



October 24, 2025

Mr. Tim Callanan
County Manager
Effingham County
804 S. Laurel St.
Springfield, GA 31329

Re: Proposal for Professional Services for the Blue Jay Elementary School Force Main (Scope Expansion)

Dear Mr. Callanan:

Hussey Gay Bell is presenting a Change order in reference to the above referenced project. This work is a result of the relocation of the primary pump station. Originally, Hussey Gay Bell was contracted to design only the force main for the project, and the Effingham County School Board was to be responsible for design and construction of the lift station. Hussey Gay Bell has already progressed, in good faith, through multiple changes to the project scope. The first change was to proceed with the design of a regional pump station to serve a larger region rather than only the new school. It was agreed by the County and the School Board that the County would assume the design of the regional pump station. At that time, it was agreed that Hussey Gay Bell would assist the County with a temporary solution for the School Board that would fit into the long-term strategy of the area. This solution was to include a temporary grinder station, serving only the school, that would later be converted to the receiving manhole for the future regional station.

After much of the design of both the temporary and permanent lift stations was complete, it was brought to the attention of the County that development of the Joyce R. Johnson property is imminent. As such, it was determined that the regional lift station would be relocated, and the route of FM would change to traverse north along McCall Road, then west on Low Ground Road. Additionally, gravity sewers would be added to the project to serve properties in the vicinity of the regional lift station. Furthermore, other areas would be added to the lift station's service area for future allocation and existing customers (Blandford and Pinebrook), making the manifold into the existing 4" FM a temporary solution that would be eliminated with the new lift station.

Needless to say, the scope originally tasked to Hussey Gay Bell has changed significantly, but for the betterment of the area. Services and fees summarized below are a result of these scope changes. A more specific summary of the additional scope items is as follows:

I. SUPPORT SERVICES

- (a) Topographic Survey** - HGB will perform a topographic survey to locate existing facilities, physical ground elevations and underground utilities based on apparent and obvious appurtenances to serve as a basis for design of the new components.

The prior scope has been completed and some will be useful; however, additional survey is needed along McCall Road. The scope and fee for this item are based on the assumption that survey along Low Ground Road will be provided to HGB by the County.

- (b) **Wetlands Delineation** – Original Scope governs with no change.
- (c) **Wetlands Permitting** – Original Scope governs with no change.
- (d) **Easement Plat Preparation** - Original Scope governs with no change.
- (e) **Easement Acquisition** – Original Scope governs with no change.
- (f) **Geotechnical Investigation** – **One boring will be obtained for the geotechnical conditions of the lift station site. This will be used in design and provided to the contractor.**

II. DESIGN

- (a) **Preliminary Design** – Preliminary design has already been completed at a sketch plan level. Hussey Gay Bell does not anticipate any additional preliminary design or reports to be submitted to Effingham County. It is anticipated that HGB will move directly to Final Design upon execution of this amendment.
- (b) **Final Design** - HGB will prepare final (100%) construction plans and technical specifications. These documents will be submitted to Effingham County for final review and approval. These documents will ultimately be used for permitting, bidding and construction. **The fee adjustment listed below is reflective of the changes in scope indicated above.**

III. PERMITTING

- (a) **Permitting** - HGB will submit application packages for the necessary permits required for this project. Agencies to which permit applications may be required include Georgia EPD, U.S. Army Corps of Engineers and the Georgia Soil and Water Conservation Commission. **This scope remains similar to that of the original agreement and will be completed for no additional fee.**

IV. BIDDING

- (a) **Bidding and Award** - HGB will assist Effingham County with the bidding process including advertising the project, distributing bid packages, attending pre-

bid meetings, addressing RFI's, preparing addenda, attending bid openings, evaluation of bid proposals and providing a recommendation of award. **This scope remains similar to that of the original agreement and will be completed for no additional fee.**

V. CONSTRUCTION SERVICES

- (a) **Contract Administration** - HGB will provide contract overview and administration services including attending a pre-construction meeting with Effingham County and the Contractor, reviewing shop drawings, responding to RFIs, reviewing change order requests, reviewing pay requests, attending progress meetings and reviewing project close-out documents. **This scope remains similar to that of the original agreement and will be completed for no additional fee.**
- (b) **Construction Overview** - HGB will provide periodic construction observation services during the construction phase of the project. The fee included in this proposal is based on an average of 4.5 hrs/week at \$125/hr for sixteen (36) weeks. **This scope remains similar to that of the original agreement and will be completed for no additional fee.**
- (c) **As-builts and Close-out Documents** - HGB will prepare as-built drawings based on contractor-supplied information, provide all O&M manuals, project warranties and all other necessary close-out documents to complete the project. **This scope remains similar to that of the original agreement and will be completed for no additional fee.**

Our fee structure is as follows:

I. **Support Services**

(a)	Topographic Survey	\$	41,000.00
(b)	Wetlands Delineation	\$	-
(c)	Wetlands Permitting (as needed)	\$	-
(d)	Easement Plat Preparation per Property	\$	500.00
(e)	Easement Acquisition Assistance (as needed)	\$	-
(f)	Geotechnical Investigation (as needed)	\$	1,500.00

II. **Design**

(a)	Preliminary Design (Concept Report, 60%)	\$	-
(b)	Final Design (100%)	\$	65,000.00

III. **Permitting**

(a)	Permitting	\$	-
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IV. Bidding

(a)	Bidding and Award	\$	-
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III. Contract Administration

(a)	Contract Administration	\$	-
(b)	Construction Overview (Hourly NTE)	\$	-
(c)	As-builts and Close-out Documents	\$	-

We appreciate the opportunity to present this proposal and will gladly accept a signed copy as our authorization to proceed with this project.

Sincerely,
HUSSEY, GAY, BELL & DEYOUNG, INC.



C.J. Chance, P.E.
COO of Georgia Operations

ACCEPTED BY: _____ DATE: _____

NAME AND TITLE: _____