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April 4, 2025

Effingham County Board of Commissioners
C/o Mr. Jonathan A. Hulme P.E., County Engineer
804 South Laurel St.
Springfield, GA, 31339

RE: Master Agreement Scope, Schedule, and Fee Proposal Effingham County On-Call Right-of-Way Professional Services

Dear Mr. Hulme, Johnson, Mirmiran & Thompson, Inc. (JMT) is pleased to submit a **Master Agreement Scope, Schedule, and Fee Proposal to Effingham County for On-Call for Right-of-Way Professional Services**

Scope: Perform complete Right of Way Acquisition Services: ROW Project Management, Title Reports; ROW Cost Estimates; Appraisals; Cost to Cures; Sign Estimates; Trade Fixture Reports; Relocation Studies/Packages; Negotiations thru Settlement/Closing or Condemnation; Closings, and ROW Staking

Schedule: Up to 25 parcel project: **+/- 6 months**
Up to 50 parcel project: **+/- 10 months**
Up to 75 parcel project: **+/- 14 months**
Up to 100+ parcel project: **+/- 18 months**

Fees: ROW Project Management - **\$135/HR**

Title Reports: **\$750 per parcel**

ROW Cost Estimates: **\$3,500 per project** up to 25 parcels
\$5,000 per project up to 50 parcels
\$6,500 per project up to 75 parcels
\$8,000 per project up to 100 + parcels

Valuations:

Appraisals: (388C) Simple non-impactful vacant strip acquisitions: **\$2,000 per appraisal**
(388N) Complex impactful acquisitions: **\$3,500 per appraisal**

Cost to Cures: Simple: **\$2,500 per report** Complex: **\$5,000 per report**

Sign Estimates: Standard Signs: **\$1,000 per estimate**
Billboards/Lighted: **\$1,350 per estimate**

Trade Fixture Reports: Simple: **\$2,000 per report** Complex: **\$5,000 per report**

Relocation Studies/Packages: **\$1,500 per Relocation Study/Package**

Negotiation thru Settlement/Closing or Condemnation:

Monetary Offers: **\$2,500 per parcel**

Non-monetary Offers –Temporary Dwy and/or Fence Easements - **\$1,500 per parcel**

Relocation Offers: **\$4,500 per parcel**

Donations: **\$950 per parcel**

Closings: Packages: **\$400 per package** Attorney Fees: **\$750 per closing**

ROW Staking – Scope, Schedule, and Fee **to be mutually negotiated upon service request**

****UPDATE FEES for any of the services provided will be 60% of PER FEE****

If you have any questions or need further information, please do not hesitate to contact Troy Hill at 770-710-2075 or thill2@jmt.com.

Both parties fully commit that the Master Agreement Scope, Schedule, and Fee proposal is Agreeable and Acceptable, and that by signing, both parties agree to the terms and conditions outlined above and attached.

It is also understood that per this Master Agreement, future project/service assignments will be handled through individual Task Orders for each project/service assigned. Both parties will review the scope of work for each project/service and agree on an overall price, and then execute a Task Order agreement (for each project/service). The unit prices will be based on this Master Agreement.

Proposed By JMT:

Accepted by Effingham County Board of Commissioners

Name: Troy A. Hill

Name: _____

Title: Right of Way Section Head

Title: _____

Signature: _____

Signature: _____

Date: _____

Approval/NTP Date: _____