

**Baldwin County Board of
Commissioners**

Request for Proposals

To Provide

Right of Way Acquisition Services

RFP #20-02

RFP Closing Date: 9/08/2020

August 29, 2020

121 N Wilkinson Street, Suite 314
Milledgeville, GA 31061

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ADVERTISEMENT
REQUEST FOR PROPOSALS
FOR
RIGHT OF WAY ACQUISITION SERVICES
BALDWIN COUNTY BOARD OF COMMISSIONERS
RFP #20-02

The Baldwin County Board of Commissioners (BALDWIN COUNTY) is soliciting Proposals from qualified firm(s) to provide Right of Way Acquisition Services for the projects listed below:

PI # 270900 – CS 685/BARROWS FERRY ROAD @ TOBLER CREEK BRIDGE REPLACEMENT

Firms that respond to this RFP, and are determined by BALDWIN COUNTY to be sufficiently qualified, may be deemed eligible and invited to possibly present and/or interview for these services. All respondents are subject to instructions communicated in the RFP document and are cautioned to completely review the entire RFP and follow instructions carefully. BALDWIN COUNTY reserves the right to reject any or all Proposals, and to waive technicalities and informalities at its discretion.

Proposals will be received by Baldwin County until 2:00 pm, local time, on Tuesday, September 8th, 2020. Proposals must be submitted by mail.

Submittals must be sealed in an opaque envelope or box, and reference RFP 20-02 and the words “PROPOSAL FOR RIGHT-OF-WAY ACQUISITION SERVICES” must be clearly indicated on the outside of all of the envelopes or boxes. Proposals for Right-of-Way Acquisition must be physically received by Baldwin County prior to the deadline of September 8, 2020 at 2:00 pm EST at the exact address below:

Carlos Tobar
County Manager
121 N. Wilkinson Street, Suite 314
Milledgeville, GA 31061-3365
Phone: (478) 363-1976

No submittals will be accepted after the time and date set for receipt. Questions about any aspect of the RFP, shall be submitted by email to Carlos Tobar at ctobar@baldwincountyga.com.

August 28th, 2020
Carlos Tobar, County Manager
Baldwin County Board of Commissioners

**Request for Proposals
RFP #20-02
Right of Way Acquisition Services**

I. GENERAL PROJECT INFORMATION

A. Overview

The BALDWIN COUNTY BOARD OF COMMISSIONERS is issuing this Request for Proposal (RFP) seeking a qualified firm for Right of Way (ROW) Acquisition services for the following projects:

PI # 270900 – CS 685/BARROWS FERRY ROAD @ TOBLER CREEK BRIDGE REPLACEMENT

Acquisition services in this RFP include Pre-Acquisition, Acquisition, Negotiation through Closing, Relocation, and Appraisal Services. This RFP seeks to obtain technical and cost proposals from such a qualified firm. All respondents to this RFP are subject to instructions communicated in this document, and are cautioned to completely review the entire RFP and follow instructions carefully. Baldwin County reserves the right to modify existing provisions or include additional provisions, which are not addressed herein. Baldwin County reserves the right to reject any or all proposals, and to waive technicalities and informalities at its discretion.

B. IMPORTANT- A RESTRICTION OF COMMUNICATION IS IN EFFECT FOR THIS PROJECT

From the advertisement date of the solicitation through contract award and the selection is announced, Proposers are not allowed to communicate about this solicitation or scope with any staff of Baldwin County, including the Chairman and Board Members, except for submission of questions as instructed in the RFP or as provided by any existing work agreement(s). For violation of this provision, Baldwin County reserves the right to reject the submittal of the offending Proposer.

C. DBE GOAL

Not Applicable.

D. APPROACH

The County anticipates contracting with a GDOT pre-qualified team via a Multi-Phase, Project Specific contract. Proposers will submit pricing through the Cost Proposal which will form a menu of services which The County will use to issue work. The anticipated process would be:

1. County holds scoping meeting with Right of Way Project Manager, Acquisition Team, GDOT Project Manager.
2. Define detailed cost through Task Order.
3. Request and execution of Task Order.
4. Issue Notice to Proceed (NTP).

E. Contract Amount

The compensation to the Consultant shall be subject to the terms and conditions of the agreement. Such payment shall be full compensation for work performed or services rendered and for all labor, materials, supplies, and equipment necessary to complete the work specified in **EXHIBIT I, SCOPE OF SERVICES** and within each Project Phase Task Order. The cost of such services shall be paid in accordance with each Project Phase Task Order.

II. SCOPE OF SERVICES

Proposers shall provide Right of Way Acquisition services to GDOT as defined in **EXHIBIT I, SCOPE OF SERVICES**.

III. SCHEDULE OF RFP EVENTS

The following Schedule of Events represents the County's best estimate of the schedule that will be followed. All times indicated are Eastern Time zone. The County reserves the right to adjust the schedule as deemed necessary.

SCHEDULE	Date	Time
a. Posting date of RFP	8/28/2020	-----
b. Deadline for final submission of written questions and requests for clarification	9/03/2020	5:00PM
c. Deadline for submission of Technical/Fee Proposals	9/08/2020	2:00PM

IV. SELECTION CRITERIA AND PROPOSAL FORMAT

A. Minimum Requirements – Pass/Fail Requirements

The requirements in this section will be used to determine if Proposers are responsive (meaning **all** of the minimum requirements have been met).

1. Requirements for Prime Consultant

The contract will be awarded to a Prime Consultant. Prime Consultant is defined as the firm or entity submitting the proposal and the firm or entity with whom Baldwin County will contract. The Team consists of the Prime Consultant and its sub-consultants, who are considered team members. The Prime Consultant must employ or be the Right of Way Project Manager. The Right of Way Project Manager could be the Prime Consultant of the master agreement. If the Right of Way Project Manager is not the Prime Consultant, the Right of Way Project Manager must be an employee of the Prime Consultant and the individual must be on the GDOT Pre-qualified list to provide Right of Way Acquisition Services. The Right of Way Project Manager will be the single point of contact for all Acquisition Services and will be responsible for assembling team/acquisition resources, assigning workload, managing workload, monitoring schedules and ensure quality of reports meet County expectations and requirements.

Accountability will lie solely with the Prime Consultant. This process should provide efficiencies in procurement of services, contract management, and payment for services. If the Right of Way Project Manager is not the Prime Consultant, and employment with the Prime Consultant is terminated; no later than thirty (30) days from termination of employment of Right of Way Project Manager, the Prime Consultant must submit in writing to Baldwin County a replacement Right of Way Project Manager name, along with the replacement's qualifications/experience, which must meet or exceed the qualifications and experience, as determined by Baldwin County, of the previous Right of Way Project Manager. If an acceptable replacement Right of Way Project Manager cannot be identified, the contract with the Prime Consultant may be terminated.

Team members are the pre-qualified acquisition service providers listed as representatives to complete acquisition assignments as assigned by the Right of Way Project Manager.

Requirement to Satisfy Minimum Requirements:

- a. Provide Prime Consultants Name and Address.
- b. Provide name, address and contact information of Right of Way Project Manager and a statement certifying the individual is an employee of the Prime Consultant.

2. Requirements for Right of Way Service Classes

a. The County requires the Prime Consultant appoint team members who will fill the following disciplines:

- 1) Right of Way Project Manager.
- 2) Conceptual Stage Study Agent(s). Not Applicable
- 3) Pre-Acquisition Agent(s).
- 4) Relocation Benefit Package Preparer(s). Not Applicable
- 5) Acquisition Manager(s).
- 6) Negotiation through Closing Agent(s).
- 7) Relocation Agent(s). Not Applicable
- 8) Appraiser(s).
- 9) Cost-to-Cure Agent(s). Not Applicable
- 10) Trade Fixtures Agent(s). Not Applicable
- 11) Sign Estimator(s). Not Applicable
- 12) Concept Team Meeting Agent(s). Not Applicable
- 13) Preliminary Cost Estimator(s). Not Applicable

Team members must be chosen from the Department’s Right of Way Services Prequalification list and be pre-qualified in the specific disciplines listed above as of the date of your submission.

b. Requirement to Satisfy Minimum Requirements:

1) Provide name(s), address and contact information of each individual proposed to fill each role. Pre-qualified individuals can perform more than one service class. **NOTE: The County is not mandating a minimum or maximum number of individuals required for each role as that will be evaluated in the proposal.**

2) Provide Right of Way Service Class Certificate for each individual proposed and as identified below:

a. The **Right of Way Project Manager** **MUST** be prequalified by GDOT as listed below:

Number	Right of Way Services
D-1 (10.4.1)	R/W Project Manager

b. The **Team** (either the **Right of Way Project Manager** and/or one or more of their Sub-consultant team members) **MUST** be prequalified by GDOT as listed below:

Number	Right of Way Services
A-1 (10.1.1)	Conceptual Stage Study
A-2 (10.1.2)	Relocation Benefit Package Preparation- N/A
C-1 (10.3.1)	Appraisal Report
C-3 (10.3.3)	Cost-to-Cure Report
C-4 (10.3.4)	Trade Fixture Report
C-5 (10.3.5)	Sign Report
C-10 (10.3.10)	Preliminary Cost Estimator-N/A
C-11 (10.3.11)	Concept Team Meetings
D-2 (10.4.2)	Pre-Acquisition
D-3 (10.4.3)	Acquisition
D-4 (10.4.4)	Negotiation thru Closing
D-5 (10.4.5)	Relocation (Negotiations) N/A

B. Staffing Plan – 300 Points

1. **Qualifications of Proposed Team Members**, including the Right of Way Project Manager and the team members. The proposed team must demonstrate the appropriate level of experience and qualifications to

deliver the project.

2. **Team Makeup and Size**, including the number of team members proposed for each service class and why that number is the appropriate number of team members to deliver within the project schedule.
3. **Project Management**, including the team structure and demonstrate how the structure provides for the appropriate level of accountability and management to deliver the project.

C. Schedule Adherence – 300 Points

1. **Breakdown of Parcels and Let Date**, describing possible approaches to meeting the schedule date and challenges/concerns associated with schedule adherence.
2. **Work/Delivery Plan**, describing how work will be tracked and mitigation strategies for maintaining schedule adherence.
3. **Team Commitments**, describing team member's commitments to other projects during the duration of this project and how processes/procedures will ensure adequate availability of resources at the appropriate time for this project.

D. Fee Evaluation – 300 Points

Fee proposals will be opened only upon completion of the scoring of technical proposals by the Selection Committee. For the purposes of evaluation only, the individual fees quoted along with their corresponding weightings for each of the pricing areas will be totaled. The proposal with the lowest cumulative fees, as defined in Exhibit II, will receive a maximum of 300 points. All other fee proposals, from each Proposer, will be assigned a pro-rated score based on Section F.2 (Final Evaluation, Fee Score Adjustment).

E. Final Evaluation

1. Technical Score: The technical score will be a sum of the scores from **Section IV. B. Staffing Plan**, and **Section IV. C. Schedule Adherence**.
2. Fee Score: The fee proposal with the lowest cumulative fees, as defined in **Exhibit II**, will be awarded three hundred (**300**) points. All other fee proposals deemed to be acceptable will receive a prorated score calculated using the following formula:

Pre-Acquisition:

$$R_1/L_1 \times 60 = Z_1$$

Where: R_1 = Cumulative fee figure score of all projects under the Pre-Acquisition portion of the proposal with the lowest fees.

L_1 = Cumulative Fee figure of the Pre-Acquisition portion of the proposal being scored.

Z_1 = Assigned points for the Pre-Acquisition portion of the fee proposal being scored.

Acquisition:

$$R_2/L_2 \times 120 = Z_2$$

Where: R_2 = Cumulative fee figure score of all projects under the Acquisition portion of the proposal with the lowest fees.

L_2 = Cumulative Fee figure of the Acquisition portion of the proposal being scored.

Z_2 = Assigned points for the Acquisition portion of the fee proposal being scored.

Valuation:

$$R_3/L_3 \times 120 = Z_3$$

Where: R_3 = Cumulative fee figure score of all projects under the Valuation portion of the proposal with the lowest fees.

L_3 = Cumulative Fee figure of the Valuation portion of the proposal being scored.

Z_3 = Assigned points for the Valuation portion of the fee proposal being scored.

Total points assigned for the fee evaluation = $Z_1 + Z_2 + Z_3$

F. Basis for Award

The resulting Fee proposal scores will be added to the corresponding technical score to identify the apparent successful offeror(s). The County may enter into negotiations with the apparent awardees, may ask the apparent awardees to provide a best and final offer or may conduct interviews if deemed advantageous to the County. If an agreement cannot be reached with the apparent awardees, the next highest-scoring firm(s) will be invited to either enter into negotiations, provide a best and final offer or interview with the County as deemed advantageous to the County.

V. SUBMITTAL OF QUESTIONS AND REQUESTS FOR CLARIFICATION, AND EXTENSIONS

It is the responsibility of each Proposer to examine the entire RFP, seek clarification in writing, and review its submittals for accuracy before submitting. Once the submission deadline has passed, all submissions will be final. The County will not request clarification from any single individual Proposer regarding their submission, but reserves the right to ask, collectively, all parties that have submitted proposals for additional information. Questions about any aspect of the RFP, or the service, shall be submitted in writing (via e-mail) to:

Carlos Tobar E-mail:

ctobar@baldwincountyga.com

The deadline for submission of questions relating to the RFP is the time and date shown in the Schedule of RFP Events, Section III. All relevant and significant questions that have been submitted in writing prior to the deadline will be compiled and answered in writing, and issued to all Proposers via email. Any Proposer exceptions to the RFP requirements or requests for deadline extensions must also be communicated to the County via email to ctobar@baldwincountyga.com by the deadline to be properly considered. Any requests for proposal deadline extensions must include the reason(s) for such a request. The County reserves the right to approve or reject such requests as the County deems necessary.

VI. INSTRUCTIONS FOR PREPARING TECHNICAL PROPOSALS

Submittals must be typed on standard (8½" x 11") paper. The pages of the submittals must be numbered and use a minimum of size 11 font. Each Proposal shall be prepared simply and economically. Colored displays, and promotional materials are not desired. Emphasis must be on completeness, relevance, and clarity of content.

A table of contents must be included to identify each major section. Technical Proposals shall not include any fee proposal information. Proposer's who include fee proposal information in their technical proposal will be disqualified from further consideration.

To expedite the review of submittals, it is essential that Proposers follow the format and instructions outlined below. **The content of all Technical Proposals must be organized, categorized using the same headings (in red), and numbered and lettered exactly as outlined below, and must be responsive to all requested information.**

A. Cover page – Each submittal must have a cover page and each must list the RFP, RFP Title, proposing firm's full legal name and the specific project contract being submitted on.

B. Administrative Requirements

It is required to submit the information below for each copy of each submittal. This is general information and will not be scored but may be used to determine eligibility for selection. Under

Administrative Requirements section. only submit the information requested: additional information will be subject to disqualification of your firm.

1. Basic company information:

- a. **Company name.**
- b. **Company headquarter address.**
- c. **Contact information** - Name and all contact information (telephone number(s) and e-mail address) of primary proposing contact (this will be the individual with whom the County will direct all communications).
- d. **Company website** (if available).
- e. **Georgia addresses** - Identify and provide addresses for the offices located in the State of Georgia.
- f. **Staff** - List the number and disciplines of staff members/associates employed in each office in the State of Georgia.
- g. **Ownership** - Provide form of ownership, including state of residency or incorporation, and number of years in business. Is the Offeror a sole proprietorship, partnership, corporation, limited liability Corporation, or other structure?

2. Right of Way Project Manager Information:

- a. **Name.**
- b. **Address.**
- c. **Contact information** – telephone number(s) and e-mail address) of primary proposing contact.

3. Certification Form - Complete the Certification Form (*Exhibit "III" enclosed with RFP*). This is to be submitted for the Prime **ONLY**.

4. Georgia Security and Immigration Compliance Act Affidavit – Complete the form (*Exhibit "IV" enclosed with RFP*). This is to be submitted for the Prime **ONLY**.

5. Addenda - Signed cover page of any Addenda issued for the Prime **ONLY**.

C. Staffing Plan

1. Qualifications of Proposed Team Members. Provide qualifications and experience, in narrative form of all Team Members including customary information, such as education, experience, relevant projects (including client names, project location, services provided, etc.). In addition, describe why each team member is the best fit to ensure successful delivery of the Right of Way services required to deliver this project and how the qualifications are relevant to this project.

2. Team Makeup and Size. Provide a narrative discussion as to why the number of team members proposed is the optimal number for each role specific to this project. Also discuss why the mix of team members proposed will ensure that the project is delivered successfully in accordance with the stated schedule.

3. Project Management. Provide a narrative discussion that details the organizational structure and how the structure of the team will function, including how this structure will lead to the efficient management of the overall project. Also discuss how the individual team members will report and be accountable for their individual deliverables. An organization chart can be included for illustration purposes.

D. Schedule Adherence

1. Breakdown of Parcels and Let Date

The total number of parcels to be acquired is four (4). All Right of Way Service activities must be completed within nine (9) months. With this schedule in mind, provide a narrative discussion which details the challenges your firm believes are associated with this project that could pose problems with schedule adherence.

2. Work/Delivery Plan

Considering the project schedule provided above in section D.1, provide a narrative discussion which

details how the project challenges your team identified will be mitigated. Also, discuss how your team proposes to deliver each of the required Right of Way service class areas and why this approach is the best fit to ensure schedule adherence.

3. Team Commitments

It is understood that all teams will have individuals who have other work ongoing. However, the County is concerned that proposed team members have sufficient availability to work on this project and meet all schedule requirements. Provide a narrative discussion which details your team's current and known future commitments and how these commitments will be managed by the leadership team and each team member's responsibilities to ensure that all Right of Way Service activities on this project are met in accordance with the schedule.

E. Right of Way Pre-Qualification Certificate(s):

Prime Consultants are defined as the firm submitting the Statement of Qualifications (SOQ) and the firm with whom Baldwin County will contract. The Team is defined as the Prime Consultant and their sub-consultants, who are considered team members. Prime Consultants and their sub-consultant team members must meet the prequalification discipline requirements listed in Section IV.2. A. b. 2) a. and 2) b. In regards to the required prequalification disciplines, respondents should submit the Right of Way Pre-Qualification Certificate(s) for the Right of Way Project Manager and other Team members that satisfy the prequalification discipline requirements listed in Section IV. 2. A. b. 2) a. and 2) b. If a team member's prequalification will expire prior to the due date of the SOQs, documentation must be provided which shows that the firm has submitted its application for prequalification prior to the SOQ due date. The team must maintain its prequalification certification in order to be considered eligible for award if selected.

VII. INSTRUCTIONS FOR PREPARING FEE PROPOSALS

Fee proposals shall be submitted along with the technical proposal **but** in a separate submittal. The Fee proposal shall consist of an excel spreadsheet (**see Exhibit II Menu of Services**) containing the pricing information and a PDF containing the Price Acknowledgement Form. The Fee proposal shall not include any technical proposal information. Proposers which include technical proposal information in their fee proposal may be disqualified from further consideration. **Exhibit II**, shall be utilized for submission of all fee proposals.

VIII. SUBMITTAL OF TECHNICAL AND FEE PROPOSALS

A. Technical Proposal – Proposal Submittal

Respondents must submit one (1) original and two (2) identical copies. Proposal must include all completed and signed exhibits in their entirety and all completed and signed addenda, if applicable. The completed and signed proposal documents must be legible.

No Proposal submittals will be accepted after the time and date set for receipt.

All expenses for preparing and submitting responses are the sole cost of the proposer submitting the response. Baldwin County is not obligated to any party to reimburse such expenses. All submittals upon receipt become the property of the County. Labeling information provided in submittals "proprietary" or "confidential", or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award. Baldwin County reserves the right, in its sole discretion, to waive any technicalities associated with this submittal if deemed in the best interest of the State.

B. Fee Proposal – Proposal Submittal

There is one (1) submittal, containing two (2) documents, required for the fee proposal. The first document in the submittal will consist of the Menu of Services which includes the contact information and proposed fee for each menu item. The Menu of Services submittal must be completed in its entirety and must be submitted as an **EXCEL** document. The second document in the submittal consists of a Price Acknowledgement Form that has been completed in its entirety.

No Fee Proposal submittals will be accepted after the time and date set for receipt.

All expenses for preparing and submitting fee proposals are the sole cost of the proposer submitting the response. Baldwin County is not obligated to any party to reimburse such expenses. All submittals upon receipt become the property of the County. Labeling information provided in submittals "proprietary" or "confidential", or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award. Baldwin County reserves the right, in its sole discretion, to waive any technicalities associated with this submittal if deemed in its best interest.

IX. ADDITIONAL TERMS AND CONDITIONS

A. Restriction of Communication

From the issue date of this RFP solicitation until a successful Proposer is selected and the selection is announced, Proposers are not allowed to communicate for any reason with any members of the Selection Committee or the County, including the County's Chairman and Board Members, except for submission of questions as instructed in the RFP, or as provided by any existing work agreement(s). For violation of this provision, the County reserves the right to reject the proposal of the offending Proposer.

B. Submittal Costs and Confidentiality

All expenses for preparing and submitting responses are the sole cost of the party submitting the response. The County is not obligated to any party to reimburse such expenses. All submittals upon receipt become the property of the County. Labeling information provided in submittals "proprietary" or "confidential", or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award.

C. Award Conditions

This request is not an offer to contract or a solicitation of bids. This request and any proposal submitted in response, regardless of whether the proposal is determined to be the best proposal, is not binding upon the County and does not obligate the County to procure or contract for any services. Neither the County nor any party submitting a response will be bound unless and until a written contract mutually accepted by both parties is negotiated as to its terms and conditions and is signed by the County and a party containing such terms and conditions as are negotiated between those parties. The County reserves the right to waive non-compliance with any requirements of this Request for Proposal and to reject any or all proposals submitted in responses. Upon review of responses, the County will determine the party(s) and proposal that in the sole judgment of the County is in the best interest of the County (if any is so determined), with respect to the evaluation criteria stated herein. The County then intends to conduct negotiations with such party(s) to determine if an acceptable contract may be reached.

Upon a Notice to Award the Proposer must provide the name of its insurance carrier, types and levels of coverage, and deductible amounts per claim.

D. Joint-Venture Proposals

Baldwin County does not generally desire to enter into "joint-venture" agreements with multiple firms. In the event two (2) or more firms desire to "joint-venture," it is strongly recommended that one firm propose and maintain status as the **Right of Way Acquisition Services** provider with the remaining firms participating as sub-providers.

E. Small and Minority Business Enterprise

Baldwin County encourages all small businesses, female-owned businesses and minority-owned businesses to compete for contracts to provide services, and encourages consultant to solicit female-owned businesses and minority- owned businesses in procuring sub-providers and suppliers. This desire on the part of the County is not intended to restrict or limit competitive bidding or to increase the cost of the work. The County supports a healthy free market system that seeks to include responsible businesses and provides ample opportunity for

business growth and development.

F. Statement of Agreement

With submission of a proposal, the Proposer agrees that he/she has carefully examined the Request for Proposal, and the Proposer agrees that it is the Proposer's responsibility to request clarification on any issues in any section of the Request for Proposal with which the Proposer disagrees or needs clarified. The Proposer also understands that failure to mention these items in the proposal will be interpreted to mean that the Proposer is in full agreement with the terms, conditions, specifications and requirements in the therein. With submission of a proposal, the Proposer hereby certifies: (a) that this proposal is genuine and is not made in the interest or on behalf of any undisclosed person, firm, or corporation; (b) that Proposer has not directly or indirectly included or solicited any other Proposer to put in a false or insincere proposal; (c) that Proposer has not solicited or induced any person, firm, or corporation to refrain from sending a proposal.

G. Bid Substitutions, Alternates, Exceptions, and Extensions

No substitutions or alternates will be accepted for this bid. Any bidders submitting substitutions or alternates will be considered non-responsive and will not be considered for award.

Scope of Services

Description: Right of Way Acquisition Services

PI Number(s): 270900

County: Baldwin

PI Number	Parcels	Displacements	NTP to ROW Certification
270900	4	0	9 months

Scope of Work:

A. General

The purpose of this solicitation is to establish a Contract for Right of Way Acquisition Services with a prequalified consultant interested in providing Right of Way Acquisition Services for Baldwin County. The services to be provided under this contract include, but are not limited to Pre-Acquisition, Acquisition, Negotiation through Closing and Appraisal Services. All services classes listed in Section IV.A.2.b. (above) may or may not be used during the duration of the project.

The County reserves the right to modify existing provisions or include additional provisions, which are not addressed herein. The services shall be in accordance with the requirements of the project's Scope of Work, the contract and the solicitation.

All parties named in the proposal shall adhere to all State and applicable Federal Laws, GDOT's Right of Way procedure manual, and any additional written instructions given by the County. The Consultant shall comply with O.C.G.A. Title 43 Chapter 40.

The term, "Broker", in this solicitation is defined as any person who, for another, and who, for a fee, commission, or any other valuable consideration or with the intent or expectation of receiving the same from another: Negotiates or attempts to negotiate, or assists in procuring prospects for the listing, sale, purchase, exchange, renting, lease, or option for any real estate or of the improvements thereon.

The term, "Agent", is considered a "Salesperson" and is defined as any person, other than an associate broker, who acts on behalf of a real estate broker in performing any act authorized by this chapter to be performed by the broker. "Agent" hereinafter referred to as the "Negotiation through Closing Agent(s)" will assist the Right of Way Project Manager with negotiating real estate.

The Right of Way Project Manager will be the single point of contact for all Acquisition Services, will report to the County for coordination with the design firm, and will be responsible for assembling team/acquisition resources, assigning workload, managing workload, monitoring schedules and ensure quality of reports meet County expectations and requirements. Accountability will lie solely with Right of Way Project Manager. This process should provide efficiencies in Procurement of Services, Contract Management, and Payment for services.

B. Pre- Acquisition Services

The Consultant shall:

1. Request a review appraiser upon submission of the Cost Estimate.
2. Obtain and review the Preliminary Field Plan Review (PFPR) Report for any instructions and concerns applicable to project.
3. Attend all required meetings relevant to the project. For example, and not limited to: monthly team meetings, Project ride project with Review Appraiser to perform Project Checklist, Appraisal Scoping meeting to determine Valuation Services, ROW/Utility meeting(s), Monthly ROW/Design Status Meeting.
4. Deliver the Right of Way plans to the assigned project attorney (SAAG). Review the ROW plans and set the schedule for completion of the Owner Verification forms and Preliminary Title reports (deliver schedule letter with expected completion dates). Monitor the progress and completion of the SAAG's work.
5. Obtain a copy of any property contamination reports and any Hazardous Waste reports. Reports must be taken to Right of Way Project Inspection with the reviewer and reviewed and discussed with the Review Appraiser, GDOT Right of Way Project Manager, and County. Field reviews project with plans to ensure

accuracy of topography and other Right of Way concerns.

6. If applicable, request topo and any other noticeable required plan revisions to designer, including adding temporary construction easements for removal or demolition of any significant improvements such as, but not limited to, outdoor advertising billboard signs, canopy cutoffs, houses, buildings, or other major structures lying within, partially within, or off required acquisition area yet with extensions such as septic systems, wells, or other significant extensions lying within required Right of Way, and warranting the removal of building, house, or other major structure off required R/W acquisition area. Coordinate with the GDOT State Property Manager, who will assist in determining boundaries or limits of required demolition and removal easements.
7. Enter and maintain TPro Information throughout the project:
 - a. Names
 - b. Addresses
 - c. Parcel Numbers
 - d. Identification of Relocation Parcels
 - e. Appraisal Data
 - f. Offer Data
 - g. Negotiations Data
 - h. Closing of Condemnations Data
 - i. Project/Parcel comments (anytime when appropriate)
8. Conduct Relocation Interviews with all displacements using appropriate forms. Submit interviews, pictures of improvements, building sketches showing dimensions, necessary moving estimates, and a copy of the appraisal to the GDOT Relocation Unit and County.
9. Prepare and submit PM 1's, PM 14's, and PM 15's to property management. Meet with GDOT Outdoor Advertising and County to discuss the status of any impacted Billboards (obtain permit info, if possible).
10. Furnish copies of the Owner Verification forms and Preliminary title reports to the assigned appraiser(s) once they are received. One (1) complete set of preliminary titles are to be furnished to the District Utility Engineer's Office.
11. Schedule the Property Owners Meeting and mail notices to all owners informing them of the time, date, and location of the meeting. Attend and coordinate all activities involving the meeting.
12. Request any plan revision(s) that may be necessary as a result of the property owners meeting and title research. Attach a copy of the needed documentation to the plan revision request to design (copy PM).
13. Monitor the project through until all assigned pre-acquisition duties have been completed. These duties include but are not limited to:
 - a. Receipt and dispersal of all Owner Verification Forms and Preliminary Titles.
 - b. Receipt of, return of, and re-submittal of and dispersal of appraisal and/or specialty reports.
 - c. Completion of and submission of any and all project reports.
 - d. Transition Meeting between Pre-Acquisition Contractor and Acquisition Contractor or GDOT Right of Way Program Manager and Baldwin County.
14. Submit a monthly tracking report for comments and approval for use during the monthly project status meetings.

C. Acquisition Services

The Consultant shall:

1. Prepare negotiation packages, which shall include, but not be limited to, the following:
 - a. GDOT Right of Way Brochure
 - b. Receipt for Brochure

- c. Owner's Receipt of Plans & Explanation Acknowledgement Form
- d. Letter of Offer
- e. Option and Plats
- f. Summary Statement Basis for Just and Adequate Compensation (new name for Statement of Estimated Vales form)
- g. Letter of Availability of Incidental Payments

The negotiation packages are to be prepared upon receipt of the approved 532 or "Estimate of Appraisal Calculation" form* or "Detailed Cost Estimate" form** furnished by GDOT or County. No offers are to be made until Right of Way is authorized.

* "Estimate of Appraisal Calculation" form is only used in the Negotiation for Services (NFS) Data-Book process.

** "Detailed Cost Estimate" form is used only for the Negotiation from Cost Estimate process.

2. Make all offers to purchase, and if applicable, all offers for relocation benefits along with any other payment required to owners, tenants or other parties having an approved tabulated monetary interest.
3. Update the detailed cost estimate, if needed, per direction of the project manager.
4. Prioritize the valuation of complex parcels to include state or federal owned properties, multi-tenant properties, and railroads.
5. Personally contact, if possible, all resident owners of the assigned parcels at a time and place convenient to the owner. There shall be a sufficient number of personal contacts with each owner, with a minimum of three (3), in an attempt to secure a property settlement through negotiations, unless it is clearly apparent that continued negotiations would be unproductive. Non-resident owners shall be contacted at least once by certified mail with a return receipt requested.
6. Prepare and maintain a Negotiation Record on each property interest on which negotiation was attempted, giving the date, place of contact, persons present, offers made, explanation of Right of Way and Construction plans, counter-offers and recommendations regarding those counter-offers, reasons why settlements could not be reached, feedback and concerns from the property owner, description of title problems and how they were solved, signature of the negotiator for settled interests, and any other data pertinent to the negotiations.
7. Provide and explain to owners the appropriate scaled Right of Way plan sheet(s), cross-sections, driveway profiles and other construction information, as requested by owners. All plan sheets are to be stamped as "Preliminary". The Right of Way Project Manager and/or Agent shall not provide owners with GDOT's or County's appraisals.
8. Review and confirm with owner the accuracy of all information stipulated in the Preliminary Title Report.
9. Prepare and maintain individual parcel files, including appraisal reports, copies of all negotiation and relocation documents, and all related correspondence and reports in connection with and incidental to the performance of this Agreement, and to make said files available at any time for inspection by the County, GDOT, and/or the Federal Highway Administration. Negotiation and Relocation documentation are to be maintained in separate file folders. All such information shall become the property of the County under this Agreement and shall be immediately delivered to the County on a continuous basis.
10. Keep all information and/or knowledge gained from appraisals, acquisition and relocation on the project confidential and not publicly disclosed without prior written authorization by the County and GDOT.
11. Recommend counter-offer settlements for the County's approval or rejection and provide the necessary written justification for all approved settlements.
12. Submit all approved options with a Settlement & Disbursement Statement (S&D) to the County for closings. Funds must be made payable to the Attorney's escrow account.
13. Maintain a copy of all approved options separately, which must be furnished to the County at the end of the contract.
14. Prepare closing documents including deed "legal description" exhibits, colored plat exhibits, owner contact information, and any other documents required by the County. Furnish said documents to the project attorney or closing representative.
15. Assist the County's attorney in preparing and securing executed Quit Claim Deeds or releases, when

necessary, to give the County clear fee simple title or any other such interest in the property as the County may require.

16. Assist the County's attorney in closing, when necessary.
17. In the event of a Total Acquisition, after the parcel closing, send to the County the following:
 - a. An original reimbursement check made payable to the County from the closing Attorney's escrow account in the amount of the owner's pro rata share of taxes.
 - b. A copy of the signed Settlement & Disbursement Statement documenting the Owner's share of pro rata taxes withheld.
 - c. A copy of the original check issued by Baldwin County and made payable to the Attorney's escrow account for the ROW acquisition. These documents should be submitted to the County immediately after the closing. Copies shall also be retained in the Negotiation file.
18. Transmit final closed file including Recorded Deed and executed Final Title to the County.
19. If a negotiated settlement cannot be reached, an Acquisition consultant must make a last contact in an attempt to reach a negotiated settlement.
20. Mail certified ten (10) day letter to the owner, with copy sent to the General Office Acquisition Unit.
21. Appeal process if necessary/applicable.
22. Request 3 copies of the Page 13 (appraiser affidavit) from the appraiser, and request the output File from the designer
23. Once received, run the output File thru deed writer to get the Exhibit A (legal). Review and make sure all R/W and Easement areas are described
24. Email Legal Description, Colored and Un-colored ROW Plan Sheets, a Condemnation Petition Request letter with a due date, Names/ Addresses of all Condemnee's listed on title, including any Tenants in Possession, & a copy of the Page 13 to GDOT SAAG for preparation of the petition.
25. Once petition completed, the Acquisition Team prints one copy of the petition (hardcopy) and inserts the original page 13, then sends petition and the other original Page 13 to County Attorney.
26. County Attorney will review the petition, make any needed modifications (if any), then deliver to the Board of Commissioners for approval. Once signed, the petitions will be returned to the Acquisition Manager for deliverance.
27. The Acquisition Manager will then order the Check (if not already), and return the completed petition to County Attorney for filing (once funds are received). Transmit the final condemnation file, including the conformed petition, to the County.
28. Mail all required Notices to Vacate to displacees once title has been acquired with a copy furnished to the County.
29. Provide assistance to displacees in matters involving Relocation.
30. Inspect replacement housing to assure Decent, Safe and Sanitary (D.S.& S.) compliance.
31. Submit to the County a sketch of the replacement house showing dimensions, photographs of all structures, copies of sales contracts (or leases), good faith estimates, and any other relevant information.
32. Obtain signatures of displacees on all appropriate relocation claim forms and submit executed claims with any supporting documentation to the County for payment.
33. Attend closings of replacement housing and furnish relocation check to closing attorney.
34. Submit to the County all documented requests for In Lieu of benefits, Reestablishment benefits, and Search Payment benefits for prior approval by the County.
35. Inspect business replacement sites to verify the completion of site renovation if the cost of renovation was approved for Reestablishment benefits. Take pictures of the completed renovation to be submitted to the County.
36. Provide the GDOT Project Manager and County with an accurate written Relocation Status Report and a Property Management Status Report each month.

37. Inspect, secure and post acquired vacated buildings. Prepare and submit a PM10A to the County along with all property keys, if applicable.
38. Notify and inform all utility service providers that each vacated building; structure has been vacated and arrange a time to meet on site with provider's representative so that utility meters are pulled from service.
39. Upon notice of demolition of acquired improvements, inspect site for compliance log activities, and retain all necessary clearance and closure reports to ensure all State and Federal Laws, policies, and Procedures are followed. If compliance is met, prepare and submit to the County the Improvement Clearance Report for bond reimbursement. If compliance is not met, the County is to be immediately notified of said non-compliance.
40. Attend various meetings such as the Project Status meetings, Final Field Plan Review, Project Transition Meeting, and any other meeting which may be required by the County.
41. Report the status of the project directly to the GDOT Project Manager and County on a weekly basis.
42. Submit a monthly tracking report for comments and approval for use during the monthly project status meetings.
43. Prepare and submit Right of Way Certification Packages to the GDOT Right of Way Program Manager prior to the project's certification date. The Right of Way Certification Package will be prepared on forms provided by GDOT, which include the Status Certification Report, and if applicable the Relocation Advisory Service Certificate, the Monthly Relocation Status Report, the Right of Way Improvement Status Report, and the Sign Inventory Report. Also included will be copies of all Rights of Entries and options of outstanding parcels along with a cover sheet highlighting said parcels.
44. Perform Right of Way Project Manager tasks regarding Property Management if no relocation is involved with the parcel(s). Should parcel(s) involve the acquisition of an occupied improvement, this task will be considered and paid as a Relocation activity.
45. Condemnation rate not to exceed 10% without obtaining reviews and written approval from the County.

D. Relocation Benefit Package Services – NOT APPLICABLE

The Contractor agrees, to provide for the Relocation Benefits Package Services as outlined below in accordance with State and Federal Laws, GDOT's Right of Way procedure manual, Federal Regulations and particularly 23 CFR and 49 CFR, and any additional written or verbal instructions given by the COUNTY. More specifically, the CONSULTANT shall prepare a Relocation Benefits package upon receipt of an approved appraisal and interview for each displacee/relocation. This scope of service must be in compliance with GDOT's Right of Way Relocation consultant category A-2 (10.1.2), Relocation Benefits Package Consultant.

1. Owner occupied residential parcels will include a replacement housing report that determines the appropriate replacement housing payment. The Residential Owner Replacement Housing Report will include the following documents: tabulation, photo/sketch, RA-44, RA-43, RA-45, RA-46, RHP narrative, 532, interview, RA 59, and location map showing subject and sales comparables. The Residential Owner Relocation offer package will include RA 26, Offer letter, NTV letter, RA 30, RA 31, RA 36, RA 40, RA 49, RA 50, RA 55, RA 57, RA 42, and RA 27.
2. Tenant occupied residential parcels will include a rent supplement report that determines the appropriate rent supplement payment. The Residential Tenant rent supplement report will include the following documents: tabulation, photo/sketch, RA-44, RA-43, RA-45, RA-47, RSP narrative, 532, interview, RA 59, and location map showing subject and rent comparables. The Residential Tenant Relocation offer package will include RA 26, Offer letter, NTV letter, RA 30, RA 31, RA 36, RA 40, RA 51, RA 52, RA 56, RA 58, RA 42, and RA 27; The NRO landlord-reestablishment package associated with this category is part of the scope of work.
3. Business or Non-Resident Owner (Move Only) parcels will include: Offer Letter, NTV Letter, RA 30, RA 32, RA 39, RA 41, RA 27; The NRO landlord-reestablishment package associated with this category is part of the scope of work.

E. *Negotiation for Services Procedure

Parcels acquired with County, State and/or Federal funds with an estimated fair market value of \$25,000.00 or less and that do not involve damages may be acquired without a written appraisal provided that the owner elects to negotiate for services and waives the right of an appraisal. This method of negotiation is used as a time saver in property acquisition since a written appraisal is not required. Counter offers are not to exceed \$30,000.00.

“Estimate of Appraisal Calculation” form is used to determine the value to be offered and is based upon an established Range of Values (from a Data Book) previously approved by the Review Appraiser. This method of negotiation is only used for non-complicated parcels with values estimated less than \$25,000.00 and that involve no damages.

1. Present the offer based upon the amount concluded on the “Estimate of Appraisal Calculation” form.
2. Proceed with the negotiation process, presenting the negotiation package with a “Waiver Letter / Donation Form”. See ‘Negotiation Packages’ – R/W Manual, Chapter 5.
3. The owner may stop negotiation at any time and request that an offer be made based upon a written appraisal.

****Negotiation from Detailed Cost Estimate Procedure**

Parcels acquired with County, State and/or Federal funds with an estimated fair market value of \$15,000.00 or less and that do not involve damages may be acquired without a written appraisal. This method of negotiation is used as a time saver in property acquisition since a written appraisal is not required. This method is based upon a Detailed Cost Estimate. Counter offers are not to exceed \$17,500.00.

F. Payment

Pre-Acquisition Scope of Services Payment - All invoices are to be documented with services completed. Invoices may only be submitted once a month.

Acquisition Scope of Services Payment - (Negotiation, Property Management, and Relocation) will be compensated at a flat rate per tabulated monetary interest and per displacee, as shown on the attached Menu of Services. All activities will be compensated at a flat rate per interest and per displacee, as shown on the attached Menu of Services.

1. Negotiation activities will commence on the date that the Agent receives the appraisal release and if applicable, the Relocation Package and established Retention and Bond amounts from the County with the exception of parcels that consist of only Driveway and/or Fence Easements, and providing R/W is authorized. The acquisition activities for the above described parcels will commence on the date of the contract Notice to Proceed.
2. The compensation for each item listed on the Task Order is paid in the following four stages:
 - a. The first payment at 30% per tabulated contract rate can be made following Negotiation activities which end after the completion of Stipulation No. 2 of Section C, Acquisition Services regarding the completion of the initial owner contact
 - b. The second payment at 30% of the per tabulated contract rate can be made following Negotiation activities which will end after the completion of either Stipulation No.12 of Section C, Acquisition Services regarding approved options or Stipulation No. 21 of Section C, Acquisition Services, regarding condemnation preparation.
 - c. The third payment at 20% can be made once all property rights have been acquired and entered into T-Pro or acquired or by condemnation following the completion of Stipulation No. 27 of Section C, Acquisition Services.
 - d. The fourth payment of 20% can be made following the Negotiation activities which end after the completion of Stipulation No. 18 or 27 of Section C, Acquisition Services, which is the receipt by the County of the completed and documented parcel file.
3. Payment for Acquisition activities involving an “NFS” offer interest will be made as follows:
 - a. Successful negotiation will be paid at 100% of estimated rate on lines J and K of the Menu of Services.
 - b. Unsuccessful negotiation will be paid at 50% of estimated rate on lines J and K of the Menu of Services.
4. Payment for Acquisition activities involving Local Government donations, Driveway and/or Fence Easement only parcels will be paid upon the closing of the parcel and the receipt by the County of the complete fully documented parcel file, including final title reports.
5. Payment for Acquisition activities involving parcels owned by the State and/or Federal Government will be paid also upon the receipt by the County of the final applicable closing documents, such as, Right of Entry (ROE), or Licensing Agreements, necessary to grant sufficient final title.
6. Without prior approval from the County, on a parcel by parcel basis, all negotiation activities on each parcel

will be concluded within ninety (90) calendar days, unless the County authorizes a time extension for these activities on a parcel byparcel basis.

7. Relocation activities will commence on the date that the Right of Way Project Manager receives the Relocation package from the County.
8. Relocation activities will cease and payment for these activities can be made following the receipt of the Final Vacancy Inspection & Demolition Authorization and the complete fully documented relocation file by the County.
9. In the case of a Consequential Displacee not electing to move prior to the submittal of the project's Certification Package to the County, a 50% payment of the Relocation flat rate fee may be requested after the completion of Stipulation No. 44 of Section C, Acquisition Services, along with the receipt by the County of the fully documented Relocation file. Should the Displacee elect to move after the submittal of the project Certification, the County shall make the determination if either the County or the Right of Way Acquisition Manager (Consultant) will conclude the remaining relocation coordination and assistance of the Displacee. If Right of Way Acquisition Manager services are necessary, the Right of Way Acquisition Manager (Consultant) may request the remainder 50% payment after the completion of Stipulation 38 of Section C, Acquisition Services, if applicable, and following the receipt of the fully documented Relocation file by the County.
10. The Right of Way Project Manager's tasks regarding Property Management as specified in Stipulation 38 of Section C, Acquisition Services, will be considered and paid as an Acquisition activity if no relocation is involved with the parcel. Should the parcel involve the acquisition of an occupied improvement, this task then will be considered and paid as a Relocation activity.
11. The Right of Way Project Manager's tasks regarding Project Certification as specified in Stipulation 44 of Section C, Acquisition Services, will be considered and paid as an Acquisition Activity.

G. General Terms & Conditions

1. The Consultant agrees, upon the County's acceptance, to provide for the Acquisition of Right of Way and Relocation services and perform these services in accordance with State and Federal Laws, GDOT's procedure manual, Federal Regulations and particularly 23 CFR and 49 CFR, and any additional written or verbal instructions given by the county.
2. Emphasis of this project contract will be placed on the Project's Scheduled Certification Date. Timeline will be set to reflect all duties to be accomplished by said Let Date and will be used in Performance Management.
3. Should any individual designated to perform services under this scope of work be recommended for removal or leave for any reason, the County, GDOT's Project Manager, and GDOT's Right of Way Program Manager are to be notified immediately for concurrence and confirmation. Any replacement or additional personnel must be approved by the County prior to beginning any work associated with this contract. The Consultant shall include a list indicating the names, duties, and business addresses of all individuals that will be performing work on the project. Failure to comply with this section may result in termination of the contract.
4. Conflict of Interest – The Consultant certifies that neither it nor any of its Sub-Consultants include persons who have an interest, direct or indirect in this proposed contract and who during his or her tenure are:
 - a. A present member or officer of GDOT, or any of the officer's immediate family;
 - b. A GDOT employee who formulates policies or who influences decisions with respect to the project(s), or any member of the employee's immediate family, or the employee's partner;
 - c. Any public official, employee of Baldwin County, or State or local legislator who exercises functions or responsibilities with respect to the project(s) or GDOT.

H. Responsibilities of the County and/or GDOT

The County and/or GDOT shall:

1. Provide a GDOT Right of Way Program Manager and County project manager to act as liaison and advisor to the Right of Way Project Manager in right of way acquisition matters.
2. Approve FMV options for processing
3. Make available to the Right of Way Project manager all pertinent forms that are required under this contract and any necessary revisions to the forms thereafter during the life of this contract.

4. Identify as a priority all plan revisions requested by the Right of Way Project Manager.
5. Review all Administrative Settlements (counter offers) for approval
6. Process all check requests.
7. Provide Project Management Services including setting retention values, bond amounts, and removal of all improvements acquired (within acquisition limits).
8. Provide the Right of Way Project Manager with one set of right of way plans and construction plans and provide any revised plan sheets thereafter.
9. Provide right of way staking showing the limits of the right of way acquisition. Staking is included in the Design Consultant's contract.
10. Provide the Right of Way Project Manager with a copy of the Preliminary Title Report of each assigned parcel.
11. Provide a GDOT Review Appraiser, who will provide valuation review services on the project, including providing the Acquisition Agent with an approved 532 Release, or "Estimate of Appraisal Calculation" form or "Detailed Cost Estimate" form.
12. Review ROW Relocation Benefits packages
13. Provide an appeals officer if necessary
14. Assign County Attorney for all closings.

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EXHIBIT III

RFP 20-01 Price Acknowledgement Form

- I. Having carefully examined the Scope of Services entitled **EXHIBIT I, Scope of Services** and the entire RFP Document of the County, as well as the conditions affecting the services, we propose to furnish all services, expertise, labor and materials called for by them for the entire scope indicated in accordance with the aforesaid documents, for the amounts indicated below.
- II. We have enclosed with this Price Bid Form a copy of our W-9, and our registration with the Georgia Secretary of State's Office (if applicable). If we are not registered to do business in the State of Georgia with the Georgia Secretary of State's Office, we agree to do so prior to the execution of this Agreement.
- III. We agree that we have not submitted substitutions or alternate bids and that if we have our proposal will be considered non-responsive and will not be considered for award. We further agree that we have identified any and all exceptions to the RFP and/or sample contract on a separate page, provided with this RFP response.
- IV. We agree to meet with appropriate staff of the County within thirty (30) days of apparent award, for the purposes of possible implementation of an agreement, if such a meeting is requested by written order of the County.
- V. We agree that this proposal may not be revoked or withdrawn after the time set for deadline for receipt of proposals but shall remain open for acceptance for a period of ninety (90) days following such time.
- VI. In case we are notified by mail, telephone, or delivery of the acceptance of this proposal within ninety (90) days after the time set for the deadline for receipt of proposals, we agree to execute a contract (Agreement between Consultant and County), for the Services at the above stated unit rates and at the same time to furnish and deliver to the County all required documents required herein.
- VII. The Proposer submits the following requested information to the County:

Legal Name of Proposer: _____

Street Address: _____

When Organized: _____ Where Organized: _____

Number of years engaged in the business under the present firm name: _____

Plan of Organization (Proprietorship), (Corporation), (Partnership) _____

The bidder/proposer has never refused to sign a contract as proposed. Correct _____ Incorrect _____

The bidder/proposer has never been declared in default on a contract. Correct _____ Incorrect _____

Remarks: _____

VIII. I certify that I am a principal or other representative of the firm of and that I am authorized by it to execute the foregoing offer on its behalf. I am a principal person of the foregoing with management responsibilities for the foregoing subject matter and as such I am personally knowledgeable of all of its pertinent matters. We certify that this bid/proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid/proposal for the same services, materials, labor, supplies, or equipment and is in all respects fair and without collusion or fraud. We understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. We agree to abide by all conditions of this bid/proposal. We certify that no person associated with our firm is an employee of, or affiliated with, the County or holds any statewide elective or appointed office. We further certify that no person who holds any state-wide elective or appointed office or who is affiliated with the County has been paid or promised by the firm any compensation in connection with this procurement by the County.

The full names and titles of person and firms interested in the foregoing bid/proposal as principals are as follows:

SIGNATURE: _____

TITLE: _____

Exhibit IV
Submittal Formats for RFP #20-01

A. Cover Letter

B. Administrative Requirements

1. Basic Company Information
 - a) Company name
 - b) Company Headquarter Address
 - c) Contact Information
 - d) Company Website
 - e) Georgia Addresses
 - f) Staff
 - g) Ownership
2. Right of Way Project Manager Information
 - a) Name
 - b) Address
 - c) Contact Information
3. Signed Cover Page of any Addenda Issued

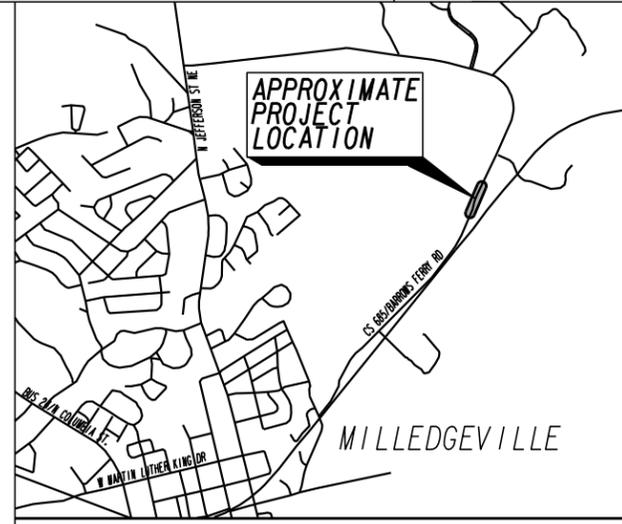
B. Staffing Plan

1. Qualifications of Proposed Team Members
2. Team Makeup and Size
3. Project Management

C. Schedule Adherence

1. Breakdown of Parcels and Let Date
2. Work/Delivery Plan
3. Team Commitments

D. Pre-qualification Certificates for ROW Project Manager and team members



LOCATION SKETCH

LOCATION & DESIGN APPROVAL DATE: TBD

NOTE: THE CO-ORDINATES LISTED ARE WEST ZONE GRID CO-ORDINATES BASED ON THE GA. STATE PLANE CO-ORDINATE SYSTEM OF 1984.
 HORIZONTAL DATUM : NAD 83/94 HARN
 VERTICAL DATUM : NAVD 1988

PROJECT MID POINT
 CS 685/BARROWS FERRY ROAD
 STA 119+57.50
 N 1132259.7738
 E 335695.9735

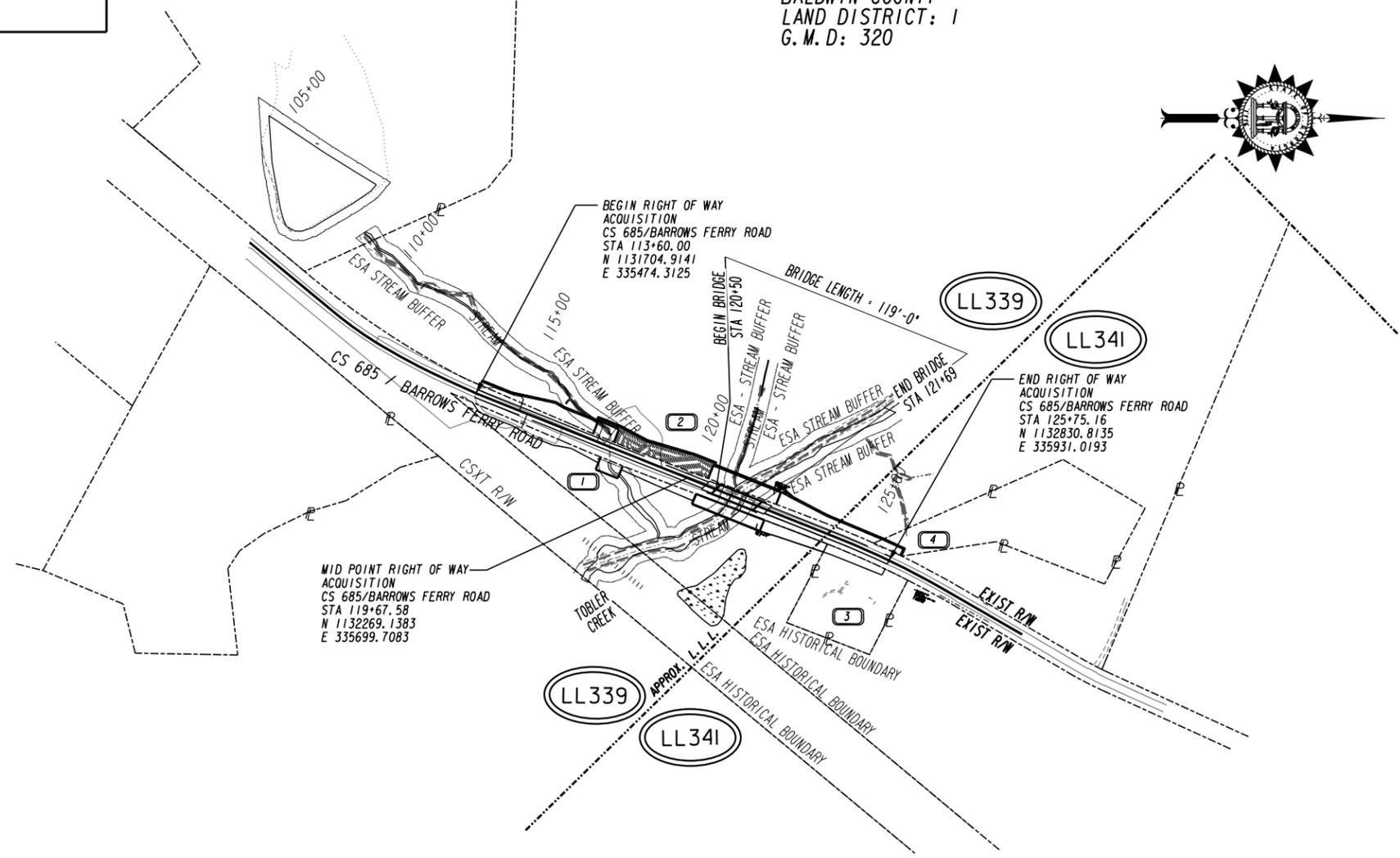
DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA

RIGHT OF WAY OF PROPOSED CS 685/BARROWS FERRY ROAD @ TOBLER CREEK BRIDGE REPLACEMENT

Exhibit 5

FEDERAL AID PROJECT

BALDWIN COUNTY
 LAND DISTRICT: 1
 G. M. D.: 320



CONVENTIONAL SIGNS	
STATE OR COUNTY LINE	---
CITY LIMIT LINE	---
LAND LOT LINE	---
PROPERTY LINE	---
SURVEY OR BASE LINE	---
RIGHT OF WAY LINE	---
EXISTING	---
REQUIRED	---
LIMIT OF ACCESS	---
REQD R/W & LIMIT OF ACCESS	---
R/W MARKERS	---
FENCE	X X
RAILROAD	---
POWER LINE	P P
TELEPHONE LINE	T T
POWER/UTILITY POLES	---
LIGHT POLES	---

PLANS PREPARED BY

LOWE ENGINEERS

990 HAMMOND DRIVE, SUITE 900, ATLANTA, GA 30328
 PHONE 770.857.8400 FAX 770.857.8401

UNDER THE SUPERVISION OF
 MICHAEL STOLTZFUS, P.E.
 PROJECT MANAGER
 LOWE ENGINEERS

PROJECT NUMBER 270900-
 BALDWIN COUNTY

LENGTH OF RIGHT OF WAY PROJECT	COUNTY NO. 9
NET LENGTH OF RIGHT OF WAY	0.2301
NET LENGTH OF BRIDGES	0.0225
NET LENGTH OF EXCEPTIONS	0.0000
GROSS LENGTH OF RIGHT OF WAY	0.2301



THIS PROJECT IS LOCATED 100% IN BALDWIN COUNTY AND CONGRESSIONAL DISTRICT 10.

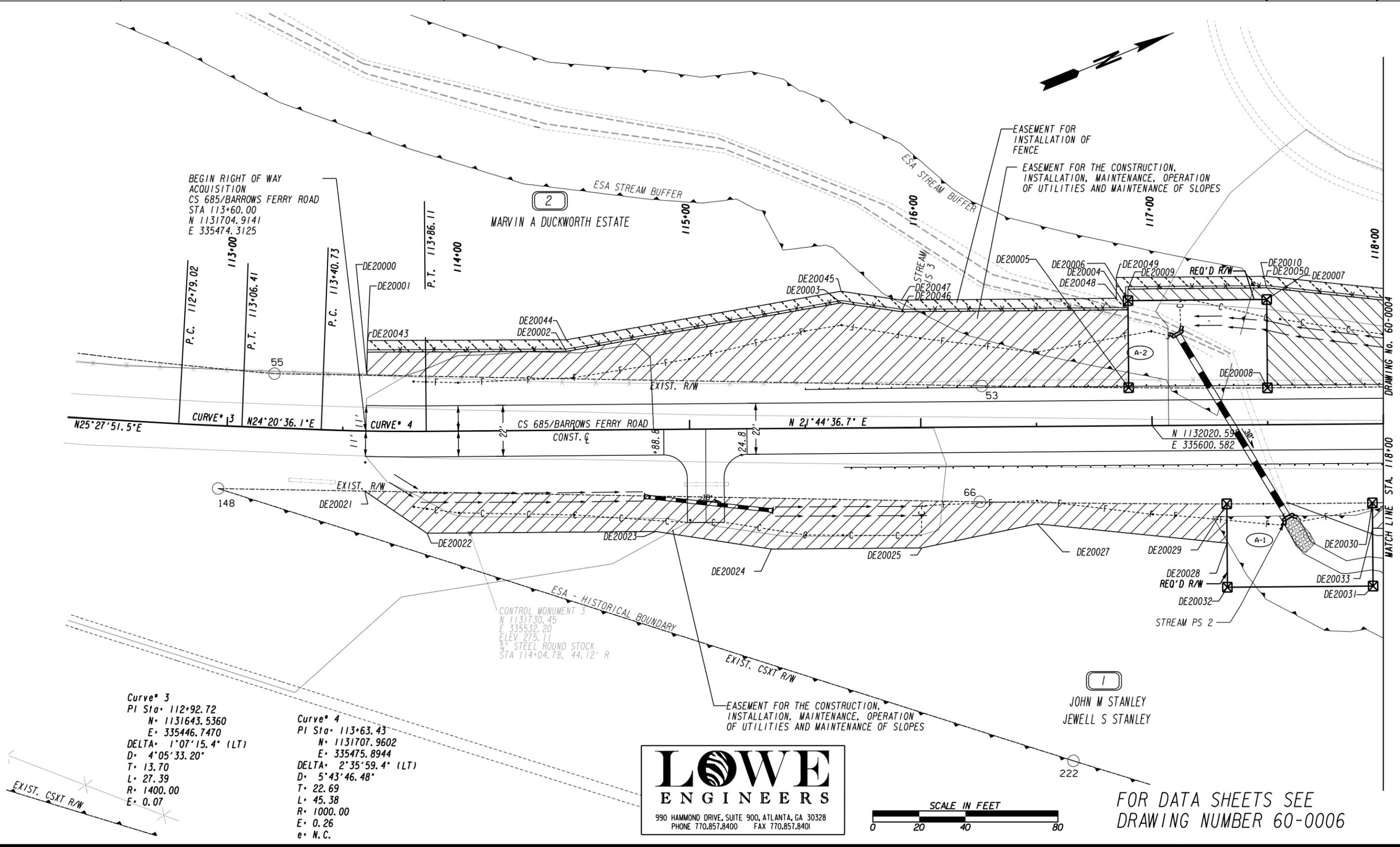
APPROVED: TROY D. BYERS STATE RIGHT OF WAY ADMINISTRATOR DATE

LOCATION AND DESIGN APPROVAL DATE:

PLANS COMPLETED DATE: 03/17/20

REVISIONS:

DRAWING No.
 60-0001



BEGIN RIGHT OF WAY ACQUISITION
CS 685/BARROWS FERRY ROAD
STA 113+60.00
N 1131704.9141
E 335474.3125

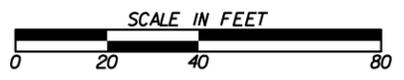
CURVE* 3
N25°27'51.5"E
CURVE* 4
N24°20'36.1"E

Curve* 3
PI Sta 112+92.72
N 1131643.5360
E 335446.7470
DELTA 1°07'15.4" (LT)
D 4°05'33.20"
T 13.70
L 27.39
R 1400.00
E 0.07

Curve* 4
PI Sta 113+63.43
N 1131707.9602
E 335475.8944
DELTA 2°35'59.4" (LT)
D 5°43'46.48"
T 22.69
L 45.38
R 1000.00
E 0.26
e N.C.

CONTROL MONUMENT 5
N 1131730.45
E 335532.20
ELEV 275.11
1/2" STEEL ROUND STOCK
STA 114+04.78, 44.12' R

LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900, ATLANTA, GA 30328
PHONE 770.857.8400 FAX 770.857.8401



FOR DATA SHEETS SEE
DRAWING NUMBER 60-0006

PROPERTY AND EXISTING R/W LINE	-----e-----
REQUIRED R/W LINE	-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Diagonal Lines Box]
EASEMENT FOR CONSTR OF DRIVES	[Cross-hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	---o---o---
END LIMIT OF ACCESS.....ELA	---o---o---
LIMIT OF ACCESS	---o---o---
REQ'D R/W & LIMIT OF ACCESS	---o---o---
ORANGE BARRIER FENCE	---o---o---
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE 4-0001)	---o---o---

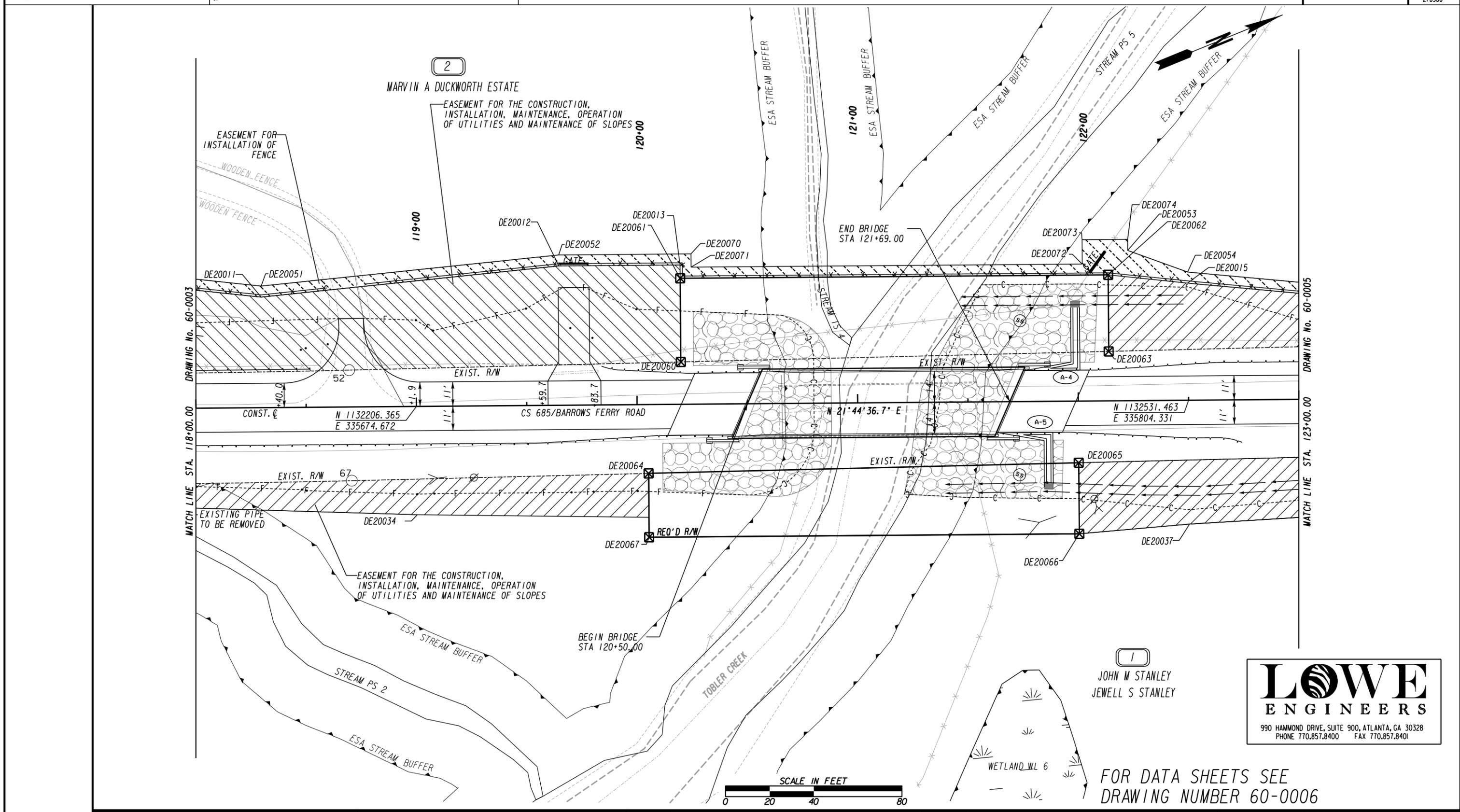
DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 270900-
COUNTY: BALDWIN
LAND LOT NO: 339
LAND DISTRICT: 1
GMD: 320
DATE: 03/17/20 SH 3 OF 7

DRAWING No.
60-0003



PROPERTY AND EXISTING R/W LINE	-----e-----
REQUIRED R/W LINE	-----
CONSTRUCTION LIMITS	-----C-----
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	-----F-----
EASEMENT FOR CONSTR OF SLOPES	-----X-----
EASEMENT FOR CONSTR OF DRIVES	-----

BEGIN LIMIT OF ACCESS.....BLA	-----o-----
END LIMIT OF ACCESS.....ELA	-----h-----
LIMIT OF ACCESS	-----
REQ'D R/W & LIMIT OF ACCESS	-----
ORANGE BARRIER FENCE	-----
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE 4-0001)	-----

DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: 270900-
COUNTY: BALDWIN
LAND LOT NO: 339
LAND DISTRICT: 1
GMD: 320
DATE: 03/17/20 SH 4 OF 7

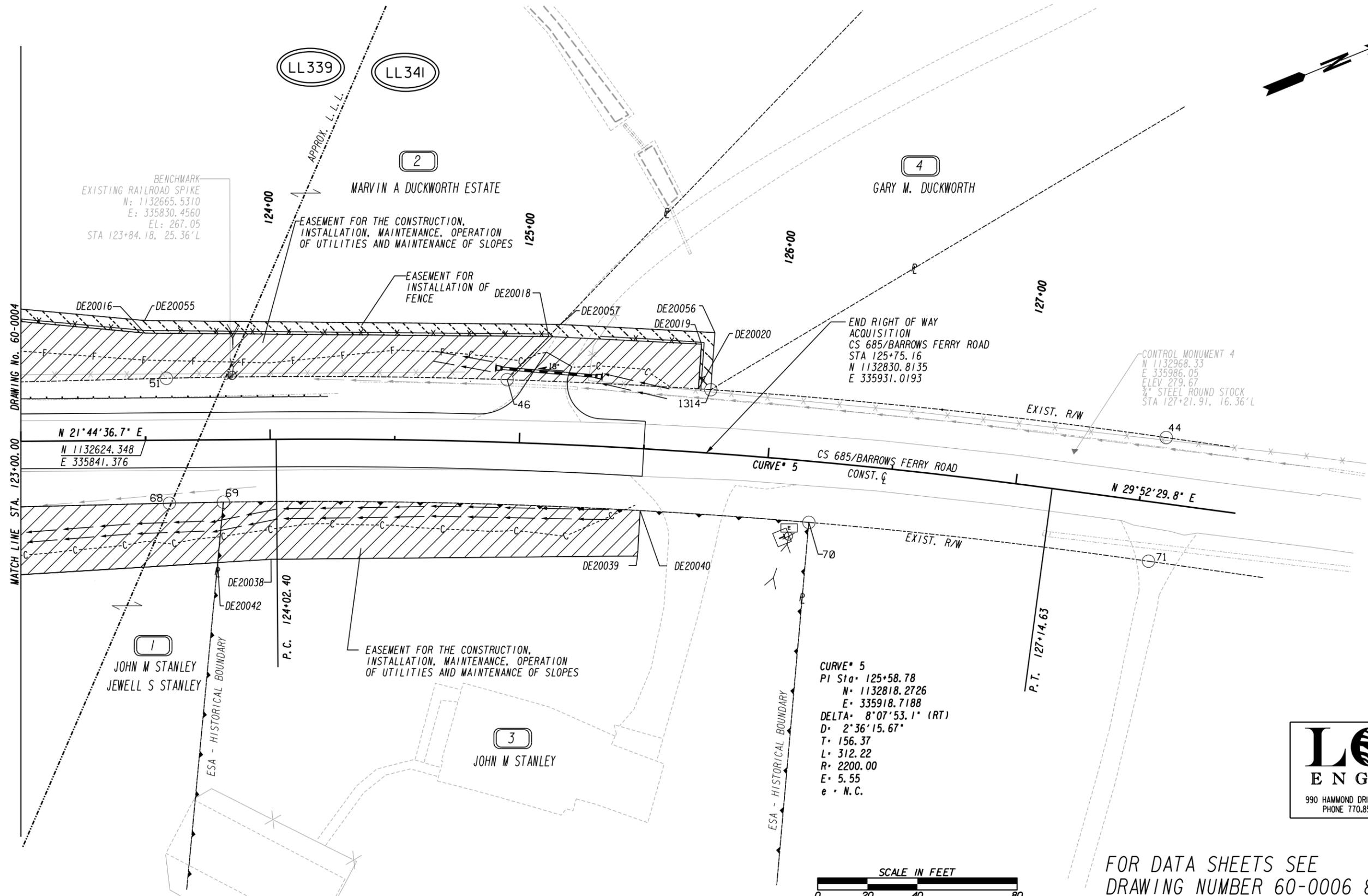
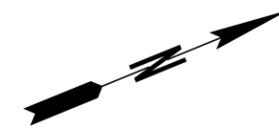
DRAWING No.
60-0004

LOWE ENGINEERS

990 HAMMOND DRIVE, SUITE 900, ATLANTA, GA 30328
PHONE 770.857.8400 FAX 770.857.8401

JOHN M STANLEY
JEWELL S STANLEY

FOR DATA SHEETS SEE
DRAWING NUMBER 60-0006



LOWE
ENGINEERS

990 HAMMOND DRIVE, SUITE 900, ATLANTA, GA 30328
PHONE 770.857.8400 FAX 770.857.8401

FOR DATA SHEETS SEE
DRAWING NUMBER 60-0006 & 60-0007



PROPERTY AND EXISTING R/W LINE	-----e-----
REQUIRED R/W LINE	-----
CONSTRUCTION LIMITS	-----C-----
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	-----F-----
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Cross-hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----o-----
END LIMIT OF ACCESS.....ELA	-----o-----
LIMIT OF ACCESS	-----o-----
REQ'D R/W & LIMIT OF ACCESS	-----o-----
ORANGE BARRIER FENCE	-----o-----
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE 4-0001)	-----o-----

DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: 270900-
COUNTY: BALDWIN
LAND LOT NO: 339 & 341
LAND DISTRICT: 1
GMD: 320
DATE: 03/17/20 SH 5 OF 7

DRAWING No.
60-0005

REQ'D R/W - PAR 1/SV4 REQ'D R/W DE3 SEE SHT 60-0003

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20029	34.02 R	117+32.00	CS 685/BARROWS FERRY ROAD
ARC LENGTH = 63.00 CHORD BEAR = N 21°50'14.3" E LNTH CHORD = 63.00 RADIUS = 5851.64 DEGREE = 0°58'44.9"			
DE20030	34.13 R	117+95.00	CS 685/BARROWS FERRY ROAD
S 68°15'23.3" E			
DE20031	70.00 R	117+95.00	CS 685/BARROWS FERRY ROAD
S 21°44'36.7" W			
DE20032	70.00 R	117+32.00	CS 685/BARROWS FERRY ROAD
N 68°15'23.3" W			
DE20029	34.02 R	117+32.00	CS 685/BARROWS FERRY ROAD
REQ'D R/W = 2259.75 SF REQ'D R/W = 0.052 ACRES REMAINDER = +/- 20.13 ACRES			

PARCEL 1/SV4 TRACT 2 R/W REQ'D R/W DE13 SEE SHT 60-0004

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20064	31.12 R	120+05.00	CS 685/BARROWS FERRY ROAD
N 20°47'25.3" E			
DE20065	27.87 R	122+00.00	CS 685/BARROWS FERRY ROAD
S 68°15'34.6" E			
DE20066	60.00 R	122+00.00	CS 685/BARROWS FERRY ROAD
S 21°44'36.7" W			
DE20067	60.00 R	120+05.00	CS 685/BARROWS FERRY ROAD
N 68°15'23.3" W			
DE20064	31.12 R	120+05.00	CS 685/BARROWS FERRY ROAD
REQ'D R/W = 5948.31 SF REQ'D R/W = 0.137 ACRES REMAINDER = +/- 20.13 ACRES			

PESMT - PAR 1/SV4 TRACT 1 REQ'D EASMT. DE2 SEE SHT 60-0003

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20021	25.93 R	113+60.00	CS 685/BARROWS FERRY ROAD
N 23°11'28.0" E			
66 ARC LENGTH = 106.77 CHORD BEAR = N 22°40'06.3" E LNTH CHORD = 106.77 RADIUS = 5851.64 DEGREE = 0°58'44.9"			
DE20029	34.02 R	117+32.00	CS 685/BARROWS FERRY ROAD
S 68°15'23.3" E			
DE20028	51.00 R	117+32.00	CS 685/BARROWS FERRY ROAD
S 28°00'25.3" W			
DE20027	42.00 R	116+50.00	CS 685/BARROWS FERRY ROAD
S 10°26'01.0" W			
DE20025	52.00 R	116+00.00	CS 685/BARROWS FERRY ROAD
S 21°44'36.7" W			
DE20024	52.00 R	115+35.00	CS 685/BARROWS FERRY ROAD
S 30°50'01.7" W			
DE20023	44.00 R	114+85.00	CS 685/BARROWS FERRY ROAD
S 21°44'36.7" W			
DE20022	44.00 R	113+86.11	CS 685/BARROWS FERRY ROAD
S 56°15'41.4" W			
DE20021	25.93 R	113+60.00	CS 685/BARROWS FERRY ROAD
REQ'D EASMT = 5972.96 SF REQ'D EASMT = 0.137 ACRES			

REQ'D R/W - PAR 2/SV2 REQ'D R/W DE5 SEE SHT 60-0003

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20005	16.43 L	116+90.00	CS 685/BARROWS FERRY ROAD
N 68°15'23.3" W			
DE20006	54.00 L	116+90.00	CS 685/BARROWS FERRY ROAD
N 21°44'36.7" E			
DE20007	54.00 L	117+50.00	CS 685/BARROWS FERRY ROAD
S 68°15'23.3" E			
DE20008	15.88 L	117+50.00	CS 685/BARROWS FERRY ROAD
S 68°15'23.3" E			
ARC LENGTH = 60.00 CHORD BEAR = S 22°16'04.4" W LNTH CHORD = 60.00 RADIUS = 5801.64 DEGREE = 0°59'15.3"			
DE20005	16.43 L	116+90.00	CS 685/BARROWS FERRY ROAD
REQ'D R/W = 2273.91 SF REQ'D R/W = 0.052 ACRES REMAINDER = +/- 85.70 ACRES			

PARCEL 2/SV2 TRACT 2 R/W REQ'D R/W DE12 SEE SHT 60-0003 & 60-0004

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20060	19.14 L	120+20.00	CS 685/BARROWS FERRY ROAD
N 68°15'23.3" W			
DE20061	57.00 L	120+20.00	CS 685/BARROWS FERRY ROAD
N 21°44'36.7" E			
DE20062	57.00 L	122+14.00	CS 685/BARROWS FERRY ROAD
S 68°15'23.3" E			
DE20063	22.37 L	122+14.00	CS 685/BARROWS FERRY ROAD
S 20°47'25.1" W			
DE20060	19.14 L	120+20.00	CS 685/BARROWS FERRY ROAD
REQ'D R/W = 7032.06 SF REQ'D R/W = 0.161 ACRES REMAINDER = +/- 85.70 ACRES			

PESMT - PAR 2/SV2 TRACT 1 REQ'D EASMT. DE6 SEE SHT 60-0003

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20000	24.07 L	113+60.00	CS 685/BARROWS FERRY ROAD
N 66°45'37.7" W			
DE20001	34.00 L	113+60.00	CS 685/BARROWS FERRY ROAD
N 21°57'45.4" E			
DE20002	34.00 L	114+47.00	CS 685/BARROWS FERRY ROAD
N 12°12'11.3" E			
DE20003	54.00 L	115+66.00	CS 685/BARROWS FERRY ROAD
N 30°29'22.9" E			
DE20046	50.00 L	115+92.00	CS 685/BARROWS FERRY ROAD
N 21°44'36.7" E			
DE20004	50.00 L	116+90.00	CS 685/BARROWS FERRY ROAD
S 68°15'23.3" E			
DE20005	16.43 L	116+90.00	CS 685/BARROWS FERRY ROAD
ARC LENGTH = 63.50 CHORD BEAR = S 22°52'39.2" W LNTH CHORD = 63.50 RADIUS = 5801.64 DEGREE = 0°59'15.3"			
DE20000	24.07 L	113+60.00	CS 685/BARROWS FERRY ROAD
REQ'D EASMT = 7763.14 SF REQ'D EASMT = 0.178 ACRES			

PESMT - PAR 2/SV2 TRACT 2 REQ'D EASMT. DE7 SEE SHT 60-0003 & 60-0004

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20008	15.88 L	117+50.00	CS 685/BARROWS FERRY ROAD
N 68°15'23.3" W			
DE20007	54.00 L	117+50.00	CS 685/BARROWS FERRY ROAD
S 21°44'36.7" W			
DE20006	54.00 L	116+90.00	CS 685/BARROWS FERRY ROAD
N 68°15'23.3" W			
DE20009	59.00 L	116+90.00	CS 685/BARROWS FERRY ROAD
N 21°44'36.7" E			
DE20010	59.00 L	117+50.00	CS 685/BARROWS FERRY ROAD
N 28°09'44.4" E			
DE20011	50.00 L	118+30.00	CS 685/BARROWS FERRY ROAD
N 16°14'35.2" E			
DE20012	63.00 L	119+65.00	CS 685/BARROWS FERRY ROAD
N 21°44'32.9" E			
DE20013	63.00 L	120+20.00	CS 685/BARROWS FERRY ROAD
S 68°15'23.3" E			
DE20061	57.00 L	120+20.00	CS 685/BARROWS FERRY ROAD
S 68°15'23.3" E			
DE20060	19.14 L	120+20.00	CS 685/BARROWS FERRY ROAD
S 20°47'25.1" W			
52 ARC LENGTH = 119.60 CHORD BEAR = S 21°22'50.8" W LNTH CHORD = 119.59 RADIUS = 5801.64 DEGREE = 0°59'15.3"			
DE20008	15.88 L	117+50.00	CS 685/BARROWS FERRY ROAD
REQ'D EASMT = 11142.50 SF REQ'D EASMT = 0.256 ACRES			

PARCEL 2/SV2 PESMT TRACT 3 REQ'D EASMT. DE14 SEE SHT 60-0004 & 60-0005

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20063	22.37 L	122+14.00	CS 685/BARROWS FERRY ROAD
N 68°15'23.3" W			
DE20062	57.00 L	122+14.00	CS 685/BARROWS FERRY ROAD
N 28°05'01.4" E			
DE20015	53.00 L	122+50.00	CS 685/BARROWS FERRY ROAD
N 27°27'14.9" E			
DE20016	43.00 L	123+50.00	CS 685/BARROWS FERRY ROAD
N 22°41'31.8" E			
DE20018	43.00 L	125+10.00	CS 685/BARROWS FERRY ROAD
S 23°48'27.7" E			
46 ARC LENGTH = 136.76 CHORD BEAR = S 22°25'03.1" W LNTH CHORD = 136.74 RADIUS = 2407.76 DEGREE = 2°22'46.7"			
DE20063	22.37 L	123+58.54	CS 685/BARROWS FERRY ROAD
S 20°47'25.1" W			
DE20063	22.37 L	122+14.00	CS 685/BARROWS FERRY ROAD
REQ'D EASMT = 6226.56 SF REQ'D EASMT = 0.143 ACRES			

PESMT - PAR 1/SV4 TRACT 2 REQ'D EASMT. DE4 SEE SHT 60-0004

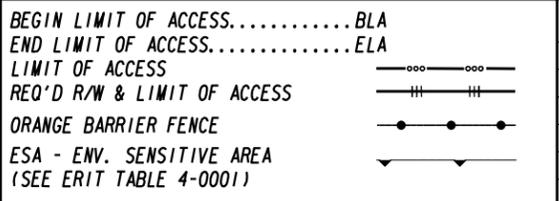
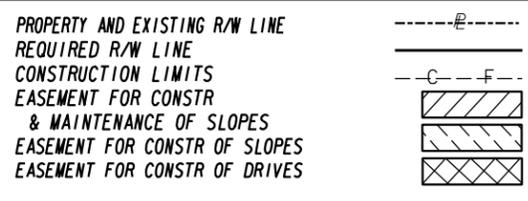
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20030	34.13 R	117+95.00	CS 685/BARROWS FERRY ROAD
ARC LENGTH = 75.43 CHORD BEAR = N 21°09'34.5" E LNTH CHORD = 75.43 RADIUS = 5851.64 DEGREE = 0°58'44.9"			
DE20064	31.12 R	120+05.00	CS 685/BARROWS FERRY ROAD
N 20°47'25.1" E			
DE20035	51.00 R	120+05.00	CS 685/BARROWS FERRY ROAD
S 68°15'42.5" E			
DE20034	49.00 R	119+00.00	CS 685/BARROWS FERRY ROAD
S 22°50'05.0" W			
DE20033	45.00 R	117+95.00	CS 685/BARROWS FERRY ROAD
S 23°55'30.6" W			
DE20030	34.13 R	117+95.00	CS 685/BARROWS FERRY ROAD
REQ'D EASMT = 3295.55 SF REQ'D EASMT = 0.076 ACRES			

PARCEL 1/SV4 PESMT TRACT 3 REQ'D EASMT. DE15 SEE SHT 60-0004 & 60-0005

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20065	27.87 R	122+00.00	CS 685/BARROWS FERRY ROAD
N 20°47'24.9" E			
68	25.22 R	123+59.37	CS 685/BARROWS FERRY ROAD
N 21°03'12.4" E			
69	24.96 R	123+81.03	CS 685/BARROWS FERRY ROAD
S 62°23'46.4" E			
DE20042	49.14 R	123+78.55	CS 685/BARROWS FERRY ROAD
S 18°41'26.3" W			
DE20037	56.00 R	122+50.00	CS 685/BARROWS FERRY ROAD
S 17°10'10.0" W			
DE20066	60.00 R	122+00.00	CS 685/BARROWS FERRY ROAD
N 68°15'34.6" W			
DE20065	27.87 R	122+00.00	CS 685/BARROWS FERRY ROAD
REQ'D EASMT = 4975.52 SF REQ'D EASMT = 0.114 ACRES			

PARCEL 2/SV2 PESMT REQ'D EASMT. DE10 SEE SHT 60-0003 TO 60-0005

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20001	34.00 L	113+60.00	CS 685/BARROWS FERRY ROAD
DE20043	39.00 L	113+60.00	CS 685/BARROWS FERRY ROAD
DE20044	39.00 L	114+47.00	CS 685/BARROWS FERRY ROAD
DE20045	59.00 L	115+66.00	CS 685/BARROWS FERRY ROAD
DE20047	55.00 L	115+92.00	CS 685/BARROWS FERRY ROAD
DE20048	55.00 L	116+85.00	CS 685/BARROWS FERRY ROAD
DE20049	64.00 L	116+85.00	CS 685/BARROWS FERRY ROAD
DE20050	64.00 L	117+50.00	CS 685/BARROWS FERRY ROAD
DE20051	55.00 L	118+30.00	CS 685/BARROWS FERRY ROAD
DE20052	68.00 L	119+65.00	CS 685/BARROWS FERRY ROAD
DE20070	68.00 L	120+25.00	CS 685/BARROWS FERRY ROAD
DE20071	62.00 L	120+25.00	CS 685/BARROWS FERRY ROAD
DE20072	62.00 L	122+02.29	CS 685/BARROWS FERRY ROAD
DE20073	73.00 L	122+02.29	CS 685/BARROWS FERRY ROAD
DE20074	73.00 L	122+22.96	CS 685/BARROWS FERRY ROAD
DE20053	68.00 L	122+22.96	CS 685/BARROWS FERRY ROAD
DE20054	58.00 L	122+50.00	CS 685/BARROWS FERRY ROAD
DE20055	48.00 L	123+50.00	CS 685/BARROWS FERRY ROAD
DE20055	48.00 L	123+50.00	CS 685/BARROWS FERRY ROAD
DE20057	48.00 L	125+14.39	CS 685/BARROWS FERRY ROAD
DE20018	43.00 L	125+10.04	CS 685/BARROWS FERRY ROAD
DE20016	43.00 L	123+50.00	CS 685/BARROWS FERRY ROAD
DE20015	53.00 L	122+50.00	CS 685/BARROWS FERRY ROAD
DE20062	57.00 L	122+14.00	CS 685/BARROWS FERRY ROAD
DE20061	57.00 L	120+20.00	CS 685/BARROWS FERRY ROAD
DE20013	63.00 L	120+20.00	CS 685/BARROWS FERRY ROAD
DE20012	63.00 L	119+65.00	CS 685/BARROWS FERRY ROAD
DE20011	50.00 L	118+30.00	CS 685/BARROWS FERRY ROAD
DE20010	59.00 L	117+50.00	CS 685/BARROWS FERRY ROAD
DE20009	59.00 L	116+90.00	CS 685/BARROWS FERRY ROAD
DE20004	50.00 L	116+90.00	CS 685/BARROWS FERRY ROAD
DE20046	50.00 L	115+92.00	CS 685/BARROWS FERRY ROAD
DE20003	54.00 L	115+66.00	CS 685/BARROWS FERRY ROAD
DE20002	34.00 L	114+47.00	CS 685/BARROWS FERRY ROAD
DE20001	34.00 L	113+60.00	CS 685/BARROWS FERRY ROAD
REQ'D EASMT AREA = 6156.65 SF			



DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 270900-
COUNTY: BALDWIN
LAND LOT NO: 339 & 341
LAND DISTRICT: 1
GMD: 320
DATE: 03/17/20 SH 6 OF 7

DRAWING No.
60-0006

PESMT - PAR 3/SV5 REQ'D EASMT. DE8 SEE SHT 60-0005

PNT OFFSET/ STATION/ ALIGNMENT
DIST BEARING

69 24.96 R 123+81.03 CS 685/BARROWS FERRY ROAD
ARC LENGTH = 167.30
CHORD BEAR = N 23°20'58.3" E
LNTH CHORD = 167.27
RADIUS = 2357.76
DEGREE = 2°25'48.3"
DE20040 24.76 R 125+50.00 CS 685/BARROWS FERRY ROAD
18.24 S 64°24'45.1" E
DE20039 43.00 R 125+50.00 CS 685/BARROWS FERRY ROAD
147.01 S 21°41'09.7" W
DE20041 48.00 R 124+00.00 CS 685/BARROWS FERRY ROAD
21.48 S 18°41'26.3" W
DE20042 49.14 R 123+78.55 CS 685/BARROWS FERRY ROAD
24.31 N 62°23'46.4" W
69 24.96 R 123+81.03 CS 685/BARROWS FERRY ROAD
REQD EASMT = 3642.98 SF
REQD EASMT = 0.084 ACRES

PESMT - PAR 4/SV3 REQ'D EASMT. DE9 SEE SHT 60-0005

PNT OFFSET/ STATION/ ALIGNMENT
DIST BEARING

46 25.10 L 124+94.25 CS 685/BARROWS FERRY ROAD
24.03 W 23°48'27.7" W
DE20018 43.00 L 125+10.04 CS 685/BARROWS FERRY ROAD
61.40 N 25°03'58.3" E
DE20019 43.28 L 125+70.26 CS 685/BARROWS FERRY ROAD
17.96 S 63°45'25.8" E
DE20075 25.33 L 125+70.22 CS 685/BARROWS FERRY ROAD
ARC LENGTH = 76.84
CHORD BEAR = S 24°57'28.6" W
LNTH CHORD = 76.83
RADIUS = 2407.76
DEGREE = 2°22'46.7"
46 25.10 L 124+94.25 CS 685/BARROWS FERRY ROAD
REQD EASMT = 1229.66 SF
REQD EASMT = 0.028 ACRES

PARCEL 4/SV3 TESMT REQ'D EASMT. DE11 SEE SHT 60-0003

PNT OFFSET/ STATION/ ALIGNMENT
DIST BEARING

DE20018 43.00 L 125+10.04 CS 685/BARROWS FERRY ROAD
DE20057 48.00 L 125+14.39 CS 685/BARROWS FERRY ROAD
DE20056 48.29 L 125+75.16 CS 685/BARROWS FERRY ROAD
1314 25.35 L 125+75.16 CS 685/BARROWS FERRY ROAD
ARC LENGTH = 5.00
CHORD BEAR = S 25°55'01.5" W
LNTH CHORD = 5.00
RADIUS = 2407.77
DEGREE = 2°22'46.6"
DE20075 25.33 L 125+70.22 CS 685/BARROWS FERRY ROAD
DE20019 43.28 L 125+70.26 CS 685/BARROWS FERRY ROAD
DE20018 43.00 L 125+10.04 CS 685/BARROWS FERRY ROAD
REQD EASMT AREA = 409.43 SF



PROPERTY AND EXISTING R/W LINE -----e-----
REQUIRED R/W LINE -----
CONSTRUCTION LIMITS -C-F-
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES [diagonal hatching]
EASEMENT FOR CONSTR OF SLOPES [diagonal hatching]
EASEMENT FOR CONSTR OF DRIVES [cross-hatching]

BEGIN LIMIT OF ACCESS.....BLA [dashed line]
END LIMIT OF ACCESS.....ELA [dashed line]
LIMIT OF ACCESS [dotted line]
REQ'D R/W & LIMIT OF ACCESS [solid line]
ORANGE BARRIER FENCE [dashed line with dots]
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE 4-0001) [solid line with triangles]

DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: 270900-
COUNTY: BALDWIN
LAND LOT NO: 341
LAND DISTRICT: 1
GMD: 320
DATE: 03/17/20 SH 7 OF 7
DRAWING No.
60-0007