services and Budget Proposal, M&N #240966-01**

Dear Mr. Wilkins:

Moffatt & Nichol (M&N) is pleased to submit this proposal to Effingham County to provide professional services for permitting and design of the waterfront components of the project which include a floating dock and a fixed fishing pier. The upland design includes an ADA compliant sidewalk, radial parking at the end of the Abercorn Landing Road cul-de-sac, and water and sanitary sewer utilities to serve the fishing pier and a future comfort station. The triangle shaped parking lot, dog park, Abercorn Landing Road roadside parking and sidewalks, comfort station, gazebo, and playground equipment are not included in this phase and will be completed in a future phase.

1. PROJECT UNDERSTANDING

Abercorn Landing Park 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 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. It would be most economical to the project to install both the potable water line and the sewer line at the same time. Sanitary sewer service will be provided by a grinder pump station that will be installed in the future. The pump station will pump effluent back to an existing manhole on Old Augusta Road via a forcemain.

The project will include the design of the waterfront components, the ADA accessible parking and sidewalks, and the site utilities (potable water line and sanitary sewer forcemain) to serve the



fishing pier and future comfort station. The grinder pump station will be constructed in the future. The project will include preparation of permit application packages and processing of permits through these environmental regulatory agencies.

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. Effingham County Purchasing Department will follow the county procurement policies and advertise the Abercorn Landing project and solicit bids.

2. PROFESSIONAL SERVICES

M&N will perform the services in the attached Scope of Work titled “Professional Services for the Abercorn Landing Project- Phase 1”.

3. SCHEDULE

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

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

Note: The schedule is dependent upon receiving the geotechnical report in a timely manner, within the first 12 weeks of the project. 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	Concept Refinement	\$11,640.00
2.0	Upland Improvements – Site Civil & Utility Extensions	\$53,825.00
3.0	Waterfront Structural Design	\$120,520.00
4.0	Environmental Permitting	\$22,790.00
5.0	Effingham County / GSWCC Permitting	\$11,380.00
6.0	Bid Phase Assistance	\$7,490.00
	Expenses	\$1,155.00
	Subtotal Moffatt & Nichol	\$228,800.00
	Mandel Landscape: Landscape Architecture	\$3,000.00
	Sligh Environmental: Environmental Permitting	\$14,700.00
	TOTAL REQUESTED BUDGET	\$246,500.00

5. CLOSURE

Please indicate your acceptance of this proposal by providing a signed task order and notice to proceed. Feel free to call us with any questions.

Kindest Regards,

MOFFATT & NICHOL

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

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