

**Spout Springs Road, Phase II**  
**Scope and Cost from June 10, 2024 through PFPR and Responding to Comments**  
**June 19, 2024**

The Preliminary Plans for Spout Springs Road are approximately 90% complete and Hall County has asked us to prepare a scope and cost to get through PFPR and respond to comments.

We anticipate submitting the PFPR package to GDOT by the end of July and the PFPR review should be in September. GDOT will then issue comments for the plans which will most likely be in October. Our team will respond to the comments by November. This does not include changing plans but just reviewing the comments and agreeing or disagreeing plus providing a detailed response as necessary. At that point, if federal funding is still expected, we will provide a scope and cost to the next desired milestone as directed by the county. If funding changes, we anticipate the scope of work will be less than what will be required with federal funding.

**Cost Summary (Lump Sum)\*:**

Project Management	\$39,924.63
Roadway (including H&H)	\$180,472.76
Culvert/Wall design	\$21,264.00
Traffic Engineering (Lumin8)	\$51,933.73
Environmental (Edwards Pitman)	\$18,361.41
SUE (United)	\$4,000.81
<b>Total Lump Sum</b>	<b>\$315,957.34</b>

\*A breakdown of the scope, manhours, and cost are provided to support this summary above.

Comments from GDOT on the Preliminary Plans may affect Right-Of-Way (ROW) and easements. The lump sum scope and cost does not include any work associated with the ROW plans for the project. ROW acquisition can be proceeding on this project as previously determined. As of now, there are 24 parcels that were determined to be less likely to change and good risks for proceeding. After the Preliminary Plans are approved by GDOT, that is when ROW plans are typically finalized and approved for ROW acquisition.

As discussed in our meeting on June 12, we recommend that we allocate funds for changing the plans based on ROW negotiations for the first 24 parcels. Ideally, we should allocate some funds for assisting the county with other tasks that may arise that are unexpected. We propose establishing funds to be used as directed by the county on a cost-plus basis as follows:

**Plan Changes due to ROW (Cost Plus)**

ROW changes as necessary	\$50,000.00
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**Change Order Request**

Lump Sum minus Available Budget	
(\$315,957.34 - \$124,000.00)	\$191,957.34
Cost Plus for ROW changes	\$50,000.00
<b>Total Change Order Request</b>	<b>\$241,957.34</b>