



December 19, 2024

Effingham County Board of Commissioners  
C/o Mr. Jeremiah Still, Project Manager  
804 South Laurel Street  
Springfield, GA 31329

**RE: Scope, Schedule, and Fee Proposal for Goshen Road Widening from CR 140/Hodgeville Rd Road to SR 21**

Dear Mr. Still:

Johnson, Mirmiran & Thompson, Inc. (JMT) is pleased to submit a Scope, Schedule, and Fee Proposal to **Effingham County for the Goshen Road Widening from CR 140/Hodgeville Rd Road to SR 21**

**Scope:**

Perform Valuation and Acquisition Services:

- **Pre-acquisition – 6 months**
  - Prepare Right of Way (ROW) Cost Estimate for Negotiation for Services (NFS)
  - Review/Approve ROW Cost Estimate for NFS Negotiations
  - Prepare Appraisals and Specialty Reports
  - Review/Approve Appraisals and Specialty report(s) for Negotiations
- **Acquisition – 14 months**
  - Prepare Offer packages
  - Contact Owners for Offer presentation
  - Offer Presentation either in-person or by physical or electronic mailing
  - Every attempt will be made for an in-person offer presentation; however, in some cases either physical or electronic mailing maybe necessary
  - At a minimum, three (3) follow up contacts will be made to facilitate an amicable settlement
  - Complete negotiations and turn over file to Effingham Co. for closing with amicable settlement; or recommendation to Effingham Co. for Condemnation
  - All attempts will be made to avoid condemnation
- **Total Schedule – 20 months from NTP**

**Fee Proposal**

Right of Way Detailed Cost Estimate	\$8,500
Appraisals – Summary Strip (21 parcels @ \$2,000/parcel)	\$42,000
Appraisals – Narrative Before and After (8 parcels @ \$3,500/parcel)	\$28,000
Specialty Reports – Cost to Cures (17 parcels @ \$2,500/parcel)	\$42,500
Specialty Reports – Sign Estimates (5 parcels @ \$1,000/parcel)	\$5,000
Negotiations – NFS & Appraised (100 parcels @ \$2,500/parcel)	\$250,000
Negotiations – Driveway Easement ONLY (13 parcels @ \$1,500/parcel)	\$19,500
<b>TOTAL</b>	<b>\$395,500</b>

**\*This Proposal is based on an estimated parcel count of 113 Parcels. If the parcel count should change (increase or decrease), JMT reserves the right to modify its bid to accurately reflect the correct number of parcels. The per parcel rates for each service will remain the same as currently proposed.**

**\*\*JMT wanted Effingham Co. to be aware of the possibility that some of the NFS parcels could result in Appraisals. Should Appraisals be required the Fees will be the same as currently proposed.**

**\*\*\*The above Project Scoping is based on 60% plans. It is understood that there could be some scoping changes based on completion of the plans. JMT will address immediately any changes with Effingham County that may affect the Overall Fee.**

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

Sincerely yours,



Troy A. Hill – JMT Right of Way Section Head  
Johnson, Mirmiran, and Thompson, Inc.