



AMENDED 9/3/26 for Additional Scope
AMENDED 4/20/26 for Additional Scope
AMENDED 11/30/25 for Additional Scope
AMENDED 10/30/25 for Additional Scope

February 4, 2025

Effingham County Board of Commissioners
C/o Mr. Jonathan A. Hulme, P.E., County Engineer
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. Hulme:

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 ¹⁶ (8 parcels @ \$3,500/parcel)	\$28,000 \$56,000
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
Property Owner Meeting	\$6,750
TOTAL	\$395,500

*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.

10/30/25 Amendment - Add Parcel 31A Negotiation - \$2,500

- Add Parcel 42 OI Negotiation - \$2,000

- Add Parcel 43 OI Negotiation - \$2,000

- Add Parcel 40 Septic Analysis Cost to Cure Report - \$2,500

TOTAL Amended Budget increase + \$9,000 to \$404,500. JMT Initial TAH; Effingham Co. Initial DC

11/30/25 Amendment - Add 8 Narrative Before & After Appraisals

TOTAL Amended Budget increase + \$28,000 to \$432,500. JMT Initial TAH; Effingham Co. Initial DC

4/20/26 Amendment - Add Property Owner Meeting (+ \$6,750) = New Total Budget \$439,250

JMT initial TAH Effingham Co. initial DMR

TAH

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

Accepted by Effingham County Board of Commissioners

Name: Damon Rahn

Title: Chairman

Signature: Damon M. Fahn

Approval/NTP Date: 03/18/2025

Total increase + \$60,000. Total REV Budget \$499,250 JMT initial TAH ; Effingham Co. initial

Approved by Effingham Board of Commissioners:

Date Approved: _____

Effingham Co. - Goshen Road – ROW Service Contract Amendments

Amendment #1

10/30/25 Amendment - Add Parcel 31A Negotiation - \$2,500

- Add Parcel 42 OI Negotiation - \$2,000

- Add Parcel 43 OI Negotiation - \$2,000

- Add Parcel 40 Septic Analysis Cost to Cure Report - \$2,500

TOTAL Amended Budget increase + \$9,000 to \$404,500. JMT Initial TAH; Effingham Co. Initial DC

Amendment #2

11/30/25 Amendment - Add 8 Narrative Before & After Appraisals

TOTAL Amended Budget increase + \$28,000 to \$432,500. JMT Initial TAH; Effingham Co. Initial DC



Amendment #3

4/20/26 Amendment - Add Property Owner Meeting (+ \$6,750) = New Total Budget \$439,250

JMT initial TAH Effingham Co. initial DMR

Amendment #4

9/3/26 Amendment - Add 6 Summary Strip Appraisals @ \$2,000/ea + \$12,000

- Add 1 Before and After Narrative Appraisal @ \$3,500/ea + \$3,500

- Add 4 Cost to Cures @ \$2,500/ea + \$10,000

- Add 18 Driveway Easement ONLY Negotiations @ \$1,500/ea + \$27,000

- Add 10 Updated Offers @ \$750/ea + \$7,500

Total increase + \$60,000. Total REV Budget \$499,250 JMT initial TAH; Effingham Co. initial _____