

October 30, 2024
(Revised November 12, 2024)

Tré Wilkins, P.E.
Project Manager
Effingham County Board of Commissioners
804 S. Laurel Street | Springfield, Georgia 31329
O (912) 754 8068 | C (912) 667 0621
twilkins@effinghamcounty.org

RE: Task Order 2024-009 Effingham County Small Parks Renovations/Pineora Park Renovations
Change Order No. 1: Environmental Delineation + Site Surveys (Owner-Requested)

Dear Mr. Wilkins,

Pond is nearing completion of 50% design tasks for various park improvements. Among these are parks that have so far had designs based on the use of GIS and National Wetland Inventory (NWI) base data. To progress forward for final design and permitting, field surveys and wetland delineation are required. Per the County's request in a meeting held 9/3/2024, Pond provides the following Change Order scope and fee for these activities as noted below.

Task 1. Water Resources Delineation of Portions of:

- Baker Lake Park
- Cloyo Community Center
- Effingham Recreation Center

Pond environmental scientists will complete an on-site delineation of potential waters of the United States (WOTUS) including wetlands and non-wetland waters that may be subject to Section 404 of the Clean Water Act (CWA) regulation within the areas in the vicinity of Cloyo, Baker and Effingham Recreation Center parks, as depicted on the below images (Photos 1-3). The on-site delineation of WOTUS will be conducted in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0). Delineated resources will be flagged in the field and mapped using a survey grade GPS unit capable of sub-meter accuracy. Representative site-specific data will be captured using the USACE Wetland Determination Data Form – Atlantic and Gulf Coastal Plain Region. Additionally, Pond environmental scientists will determine the presence of 25-foot buffers along State Waters pursuant to the Georgia Erosion and Sedimentation Act. Field collected GPS data of waters, wetlands, and buffers will be processed and added to GIS mapping for the project site. Following the completion of the on-site water resources delineation, findings will be summarized in a brief technical memorandum for each park. In addition to the brief technical memorandums, a figure depicting delineated resources and shapefiles will be provided. (Note: Pineora Park shows no sign of wetlands per the NWI and is therefore not included in this scope).

Photo 1 - Clio Site Wetland Delineation Area



Photo 2 - Baker Site Wetland Delineation Area



Photo 3 - ECRC Site Wetland Delineation Area



Task 2. Boundary Survey – Atlas Sand Mine Property

The initial survey of the Atlas Sand Mine property currently underway did not include a full boundary survey, but only the boundary located along public right of ways. The Parks and Recreation Department noted a boundary survey of the property and therefore full boundary is necessary. The boundary work underway is broadened with the additional scope for a full boundary survey of the Atlas Sand Mine property, consisting of 360 acres comprised of 4 parcels. Refer to attached Exhibit 1 - Survey scope.

Task 3. Boundary Survey – Tommy Long Boat Ramp

The Parks and Recreation Department requires a boundary survey of the Tommy Long boat Ramp property as no current survey is on file. This is for legal and record purposes to verify property lines and corners. noted a

boundary survey of the property and therefore full boundary is necessary. Refer to attached Exhibit 1 - Survey scope.

Task 3. Boundary and Topographic Surveys

- Meldrim Park
- Cloy Community Center
- Effingham County Recreation Center
- Pineora Park

The current scope of 50% design excluded boundary and topographic surveys for the above referenced properties. The County requests that these surveys be provided for further design and permitting; refer to attached Exhibit 1 - Survey scope.

Assumptions / Qualifications / Exclusions:

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

This scope of services is based on the following assumptions/exclusions:

- Task 1 – Wetland Delineation was accepted by the County Engineer per email 9/26/2024, and tasks have been completed.
- Development of 100% design 'issued for construction' documents and specifications.
- Geotechnical studies.
- No permitting services or Construction Phase Services are included.
- No coordination with regulatory agencies is included.
- No surveys for protected species are included.
- Review of cultural and historic resources is not included.
- This scope does not constitute a Phase 1 Environmental Site Assessment.
- The above excluded items can be provided under a separate scope.
- Pond will be given reasonable access to the property. If, after mobilization, property access is denied for reasons outside of Pond's control (such as landowner access issues, weather, fertilizer/pesticide or irrigation application, farming activities, etc.) and additional mobilizations are needed, these will be additional services outside of this scope.
- Site conditions not observable during desktop review, such as extensive fencing, hazardous areas such as overgrown trash dumps and junk yards, kudzu tangles and other dangerous plant cover, or recent clear-cuts and associated early successional vegetation including brambles that pose a health and safety hazard and therefore slow field progress will be assessed upon the initial site visit. Should these conditions be present/encountered, Pond will reassess the field survey budget to include time for safe navigation and field studies within these areas.

Fee Schedule

The Consultant proposes to bill monthly for work completed as indicated below to complete the scope of work as described herein.

Task 1 Wetland Delineation – Clyo, Baker, Effingham Rec Complex	\$6,100
Task 2 Boundary Survey addition – Atlas Sand Mine Site	\$8,500
Task 3 Boundary Survey – Tommy Long Boat Ramp	\$6,200
Task 4 <i>Boundary and Topographic Surveys</i>	
• Meldrim Park – Boundary + Topography	\$2,975
• Meldrim Park – Level B Utility Survey	\$3,575
<i>Meldrim Park Total</i>	\$6,500
• Clyo Community Center – Boundary + Topography	\$6,500
• Clyo Community Center – Level B Utility Survey	\$3,300
<i>Clyo Community Center Total</i>	\$9,800
• Effingham Rec Complex – Boundary + Topography	\$21,000
• Effingham Rec Complex – Level B Utility Survey	\$5,900
<i>Effingham Rec Complex Total</i>	\$26,900
• Pineora Ball Park – Boundary + Topography	\$30,000
• Pineora Ball Park – Level B Utility Survey	\$7,900
<i>Pineora Ballpark Park Total</i>	\$37,900
Task 4 Subtotal	\$81,100
Fee Total - Task Order 2024-009 CO #1	\$101,900

Task Schedule

Task 1 has been completed (see Assumptions), Survey tasks will be completed as indicated in Exhibit A.

We thank you for your consideration of this proposal and look forward to the opportunity to partner with Effingham County on this and future Parks and Recreation projects.

Sincerely,

Pond & Company



Brad Jones, PLA, ASLA
Senior Project Manager



Matthew Wilder, PLA, ASLA
Vice President



Melissa Phillips
Associate | Client Manager

Attached:
Exhibit 1: Boundary and Topographic Survey Scopes

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

Attest by: _____ Date: _____
Stephanie Johnson, County Clerk

114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664



302 South Zetterower Avenue
Statesboro, Georgia 30458
(912) 335-1046

October 29, 2024

Brad Jones, PLA, ASLA
Associate | Senior Project Manager
POND
3500 Parkway Lane, Suite 500
Peachtree Corners, GA, 30092

Re: Meldrim Park, Clyo Park, Old Effingham Park, Pineora Park, and Atlas Sand Pit
Effingham County, Georgia

Dear Mr. Jones:

Thank you for the opportunity to discuss services that can be provided by T. R. Long Engineering, P.C. We are a small engineering firm located in South Georgia with offices located in Hinesville and Savannah. We offer services ranging from engineering, surveying, and construction administration and construction observation. This letter outlines our scope of services and provides our fee structure.

T. R. Long Engineering, P.C. proposes to provide the following surveying services as they relate to the above referenced project. We have prepared a budget for your review. The budget includes the time and cost projected for each task.

Meldrim Park (45 Days)	
Boundary and Existing Condition Survey	\$ 2,925.00
SUE Level B Survey	<u>\$ 3,575.00</u>
	\$ 6,500.00
Clyo Park (60 days)	
Boundary and Existing Conditions Survey	\$ 6,500.00
SUE Level B Survey	<u>\$ 3,300.00</u>
	\$ 9,800.00
Effingham Park (90 days)	
Boundary and Existing Conditions Survey	\$ 21,000.00
Level B Survey	<u>\$ 5,900.00</u>
	\$ 26,900.00
Pineora Park (90 Days)	
Boundary and Existing Conditions Survey	\$ 30,000.00
SUE Level B Survey	<u>\$ 7,900.00</u>
	\$ 37,900.00
Atlas Sand Pit Boundary Survey (45 Days)	<u>\$ 8,500.00</u>
Total Project Cost	\$ 89,600.00

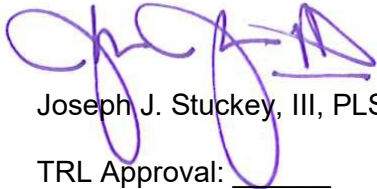
Additional services can be provided at the request of the client. Fees for additional services will be charged on a time and material basis. Hourly rates will be charged in accordance with the rates shown in Attachment A. Expenses will be charged at cost plus ten (10%). Mileage will be billed at a rate of \$ 0.65 per mile.

Time schedule is for each project is shown. Days shown is actual week days. If all projects are selected at one time, a schedule to complete work will be discussed with the owner/engineer.

If you accept the conditions of this proposal letter as well as the attached Standard Conditions of Agreement, please indicate by signing below and returning a copy of this proposal to our office.

Should you have any questions, comments or need additional information please contact us.

Sincerely,



Joseph J. Stuckey, III, PLS

TRL Approval: _____

Accepted By:

Signature

Date

Address

114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664



302 South Zetterower Avenue
Statesboro, Georgia 30458
(912) 335-1046

November 8, 2024

Brad Jones, PLA, ASLA
Associate | Senior Project Manager
POND
3500 Parkway Lane, Suite 500
Peachtree Corners, Georgia 30092

Re: Boundary Survey
Tommy Long Boat Ramp
950 Tommy Long Road
Rincon, Georgia 31326
Parcel No.: 04590059

Dear Mr. Jones,

Thank you for the opportunity to provide this proposal for surveying services for the above-referenced project. This letter outlines our scope of services and provides our fee structure.

T. R. Long Engineering, P.C. proposes to provide the following surveying services as they relate to the above referenced project:

- Perform a boundary and existing conditions survey and prepare a plat showing all improvements.

The following fees are proposed for this project:

Boundary and Existing Conditions Survey with Plat (45 Days)	\$ 6,200.00
---	-------------

Additional services can be provided at the request of the client. Fees for additional services will be charged on a time and material basis. Hourly rates and expenses will be charged in accordance with the rates shown in Attachment A.

If you accept the conditions of this proposal letter as well as the attached Standard Conditions of Agreement, please indicate by signing below and returning a copy of this proposal to our office.

Should you have any questions, comments or need additional information please contact us.

Sincerely,

A handwritten signature in purple ink, appearing to read "Joseph J. Stuckey, III".

Joseph J. Stuckey, III, PLS

Accepted By:

Signature

Date

TRL Approval: TRL

114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664 Office
(912) 368-7206 Fax



302 South Zetterower Avenue
Statesboro, Georgia 30458
(912) 335-1046

ATTACHMENT A

HOURLY RATE SCHEDULE

The following hourly rates will be used for services provided by T. R. Long Engineering, P.C. that are billed at hourly rates. These rates are valid for a period of six months from the letter of agreement or proposal date:

<i>Senior Engineer</i>	<i>\$ 150.00/hour</i>
<i>Project Engineer</i>	<i>\$ 125.00/hour</i>
<i>Registered Land Surveyor</i>	<i>\$ 125.00/hour</i>
<i>Registered Landscape Architect</i>	<i>\$ 125.00/hour</i>
<i>Survey Crew</i>	<i>\$ 100.00/hour</i>
<i>CADD Draftsman/GIS Operator</i>	<i>\$ 85.00/hour</i>
<i>Project Inspector</i>	<i>\$ 95.00/hour</i>
<i>Clerical</i>	<i>\$ 50.00/hour</i>
<i>Large Document Copies</i>	<i>\$ 0.50/Sq. Ft.</i>
<i>Mileage</i>	<i>\$ 0.65/mile</i>
<i>Plat Filing Fee</i>	<i>\$ 10.00/per page</i>
<i>Plat Processing Fee</i>	<i>\$ 5.00/one time</i>

Note: Due to circumstances beyond the surveyor's control, additional work may be required to complete the survey. I.E: lost corner.