

February 7, 2025

Niki Vanderslice
Fayette County Development Authority
200 Courthouse Square
Fayetteville, GA 30214
nvanderslice@fayettega.org

Project: FCDA – Jackson Tract Due Diligence

Proposal No. 6258.0000

Dear Mrs. Vanderslice,

Rochester | DCCM (ROCHESTER) is pleased to submit the following proposal for professional services for the above-referenced project. We are excited about the opportunity to work with you and look forward to starting work. This proposal briefly discusses our understanding of the scope of work and our fees for these services.

Location: 1262 Highway 54
Fayetteville, GA
Land Lot 152, 5th District

SCOPE OF SERVICES

SERVICES – ROCHESTER shall provide the following Professional Services for the project referenced above. See attached Exhibit C for the site location included in this proposal. The purpose of this work is to assist with the evaluation of the subject property for development feasibility.

1.1 DUE DILIGENCE SERVICES

- 1.1.1 JURISDICTIONAL WATERS/WETLAND DELINEATION – ROCHESTER will contract with a qualified environmental consultant to delineate and mark in the field the limits of any jurisdictional or buffered streams and wetlands. These limits will be shown on the base map described below based on consultant provided coordinates.
- 1.1.2 PHASE I ENVIRONMENTAL SITE ASSESSMENT – ROCHESTER will contract with a qualified consultant to perform the Phase I ESA in accordance with ASTM E 2247-16, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property and in general accordance with ASTM E 1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, which covers the U.S. Environmental Protection Agency's (USEPA's) "All Appropriate Inquiry" protocol. The general objective of the ESA will be to evaluate potential past and/or present activities at the Subject Property and in the surrounding area that may have impacted soil or groundwater at the Subject Property with hazardous substances and/or petroleum products.
- 1.1.3 BASE & CONSTRAINTS MAP – ROCHESTER will prepare a basemap to include the boundary which was previously performed, topography, streams, wetlands, flood plain limits, setbacks and buffers per zoning ordinances. Any streams and/or wetlands located under Task 1.1.1 will be shown on this constraints map. The topographic data will be based on available GIS information and the accuracy of the GIS data will not be field verified and is for the constraints map and planning only. Flood zone limits will be shown per Fayette County's future flood mapping. It is assumed that the boundary will be provided in CAD format for use in this task.

- 1.1.4 PRELIMINARY UTILITY PLAN – ROCHESTER will research available utility types and sizes and show on the base mapping. A preliminary schematic plan showing proposed connections to available water and sewer systems will be prepared for use in evaluation of the site. ROCHESTER can also assist in coordinating with utility providers to determine availability as needed.
- 1.1.5 SLOPE ANALYSIS – ROCHESTER will analyze the site’s topography and prepare a steep slope analysis showing the areas with slopes greater than 25%. Slope analysis will be used in preparation of conceptual site plans.
- 1.1.6 CULTURAL RESOURCES – ROCHESTER will sub-contract the cultural resources literature and records review for the project site. Historical and archeological files will be reviewed to determine if previously recorded cultural resources are located within the project area. Documents and files to be reviewed include NRHP, Georgia state archeological files, Fayette County historic structures survey files, compliance and research reports, historic maps and early aerial photographs. The literature and records search will be conducted at the appropriate state repositories for cultural resources information. Upon completion of the cultural resources literature review, a letter report will be provided documenting the results of the literature review for inclusion in the PCN.
- 1.1.7 CONCEPT SITE PLAN – If needed, ROCHESTER can prepare a conceptual site plan layout for the site to illustrate potential layout options. The site plan will be based on the base and constraints map prepared under tasks described above and use and program provided by the Client.

1.2 ADDITIONAL SERVICES

If authorized in writing by the Client, ROCHESTER shall provide additional services, as requested, on an hourly basis or for agreed upon fees. Additional services require an “Additional Work Request Authorization” (AWRA) form to be signed and returned to this office prior to performing said services. The form will be provided to you in the event additional services are required and fees will be discussed.

2.0 COMPENSATION

Compensation for Services - The Consultant shall be paid the following fees for the services set forth under the Scope of Services.

DUE DILIGENCE SERVICES

1.1.1	JURISDICTIONAL WATERS/WETLAND DELINEATION	\$3,600.00	Fixed Fee
1.1.2	PHASE I ENVIRONMENTAL SITE ASSESSMENT	\$2,400.00	Fixed Fee
1.1.3	BASE & CONSTRAINTS MAP	\$900.00	Fixed Fee
1.1.4	PRELIMINARY UTILITY PLAN	\$750.00	Fixed Fee
1.1.5	SLOPE ANALYSIS	\$750.00	Fixed Fee
1.1.6	CULTURAL RESOURCES	\$1,900.00	Fixed Fee
1.1.7	CONCEPT SITE PLAN	\$1,500.00	Fixed Fee

HOURLY FEES: Exhibit A, Schedule of Rates and Reimbursable Expenses, is attached and considered part of this agreement.

TERMS AND CONDITIONS: Exhibit B, Terms and Conditions for Professional Services are attached to and considered part of this letter Agreement.

3.0 TIME OF COMPLETION

ESTIMATED TIME OF COMPLETION - Our anticipated time of completion for this work is 30 days from the Notice to Proceed. The receipt of the completed Proposal Acceptance form attached hereto shall constitute Notice to Proceed. Any delay in the receipt of survey specifications, or other

necessary information may delay completion of this project. Inclement weather or other acts of God beyond our control may also delay the delivery date.

4.0 EXCLUSIONS

- (1) The pricing shown hereon is based on approximately 172 +/- acres and the scope of service listed above. If additional land or services are involved, our fees may need to be adjusted.
- (2) Only the fieldwork indicated is included in this proposal.
- (3) No review, permitting, inspection, recording, water meter, sanitary sewer tap or other owner fees are included in this proposal.
- (4) This proposal is valid for 30 days from the date shown hereon. The hourly rates shown are subject to change after December 31, 2025.
- (5) The pricing shown herein is based on the information provided by you. If additional plans or exhibits are requested for things such as a proposed easement or subdivision, this will be considered additional work and our fees may require adjustment.
- (6) In the event of boundary conflicts and the need for extra fieldwork to resolve these conflicts or any other boundary ambiguities, we may require additional surveying fees and/or extensions of the time of delivery. In such event, we will notify you immediately of any changes in fees prior to completing the survey.
- (7) No wetland or state waters permitting or mitigation is included in this proposal. Only those locations as described in the scope will be shown.
- (8) ROCHESTER requires that you are empowered to grant, or will obtain, permission for our personnel to enter the site.

We appreciate the opportunity to assist you with this project. Our Terms and Conditions for Professional Services (Exhibit B) are attached to this letter. The return of this letter with your signature below acknowledging these Scope, Fees and Terms will constitute our Agreement to perform these services and will be considered as our Notice to Proceed. Our proposal is valid for 30 days from the date on page one. If you have any questions, please contact Jeff Collins at 678-450-5236.

Sincerely,
Rochester | DCCM



Jeff Collins, PE, PLS
Senior Vice President – Commercial & Government Services
jncollins@dccm.com

EXHIBIT A
SCHEDULE OF RATES

Hourly Rates:

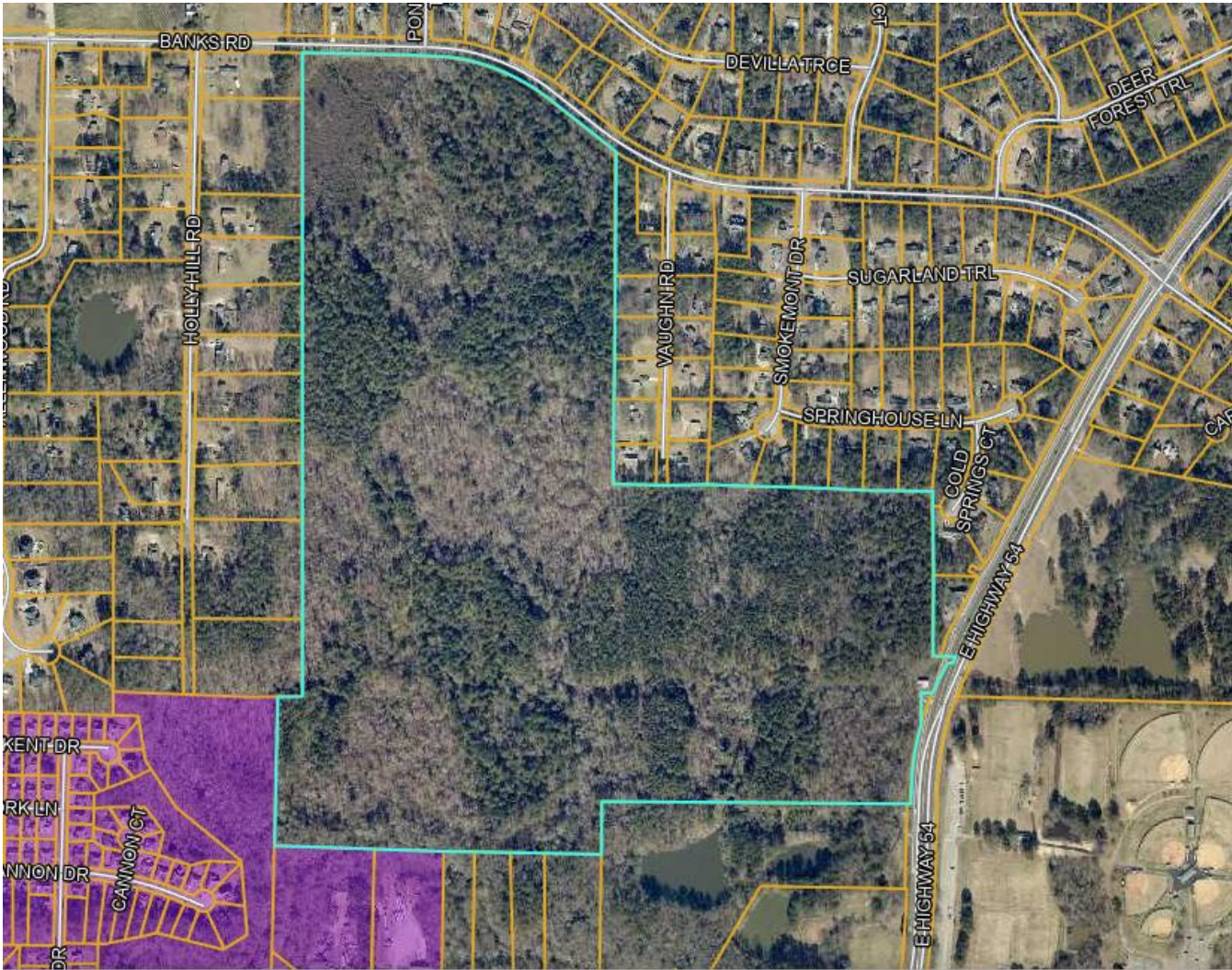
Principal	285.00 per hour
Project Director	250.00 per hour
Senior Hydrologist	240.00 per hour
Director of Development Strategies	225.00 per hour
Senior Project Manager	210.00 per hour
Senior Surveyor	190.00 per hour
Senior Engineer	190.00 per hour
Senior GIS Enterprise Administrator	190.00 per hour
Senior Landscape Architect	190.00 per hour
Project Manager	190.00 per hour
Senior Field Inspector	170.00 per hour
Senior Designer	170.00 per hour
Project Surveyor	170.00 per hour
Project Engineer	170.00 per hour
Project GIS Developer	170.00 per hour
Project Landscape Architect	170.00 per hour
Project Field Inspector	150.00 per hour
Project Designer	150.00 per hour
Staff Surveyor	150.00 per hour
Staff Engineer	150.00 per hour
Staff GIS Analyst	150.00 per hour
Staff Project Manager	150.00 per hour
Staff Landscape Architect	150.00 per hour
Staff Designer	140.00 per hour
Staff Field Inspector	130.00 per hour
CADD Technician	125.00 per hour
GIS Technician	125.00 per hour
Two Person Crew (GPS/RTK)	230.00 per hour
One Person Crew (GPS/RTK)	220.00 per hour
Three Person Field Crew	205.00 per hour
Two Person Field Crew	190.00 per hour
One Person Field Crew	165.00 per hour
Field Technician	105.00 per hour
Clerical	95.00 per hour

Hourly rate schedule is subject to adjustment on December 31, 2025.

Reimbursable Expenses:

All reimbursable expenses, including, but not limited to, mileage, courier, photography, special equipment and materials, plan review fees and out of town travel will be invoiced at cost plus 15%. The cost of any fees to comply with special insurance requirements will be invoiced at cost plus 15%. Any progress prints, county review drawings, permit drawings or prints for other than in-house shall be billed at \$0.30 per square foot for black line copies.

Exhibit C



PROPOSAL ACCEPTANCE

Description of Services Survey & Civil Engineering Services
Project Name FCDA – Jackson Tract Due Diligence
Project Location Fayetteville, GA
Proposal Date February 7, 2025 Consultant ROCHESTER | DCCM

FOR PAYMENT OF CHARGES

Charge Invoice to the Account of:

Firm: _____
Address: _____
City: _____
State: _____ Zip Code: _____ Phone: _____
Attention: _____
Title: _____

FOR APPROVAL OF CHARGES

If the invoice is to be mailed for approval to someone other than the account charges, please indicate where to mail the invoice in the space below.

Firm _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention: _____ Title _____

PROPERTY OWNER IDENTIFICATION (If Other Than Above)

Name _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention: _____ Title _____

PROPOSAL ACCEPTANCE

The Terms and Conditions of this Proposal, including the Terms on this page and the proposal contents are:

Accepted this _____ day of _____, 20_____

Print or type individual, firm or corporate name

X

Signature of authorized representative

Print or type name of authorized representative and title