



DATE: June 3, 2019

ISSUE: RESTORE Project for the “Gulf Coast Center for Ecotourism & Sustainability” Phase I Grant Sub-Recipient Award Acceptance and Execution.

RECOMMENDATION: Authorize Mayor to accept the award and execute a Sub-Recipient Grant Agreement with ADCNR for the Gulf Coast Center for Ecotourism & Sustainability Phase I Project for planning, engineering, and design services in the amount of **\$1,020,723.00**.

BACKGROUND: As part of the City’s Vision 2025 Plan for Sustainability and Strategic Plan 2015-2019, the City is committed to creating and implementing programs to promote sustainable tourism, raise environmental awareness, and encourage the stewardship of natural resources in order to increase community resilience, strengthen the regional economy, and enhance the quality of life for its residents and visitors. The City has been awarded \$9.7M in RESTORE funding to construct a facility that will support ecotourism and environmental education in the Gulf Coast region as part of the Alabama Gulf Coast Recovery Council’s Multi-year Implementation Plan.

A non-profit entity, the “Gulf Coast Center for Ecotourism & Sustainability” (Center), has been established to develop and implement programs for the new facility in partnership with Gulf State Park, Valor Hospitality, Gulf Shores City Schools, Gulf Shores & Orange Beach Tourism, and other relevant entities. The City will work with the Center to develop and implement a range of programs for residents of and visitors to the Gulf Shores region including overnight camps, day camps, ecotourism excursions, workshops, special events, and educational programs.

The project will also develop and facilitate a range of programs for students of Gulf Shores City Schools and other school districts within the region, as well as summer and weekend programs that benefit the local economy and encourage responsible tourism. The Center will provide resources for the development and enhancement of regional ecotourism and sustainability initiatives, and Coordinate efforts with other environmental education and tourism related entities in the region to promote sustainable tourism and raise environmental awareness.

The City will utilize this RESTORE funding to construct a world-class facility, utilizing the latest sustainable design methods, on 11.86 acres of City-owned property located adjacent to Gulf State Park and Gulf Shores City Schools. The facility will house programs that utilize access to the State Park Learning Campus facility located adjacent to Gulf Shores Middle School, as well as sites throughout the State Park, including the Interpretive Center, the Nature Center, Lake Shelby, the beach, and the Hugh Branyon Back Country trail system. The facility will be designed and operated in coordination

with Gulf Shores City Schools, Gulf State Park, Valor Hospitality, Gulf Shores & Orange Beach Tourism, research universities, environmental education groups, industry partners, and local business groups.

Phase I of the Sub-Recipient Agreement is for planning, engineering, and design services in the amount of **\$1,020,723.00**. The City will procure, per federal procurement regulations (2 CFR 200), the services of an independent engineering or architecture firm to provide engineering, design, and program management services for the Gulf Coast Center for Ecotourism & Sustainability Project including landscape architecture, civil engineering, architecture, survey, geotechnical, structural engineering, electrical engineering, MEP, environmental permitting, bidding, costing, budgeting, and construction administration, and program management. The basic services procured will generally be as follows:

1. Survey + Geotechnical Investigations
 - a. Topographic survey of City property – will include location and elevation of ground structures, drainage features, visible utilities, setbacks, and other existing conditions relevant to the project design.
 - b. Boundary survey of City property.
 - c. Geotechnical Reports – will conduct all necessary soil borings and develop report that will include SPT/CPT logs, summary of laboratory data, discussion of general soil conditions, site preparation guidelines, foundation evaluation and recommendations, pavement section recommendations, and soil parameters for design.
2. Schematic Design
 - a. Design Kick off Meeting – Consultant will hold a project kick off meeting to review the plans and program with the City and discuss the detailed vision for the project including the project construction budget and goals. Initial site visits will be performed to review the existing conditions and verify conditions shown on the survey.
 - b. Programming – Consultant will meet with the City to verify programming objectives, requirements, and previous planning work including a comprehensive analysis of all areas of work within the project scope.
 - c. Schematic plans – Consultant will produce Schematic plans for review by the City documenting project elements to a level sufficient for preliminary costing.
3. Permitting – Consultant will conduct environmental assessments and secure all necessary permits for the project which may include, but are not limited to, environmental impact studies, cultural resource survey, archaeological and historic resource surveys, wetland delineation and jurisdictional determination, endangered

species surveys. Consultant will coordinate with all relevant local, state, and federal agencies to secure all necessary approvals.

4. Design Development – will proceed following the City’s approval of Final Schematic Design. Detailed plan drawings and typical site details will be developed. The final deliverables for Design Development will include plans, prototypical details and finishes, enlargements, and conceptual grading plans, and budget analysis.

5. Construction Documents – will be developed based upon approved Design Development Package. Detailed plan drawings and details will be developed that are suitable for bidding and construction of the project. The documents will include both detailed and performance landscape plan specifications for design elements to give the contractor the maximum ability to provide solutions that meet the design intent within budget. Consultant will refine construction plans at 50% and 90% to bring project within budget. Deliverables will include all plans, elevations, details, and specifications required to permit, bid, and construct the project including civil plans, landscape architecture plans, architecture plans, geometric plans, drainage plans, demolition and site prep plans, utility plan, electrical plan, structural plans, erosion control, and construction phasing plan.

6. Program Management - services will include planning, grant administration, budgeting, contracting, procurement, compliance, reporting, accounting, record retention, data management, construction management, and other services in compliance with all programmatic and project-specific funding requirements including federal grant compliance (e.g., 2 CFR Part 200) and state procurement procedures.

It is anticipated that Phase I of the project will take approximately 9-12 months. Phase II of the project will be for construction of the new facility, and is anticipated to begin in 2020. The City will manage the project, coordinate with relevant partners, and own the facility once completed.

PREVIOUS COUNCIL ACTION: In November 2015 the Council approved (Resolution No. 5587-15) a proposal to develop the preliminary conceptual site plan and estimated construction costs for the project. In September 2018 the Council approved (Resolution No. 6033-18) a proposal for program development related to the establishment of the Center. In December 2018, the Council approved a proposal (Resolution No. 6074-18) from the Center for the development and implementation of programs that will support ecotourism and environmental education in the Gulf Shores area.

BUDGET IMPLICATIONS: This is a reimbursable grant agreement with ADCNR in the amount of \$1,020,723.00, \$500,000 of which was budgeted in Fund 42, as part of Amendment 2, at the Council Regular Session on 5/28/19. The remainder will be included in the 2020 budget.

ATTACHMENTS: ADCNR Notice of Award



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