

DATE: February 15, 2016

ISSUE: Proposals from TSW (Attachment 1) and Volkert, Inc. (Attachment 2) to develop schematic design plans (60%), pricing estimates, surveys, geotechnical investigations, and permitting for the Gulf Place Project, including the redevelopment of the public beachfront area at the terminus of HWY 59, and the streetscape of Beach Boulevard (HWY 182) from E. 3rd Street to W. 4th Street.

These proposals will advance the goals of Vision 2025 and the Strategic Plan 2015-2019 to complete enhanced pedestrian, bicycle, and parking improvements within the Gulf Beach District. This phase of design will help determine the overall feasibility of the project, and is necessary for staff to fully engage federal and state agencies/trustees in discussions regarding potential funding sources, including RESTORE, NRDA, and NFWF. This phase of work will also allow for coordination with ALDOT and other adjacent property owners to enhance future development potential within the Gulf Beach District.

RECOMMENDATION: Accept Proposals from TSW (Task 1.0-3.0) in an **amount not to exceed \$155,500**, and Volkert, Inc. (Schematic Design Phase) in an **amount not to exceed \$32,000**, to prepare schematic design plans (60%), pricing estimates, site surveys, geotechnical investigations, and permitting for the Gulf Place Project. The total cost for this initial phase of 60% Schematic Design + Permitting is **not to exceed \$187,500**.

BACKGROUND: As part of the Vision 2025 Plan for Sustainability and the Strategic Plan 2015-2019, the City is committed to the construction of a walkable, energetic, beachfront district that will attract tourism, stimulate local business, and encourage business and residential relocation. These proposals will begin the process of designing and implementing a pedestrian-friendly beachfront that takes advantage of the entire half-mile public beach area and improves traffic, safety, and public access.

The agreement with TSW covers Tasks 1.0 to 3.0, and will include the following scope of work:

1.0 SURVEY + GEOTECHNICAL INVESTIGATIONS

1.1 Topographic and Boundary Survey: Limits are Gulf Place and Beach Boulevard from West 4th Street to East 3rd Street.

1.2 Geotechnical: The design team will perform geotechnical investigations in preparation for the design work.

2.0 60% SCHEMATIC DESIGN

2.1 Design Kick off Meeting: The design team will hold a project kick off meeting to review the plans and program with the owner and discuss the

detailed vision for the project including the project construction budget and sustainability goals.

2.2 Programming: The design team will meet with the owner to verify programming established in the April 2014 Gulf Place Master Plan and expanded upon in subsequent design work. This will be a comprehensive meeting covering all areas of work within the project scope.

2.3 30% Schematic Plans: The design team will produce a 30% progress plan set based on the direction established during programming. The 30% schematic plans are used to test the project program, identify early coordination needs and gaps data. A Preliminary Concept Plan will be developed for Beach Blvd. showing the roadway and sidewalk configurations for preliminary coordination with ALDOT.

2.4 Design Guide for Public Outdoor Spaces: The design team will work with the owner and its consultants on other related projects to establish aesthetic design standards for this project and adjacent projects.

2.5 60% Schematic Plans + Pricing: 60% Schematic Plans will document the project elements to a level sufficient for preliminary costing by a third party. Schematic Pricing Plans will include site plans with supporting sections and elevations illustrating key elements of the design that may impact cost. The design team will also develop a Concept Plan for Beach Blvd, showing the proposed changes for preliminary coordination with ALDOT. Our work will identify storm water features, hardscape elements, boardwalks, fences, railings, walls, structures, furniture, lighting, mass grading, trees, and shrub and ground cover massing only.

3.0 PERMITTING - ADEM Division 8 Regulations and the Coastal Management Program will require a Beach and Dune Permit for the Gulf Place project.

3.1 Beach and Dune Enhancement Plan

3.2 Environmental Impact and Natural Hazards Study (EINHS)

The EINHS will be performed in accordance with the Alabama Department of Environmental Management (ADEM) Division 8, Code R. 335-8-2-.08-(d)-2(i-iii) and Code R. 335-8-2-.08-(d)-3-(iv) regulations. These administrative codes represent "Wave Height Studies" and "Beach and Dune Enhancement Plans," respectively.

3.3 Phase I Cultural Resources (CR) Survey and Alabama Historical Commission Coordination: The project will require an Archaeological and Historic Resource Survey.

3.4 Wetland Delineation and Jurisdictional Determination: The wetland delineation will be done in accordance with the U.S. Army Corps of Engineers' 1987 Wetland Delineation Manual and the 2010 Regional Supplement.

3.5 Protected Species Surveys and Fish and Wildlife Service (FWS) Coordination: Volkert will coordinate with the U.S. Fish and Wildlife Service to determine species of concern, and perform a survey for federally protected species listed on the FWS database for Baldwin County, Alabama.



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The Agreement with Volkert, Inc. for Pre-construction Management Services will cover the Schematic Design Phase, and will include Estimating, Scheduling, and Schematic Design Phase Management.

PREVIOUS COUNCIL ACTION: Adoption of Vision 2025 Plan for Sustainability (June 2014), Adoption of Strategic Plan 2015-2019 (October 2014)

BUDGET IMPLICATIONS: It is the recommendation of the Finance Director and City Administrator that the \$187,500 for the Gulf Place engineering and permit work should be provided for with borrowed taxable funds that we would subsequently budget with the first 2016 budget amendment.

RELATED ISSUES: HWY 59 Access Management, 2-Acre Site Development.

ATTACHMENTS: (1) TSW Proposal for design of the Gulf Place Project and Beach Blvd Improvements; (2) Volkert, Inc. Proposal for Gulf Place Pre-Construction Management.

DEPARTMENT: Executive

STAFF CONTACT: Dan Bond