

The scope of work is presented in the following elements.

- I. Project Description
- II. Scope of Services
- III. Additional Services
- IV. Project Understanding, Assumptions, and Exclusions
- V. Time of Performance
- VI. Client's Responsibilities
- VII. Deliverables
- VIII. Compensation

### **I. Project Description**

Barge Design Solutions (Barge) proposes to create a Master Plan for the Gulf Shores International Airport Area that is summarized in a recommended zoning plan that will support the airport's new commercial aviation offerings. Boundaries are roughly Highway 59, Cotton Creek Drive, the new ALDOT road/Intracoastal bridge project, and the Intracoastal Waterway. This Scope of Services is separated into two scopes that we propose to carry out simultaneously. The work performed to accomplish each individual scope of work will inform the other, and Barge will serve as the managing entity assuring that both efforts merge seamlessly to achieve a single clear vision for growth within the airport property line as well as the area immediately surrounding the airport. Scope of Services 'A' is focused on creating an Airport Layout Plan (ALP). Scope of Services 'B' will incorporate the ALP into a comprehensive Master Plan for the entire study area. Separate fee proposals will be provided for Scope of Services 'A' and 'B'.

### **II. Scope of Services**

SCOPE OF SERVICES 'A' (to be contracted with the Airport Authority)

#### **1. Airport Layout Plan**

- Barge shall update the ALP to depict the existing and proposed facilities for various areas within airport property. The development on the ALP will generally be comprised of, but not limited to existing general aviation facilities and proposed commercial facilities located on the south side of the airfield, and any new general aviation areas to be located on the north side of the airfield. Barge shall show facilities on the drawings including, but not limited to:
  - Apron Configuration and Aircraft Parking Positions (based and itinerant aircraft, including helicopter parking positions)
  - Siting of Vertiport
  - Helicopter Parking Areas
  - AWOS Critical Area
  - Commercial terminal facility and automobile parking (Barge will be

provided the proposed commercial terminal facility layout)

- Aircraft Taxiways and Taxilanes
- FBO and Aircraft Fueling Facilities
- Access Roadways and public vehicle parking
- T-hangar and open bay hangar space
- Security Fencing and Gates.

## SCOPE OF SERVICES 'B' (to be contracted with the City of Gulf Shores)

### 1. Kick-off Meeting and Schedule Review

- The Barge Team will hold a virtual kickoff meeting with the client to confirm scope and schedule, and review collected planning documents and drawings.

### 2. Base Map Creation and Assembling of Reports, Studies and Plans

- The Barge Team will create a base map of the study area that combines existing conditions with planned roadway improvements and entitled developments to provide a comprehensive view of the study area.

### 3. Existing Plan and Zoning Analysis

- Study Area Plan Review
  - Review of existing community plans, transportation plans and private development plans impacting the study area.
  - Analysis of Gulf Shores Zoning Code. Review of potential zoning districts and their standards for application to the subject properties to support vision for an airport supportive district. Identification of uses, bulk standards and other requirements of the existing zoning for properties within the study area. Creation of zoning envelope graphics for several key parcels to illustrate the application of bulk standards.
  - Identification of opportunities and constraints posed by the existing policies or zoning that would support or prevent implementation of airport supportive uses.
- Review of Existing Plans and Zoning Findings Meeting - Virtual Client Meeting.

### 4. Vision for the Airport Area

- Market Feasibility Analysis - Noell Consulting Group will provide market feasibility analysis to define and target businesses, new development, and placemaking elements that are compatible and practical for the study area.
- Stakeholder Meetings - Barge and Noell Consulting Group will facilitate up to 8 stakeholder meetings over 2 days in Gulf Shores. City to coordinate identifying stakeholders and scheduling meeting time and location.
- Site Visit and Documentation by Barge and Noelle Consulting Group.
- Review of Vision Findings - Virtual Client Meeting.

### 5. Proposed Framework Plan, Zoning Plan, and Illustrative Masterplan

- Framework Plan: Create a high-level framework plan that locates uses and broad development types based on recommendations of the Market Feasibility Study.
  - Virtual Client Meeting to review Framework Plan. Comments from this

meeting will be incorporated into the Framework Plan before proceeding to the Zoning Plan.

- Zoning Plan: Propose changes to the Gulf Shores Zoning Code to support the implementation of airport supportive zoning regulations. Recommendations could include the creation of a new zoning district, changes to existing zoning districts and/or the consolidation or modification of overlay districts and will include supporting graphics for up to 3 key sites to illustrate recommendations.
  - Virtual Client Meeting to review Zoning Plan. Comments from this meeting will be incorporated into the Framework Plan before proceeding to the Illustrative Plan.
- Illustrative Plan: Create a plan that illustrates in plan form, the building types and site layouts recommended in the Market Study and Zoning Plan.
  - Virtual Client Meeting to review the Illustrative Plan. Comments from this meeting will be incorporated into the Illustrative Plan.

## 6. Transportation Recommendations

- Transportation Network Analysis
  - Review the existing transportation plans and land use in the area
  - Based on future growth around the airport and proposed Land Use Plan, determine trip growth expected outside the airport
  - High level determination of traffic growth, shift in travel patterns, and possible future hot spots for traffic
- Airport Circulation
  - Existing Conditions - Review the existing circulation for drop-off and pick-up at the airport, review employee parking locations and circulation, review existing flight schedules as known at the time of this report
  - Future Conditions –
    - Based on future flight schedule and employee growth, determine vehicular trip growth for each
    - Evaluate traffic growth expected on transportation network
    - High level determination of needs for drop-off/pick-up areas and parking areas (in conjunction with the proposed new terminal plans)
- Transit Analysis
  - Evaluate the need for public transit and possible circulation schedules and drop-off/pick-up areas between the Airport and the beach

## 7. Airport Land Use Plan

A Land Use Plan will be developed which depicts existing and recommended uses of all land within the ultimate airport property line (on-airport) and within the vicinity of the airport (off- airport), generally identified as that area surrounding the airport associated with aircraft noise (no new noise analysis or new contours will be developed as part of this study). The noise exposure maps and contours generated in the February 2022 noise study will be reviewed. Land uses will be depicted by general land use categories pursuant to existing community zoning maps, including such categories as agriculture, residential, industrial, commercial, parks and open space, aviation-related, public, noise sensitive, among others. The Land Use Plan will be illustrated on a drawing (same sheet size as the ALP).

8. Airport Area Masterplan Report – the Existing Conditions Analysis, Market Study, Stakeholder Meetings, Concept Plan, Zoning Plan, and Illustrative Plan will be packaged into final report. The Client will be given a draft plan with ample time to review and provide final comments.
9. Presentation to City – A Barge Team Representative will travel to Gulf Shores to present the final recommendations of the Airport Area Masterplan to the City.

### **III. Additional Services**

If additional services beyond what is listed in the tasks outlined in Section II are required, this work can be completed utilizing the hourly rates if requested.

### **IV. Project Understandings, Assumptions, and Exclusions**

- A. Barge will provide the above-noted services based upon a given set of assumptions. These assumptions are as follows.
  1. Barge will have access to the site and adjoining areas, as required.
  2. Schedule is dependent upon the timely receipt of critical information. Information to be provided by others will be received in a timely manner that corresponds to the project schedule. If the information is not received in a timely manner, then additional design fees may be required.
  3. Barge will develop base maps of existing conditions and proposed road networks. Barge will utilize the information provided by other for this task and is not responsible for errors or omissions from the provided information.

### **V. Time of Performance**

Barge is prepared to begin work within two weeks upon receipt of a signed professional services agreement or written authorization to proceed. Upon receipt of the authorization to proceed, Barge will furnish a schedule to the City of Gulf Shores. The anticipated project duration is approximately 6 months.

### **VI. Client's Responsibilities**

Barge strives to work closely with our clients. For the project team to function efficiently, certain information is needed to be provided by the Client and other interested stakeholders in a timely manner. These items and responsibilities are noted below.

- A. Provide information as required to support development of Barge's scope, as required in the project agreement for services.
- B. Provide review comments in a timely manner.
- C. Provide single point of contact for project coordination purposes.

### **VII. Deliverables**

Several deliverables will be produced as part of the basic professional services. The following is a list of documents that will be produced as a part of this effort.

- A. Base map showing all existing and proposed road networks
- B. PDF of the Master Plan Report

**VIII. Compensation**

The compensation to be paid to Barge for providing the requested services is summarized in the Fee Summary Table below.

**Fee Summary Table-  
Scope of Services B**

Items	Fee Type	Fee Amount
Market Analysis by Noelle Consulting Group	Lump Sum	\$35,175
Master Plan	Lump Sum	\$108,759
Project Management	Lump Sum	\$7,685
TOTAL	Lump Sum	\$151,619