November 03, 2026

Re: FY23-CP-E02 Roadway Design Project: JA Hart Road
Right-of-Way Acquisition & Summary of Options

The following is intended to provide the Board of Commissioners with an update regarding Right-of-Way acquisition for FY23-CP-E02 Roadway Design Project involving JA Hart Road.

During the June 18, 2026, Board of Commissioners meeting, the Engineering Department presented two requests for additional services:

- Request 1) Approve an $8,000.00 change order with EMC Engineering, Inc.; to revise and shorten the Moore Road and Lee Road construction plans due to insufficient property owner support.
- Request 2) Approve a $50,250.00 Task Order Amendment #02 with Johnson, Mirmiran & Thompson, Inc. (JMT), for additional right-of-way acquisition services under FY25-ROW-E04 Moore Road Right-of-Way Acquisition.

The Board tabled both requests pending a comprehensive update on right-of-way acquisition progress and project budget commitments and expenditures to date.

Subsequently, the Engineering Department provided a high-level update to the Board of Commissioners during the October 20, 2026 Board meeting under Agenda Item, VIII Old Business, #1. Assistant County Manager, Mrs. Crystal Dawson directed County Engineer, Ron Nelson to prepare actionable summary of options for each road included in FY23-CP-E02 Roadway Design Project. The actionable summary of options for FY23-CP-E02 Roadway Design Project – JA Hart Road, is provided below.

**JA Hart Road Option 1 – Proceed with Original Project Scope**

The JA Hart Road Paving Project was initially scoped in February 2023 to provide clearing, utility relocation, and paving along 0.468-mile of existing 60-foot-wide public right-of-way, beginning at Zettwell Road and extending west to its dead-end terminus. Bulloch County owns the existing right-of-way; therefore, property acquisitions are limited to five temporary construction easements and nine paved driveway easements. Johnson, Mirmiran & Thompson, Inc. (JMT) has completed all right-of-way acquisitions except for two temporary construction easements needed to provide positive drainage and adequate ground contour transitions onto adjacent private property. The remaining easements include 0.079 acres (3,441.24 square feet) on Parcel 5 and 0.037 acres (1,611.72 square feet) on Parcel 6. Due to the property owners' lack of response, JMT recommends proceeding with eminent domain/condemnation proceedings to secure the necessary easements and facilitate project completion. The estimated cost to complete the JA Hart Road Paving Project is detailed in the following.

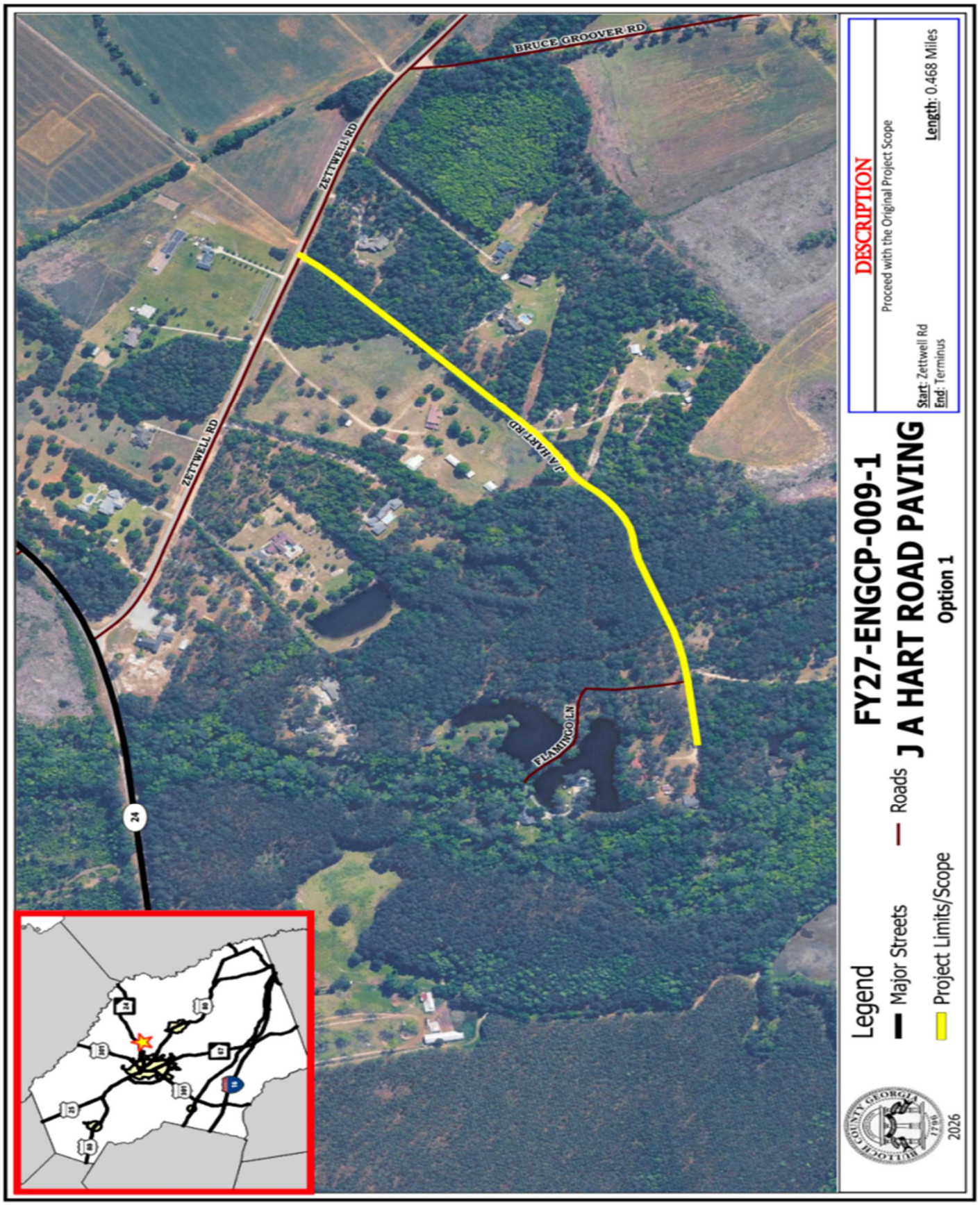
**FY23-CP-E02 ROADWAY DESIGN – JA HART ROAD**
**RIGHT-OF-WAY ACQUISITION & SUMMARY OF OPTIONS**

| Design & R/W Services | Contract Date | Original Contract | Change Orders | Revised Contract |
|---|---|---|---|---|
| EMC Engineering | 02/15/2023 | $18,408.00 | $17,842.17 | $36,250.17 |
| JMT R/W Services | 06/17/2025 | $52,850.00 | $0.00 | $52,850.00 |
| **Total cost encumbered to date on the JA Hart Rd Project** | | | | **$89,100.17** |

| R/W Not Acquired | Parcel No. | Transaction | Start Negotiation | Remarks |
|---|---|---|---|---|
| Unresponsive | 5 | Condemnation | $1,500.00 | Cost will escalate |
| Unresponsive | 6 | Condemnation | $1,000.00 | Cost will escalate |
| **Initial cost for property settlement negotiations JA Hart Road** | | | **$2,500.00** | **Cost will escalate** |

| Delivery Services | Contract Date | Original Contract | Change Orders | Revised Contract |
|---|---|---|---|---|
| EMC Engineering | 02/15/2023 | $18,408.00 | $17,842.17 | $18,408.00 |
| JMT R/W Services | 06/17/2025 | $52,850.00 | $0.00 | $52,850.00 |
| *R/W Settlements* | *Pending* | *$2,500.00* | *Escalation + 100%* | *$5,000.00* |
| *Construction Cost (2024)* | *Pending* | *$656,283.10* | *Escalation 3%/Yr* | *$717,138.26* |
| *Construction COs* | *Pending* | *5% of Construction* | *$35,856.91* | *$25,404.84* |
| *PM & CEI Cost* | *Pending* | *$71,713.83* | *10% Construction* | *$71,713.83* |
| *Utility Relocation Cost* | *Pending* | *$200,000.00* | *N/A* | *$200,000.00* |
| **Total cost encumbered to date on the JA Hart Road Project** | | | | **$89,100.17** |
| **Total Remaining FY27 Budget for JA Hart Road Project** | | | | **$908,500.00** |
| **Total estimated cost to deliver Option 1 JA Hart Road Paving Project** | | | | **$1,090,514.93** |
| **Additional Funding Required to Complete JA Hart Road Project** | | | | **($182,012.93)** |

Refer to the Option 1 JA Hart Road map on page 3.


BRUCE GROOVER RD
ZETTWELL RD
ZETTWELL RD
J A HART RD
FLAMINGO LN
24
DESCRIPTION
Proceed with the Original Project Scope
Start: Zettwell Rd
End: Terminus
Length: 0.468 Miles
FY27-ENGCP-009-1
J A HART ROAD PAVING
Option 1
Legend
Major Streets
Roads
Project Limits/Scope
2026

**JA Hart Road Option 2 Discontinue the Project (Cancellation)**

Option 2 proposes discontinuing the project before completion of the right-of-way acquisition phase, foregoing construction as originally scoped, and canceling both contracts with EMC Engineering and JMT. Discontinuing the project would eliminate future project-related expenditures and allow the County to reallocate the remaining TSPLOST funds to other projects within the Capital Improvement Program. Total project costs encumbered to date are detailed below.

| Design & R/W Services | Contract Date | Original Contract | Change Orders | Revised Contract |
|---|---|---|---|---|
| EMC Engineering | 02/15/2023 | $18,408.00 | $17,842.17 | $36,250.17 |
| JMT R/W Services | 06/17/2025 | $52,850.00 | $0.00 | $52,850.00 |
| **Total cost encumbered to date on the JA Hart Road Project** | | | | **$89,100.17** |
| **Total Remaining FY27 Budget for JA Hart Road Project** | | | | **$908,500.00** |

**Summary, Conclusion, & Recommendation:**

The County owns a 60-foot wide Public Right-of-Way on JA Hart Road beginning at its intersection at Zettwell Road and extending 0.468-mile to its dead-end terminus. JMT has completed all right-of-way acquisitions except for 2 temporary construction easements. The Engineering Department recommends proceeding with eminent domain/condemnation to secure the final temporary construction easements and move this project into construction procurement as soon as practicable. Please refer to the attached map for additional clarification.

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**Final Decision**

The Bulloch County Board of Commissioners hereby provide approval to proceed with Option _____ on **FY23-CP-02 Roadway Design JA Hart Road Project**.

BY: _____
David Bennett, Chairman
Board of Commissioners

_____
Date

ATTEST: _____
Venus Mincey-White
Clerk of the Board

_____
Date