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September 14, 2022

Mr. Eric W. Larson, PE, AICP, CFM, CPSWQ
Assistant County Manager
Effingham County Board of Commissioners
912-754-8061 direct
elarson@effinghamcounty.org

RE: Task Order 22-003 Effingham County Parks Master Plan Update
Change Order No. 1: Atlas Sand Mine Site (Owner-Requested)

Dear Mr. Larson,

Per your request, Pond provides the following Change Order scope and fee to address the following needs as relates to Parks in the County.

Task 1. Atlas Sand Mine Site – The County requests landscape architectural and civil engineering services to develop a conceptual park plan, incorporating the need to cap the contaminated soil (copper slag) area, which is approximately 32,500 square feet, with a paved parking lot. Pond will provide further civil site design after approval of the concept for the parking lot, a boat launch, road repaving, and turn lanes on Sandhill Road (widen the road cross section and add center left turn lanes in both directions) at the intersection of Shady Oaks Road / Dogwood Way. Pond will coordinate design with the remediation contractor for layout and grading of the parking lot area. The parking lot may not cover the entire area of contamination; Pond will seek to design a parking area that is appropriately sized for the park and maximizes capping contaminated soils.

The Atlas site is 360 acres comprised of 4 parcels owned by Effingham County with access from Shady Oaks Road and a shared property line with Sand Hill Road right-of-way. More than 135 acres of the site is open water; almost the entire site is within FEMA floodplain, and more than half the site that is not open water is possibly wetlands. The park is intended to be a passive park with walking trails, nature center, water access, parking and other complimentary amenities to a passive park setting.

Task 1A – Concept Plan Development

- Pond will visit the site with County representatives to better understand the existing conditions and opportunities for passive park improvements.
- Effingham County will provide existing survey, as depicted in Figure 2 attached, in AutoCAD format for use by Pond in studying the property. Pond will acquire additional survey for the Shady Oaks Rd corridor and intersection with Sand Hill Road, as described in task 1B.
- Effingham County will provide environmental reports and geotechnical reports previously completed for the Atlas site. If Geotechnical data is insufficient, additional geotechnical services may be required as an addendum to this contract.

- During the site visit with county representatives, Pond will discuss the property and develop a list of preferred amenities to be considered for inclusion in the concept plan.
- Utilizing County provided GIS data, in addition to other site survey data provided, Pond will sketch two alternative concept plans to include the elements as discussed with the Client and provide a color rendered and annotated sketch concept plan of each for review.
- Based on the County feedback, Pond will develop a single final concept plan, rendered and annotated, and provide a master plan level opinion of cost to develop the park. Estimates of land acquisition costs are not included.

Task 1B – Field Run Survey

- Pond will obtain through our subconsultant partner, field run topographic survey of the Shady Oaks Road corridor and intersection with Sand Hill Rd., approximately 4 acres.
- Pond will provide Wetland/Waters delineation within the areas of proposed disturbance included within the approved concept design for the parking area and boat ramp.
- Pond will coordinate USACE Nationwide permit and GAEPD buffer variance associated with the proposed boat ramp.

Task 1C – Construction Documents

- Pond will develop plans and details for the repaving of approximately 1000 feet of the existing Shady Oaks Road and develop plans for extending Shady Oaks Road another approximately 750 feet into the Atlas Park site, to the parking area.
- Pond will provide plans and details for the parking area and boat ramp.
- Construction Documents shall include:
 - Existing conditions/site demolition plan
 - Site layout plan
 - Grading and drainage plan
 - Erosion control plans
 - Construction details
 - Stormwater Management Report
 - Coordination with the County's remediation consultant regarding contaminated soils.
 - Flood study or related modeling/coordination is not included in this proposal at this time.
- Permitting Services will include:
 - Local land disturbance permitting
 - State waters and wetland delineation in the proposed area of work (parking lot and boat ramp)
 - USACE Nationwide Permit
 - GA EPD Stream Buffer Variance
 - Note that this proposal assumes that any specialty permitting related to the contaminated soils will be completed by the county's remediation consultant and is not included.

Assumptions / Qualifications / Exclusions:

All noted exclusions, while not a part of this proposal, can be provided as an additional service.

- Environmental design/coordination services associated with wetlands, streams, contaminated soil/groundwater, asbestos, lead based paint, endangered species, etc. are not included.

- Traffic Studies and Signal Warrants are not included.
- This proposal does not include analysis of any existing storm sewer system
- Flood Study is not included.
- Geotechnical and soils studies and reports are not included.
- Field-run survey is not included, except as noted.
- Construction Administration services are not included at this time for the Atlas Road nor the Sandhill tasks. Upon selection of a contractor and determination of a timeframe for implementation Pond can provide an accurate fee estimate for Construction Administration services.
- Any estimates as to costs are based on industry experience and Pond is not responsible for changes in market conditions that affect construction, material, or maintenance costs. This is a master plan level estimate, time will pass, and costs will more than likely increase. While Pond will provide guidance for calculating escalation of costs at future dates, Pond will not be responsible under this agreement for actual future costs to implement based upon materials and labor cost at that time.
- Any revisions requested by the owner that significantly change the design from that which was approved after acceptance of each design milestone will be considered additional services and require a contract revision.

Fee Proposal

Pond proposes to provide the services herein for the following fees based upon the rates established in the April 2021 Indefinite Delivery Contract for Professional Engineering and Architectural Services. Lump sum values for each task are as follows, please refer to the attached hourly matrix for further detail.

Task 1 Atlas Sand Mine Site	\$124,263.32
Expenses / ODCs	\$ 2,000.00
Total	\$126,263.32

Sincerely,



Matthew Wilder, PLA, ASLA
Vice President | PLACE Program Manager



Melissa Phillips
Client Liaison

Attached:

- Figure 1: Atlas Property Park Concept diagram
- Figure 2: Atlas Property remediation area site plan

Accepted by: _____
Wesley Corbitt, Chairman, Effingham County Board of Commissioners

Date: _____

Attest by: _____
Stephanie Jonson, County Clerk



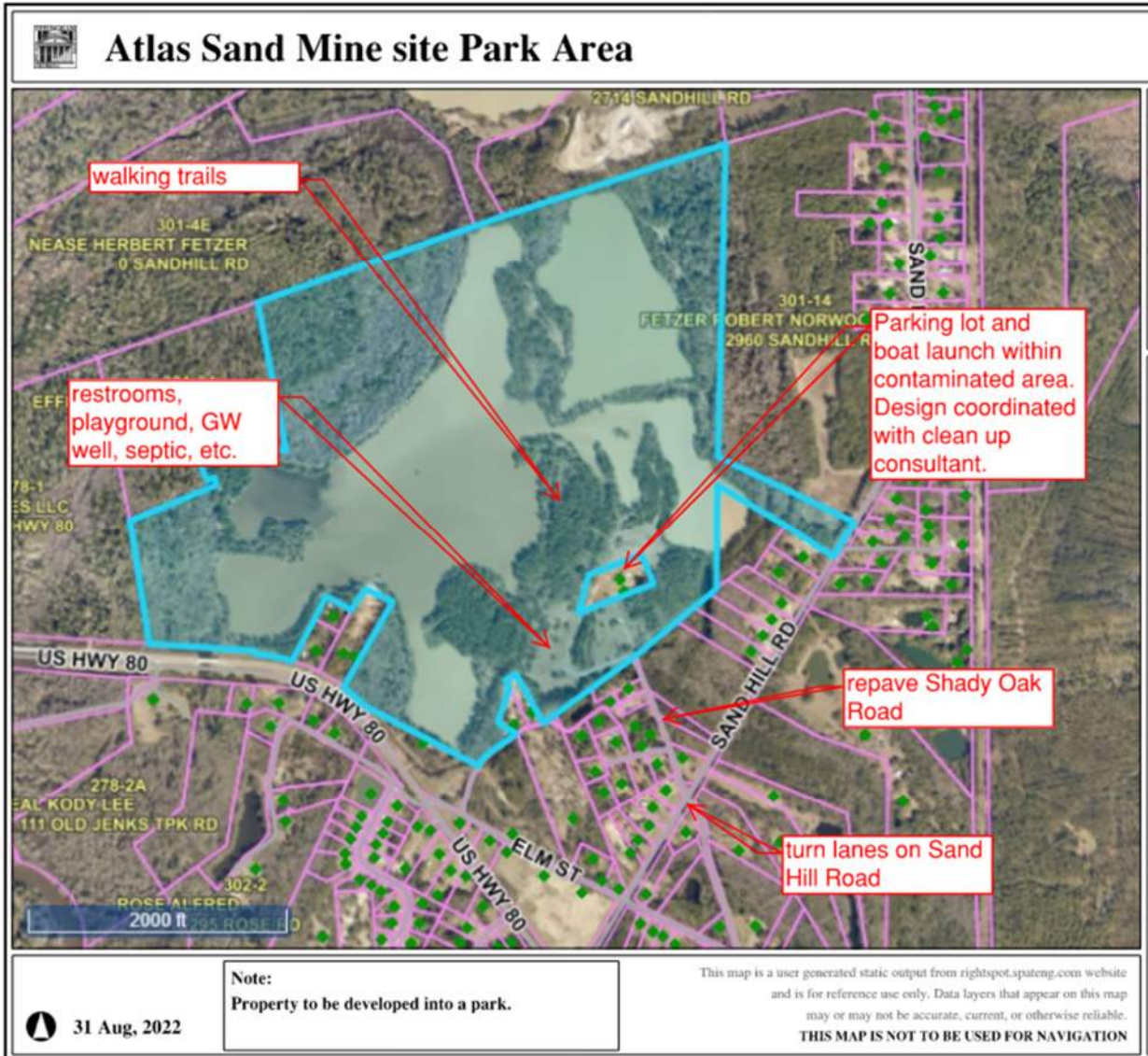


Figure 1: Atlas Property Park Concept Diagram

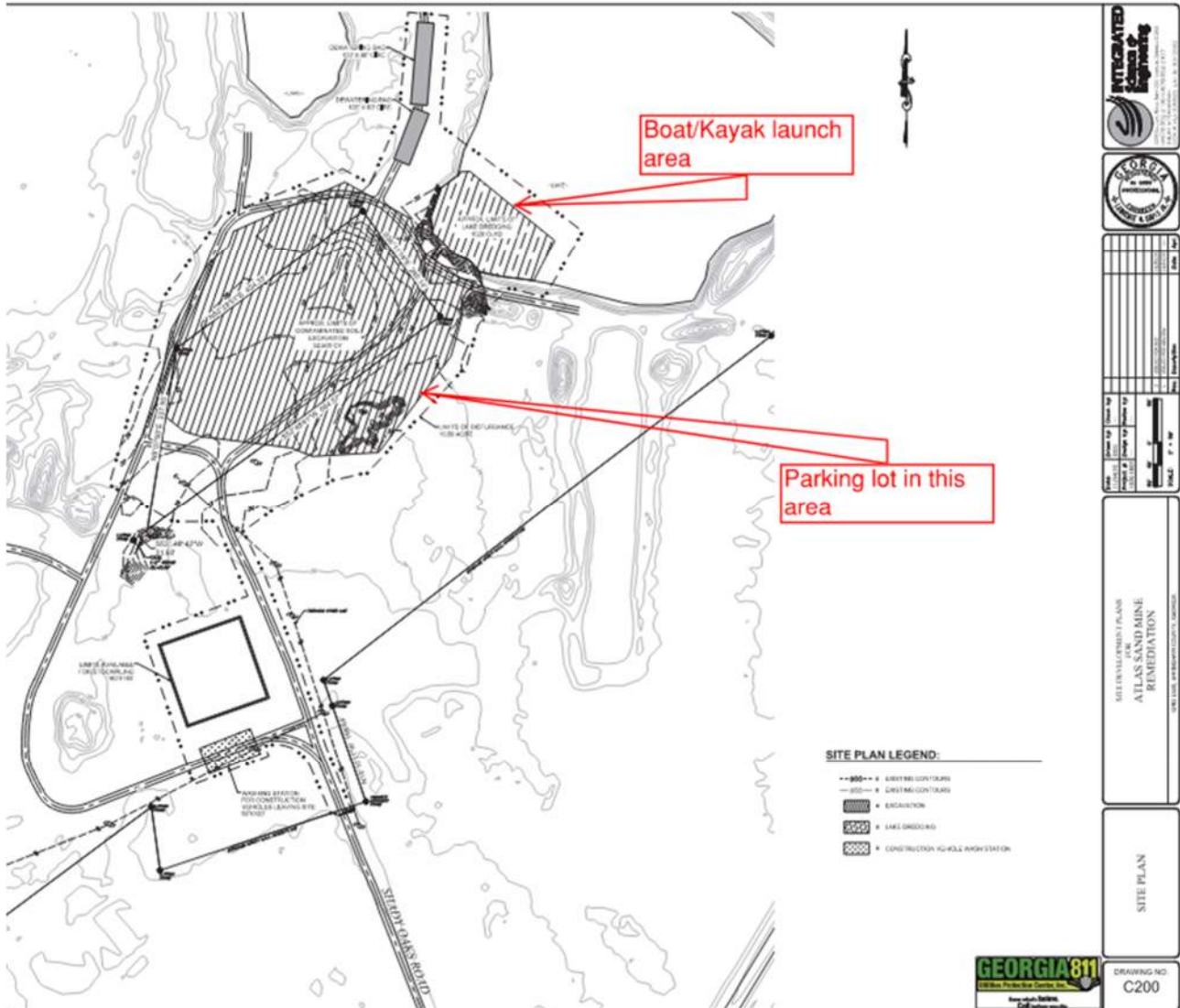


Figure 2: Atlas Property Remediation Area Site Plan

Hours and Cost Totals

	LA PM	LA	Jr LA designer	Env Eng	Sr Civil Eng	Jr. Civil Eng	Surveyor	Survey Crew	Survey CADD	Survey Crew	STANDARD BILLING RATES
\$	204.87	\$ 173.35	\$ 162.84	\$ 131.33	\$ 183.86	\$ 162.84	\$ 115.57	\$ 115.50	\$ 82.50	\$ 110.00	Hrs. 1.0 Atlas Site
		16	44	40	40	24	10	48	40		60 1A. 2 alt concept plans and review with client
		8	40								48 1A. Final concept plan
		16		40							80 1A. Coordination/Site Visit/etc
				120	300						98 1B. Survey
				108							420 1C. Civil Plans
				32	40						108 1C. Waters/Wetlands delineation and EY permits
		4	4	4	16						72 1C. LD Permitting
		4	4	40	108	196	380	10	48	40	28 1A-c. QA and Project Mgmt
\$	819.48	\$ 693.40	\$ 6,513.60	\$ 11,031.72	\$ 19,856.88	\$ 31,916.64	\$ 43,916.60	\$ 3,960.00	\$ 4,400.00	\$ 4,400.00	914 HOURS SUBTOTAL
		4	4	84	108	196	380	10	48	40	124,263.32 COST SUBTOTAL
\$	819.48	\$ 693.40	\$ 6,513.60	\$ 11,031.72	\$ 19,856.88	\$ 31,916.64	\$ 43,916.60	\$ 3,960.00	\$ 4,400.00	\$ 4,400.00	914 TOTAL HOURS TASK 1.0-6.0
	0%	0%	4%	9%	12%	21%	42%	1%	5%	4%	100% PERCENT OF TOTAL HOURS
	1%	1%	5%	9%	16%	26%	35%	1%	3%	4%	100% PERCENT OF TOTAL COST
											\$ 2,000.00 EXPENSES / ODCs
											\$ 126,263.32 PROJECT TOTAL