

Request for Proposal | Solicitation # GG-040926 | Submitted: 04.09.26



**Award
Winning**

#14 ENR
Southeast Design

#20 BD+C
AE Firm

#149 ENR
Top 500 Firms

2024 SE
Firm of the Year

Municipal Campus Master Plan

A proposal for professional services to prepare a
comprehensive Municipal Campus Master Plan.



GMC
Goodwyn Mills Cawood



11 North Water Street
Suite 19290
Mobile, AL 36602

T (251) 460-4006
www.gmcnetwork.com

April 9, 2026

City of Foley
407 East Laurel Avenue
Foley, Alabama, 36535

Re: RFP No. GG-040926 Municipal Campus Master Plan

Dear Selection Committee,

Goodwyn Mills Cawood (GMC) is honored to submit our qualifications for the City of Foley Municipal Campus Master Plan. Foley is at a point where continued growth is placing new demands on how the City operates day to day. Facilities and services have expanded over time to keep pace, and this effort represents an important step in organizing those investments into a more coordinated and functional civic campus.

As a firm deeply rooted in Foley and Baldwin County, we are not just outside consultants. We are your neighbors and long-term partners who are actively involved in the community. Our commitment is reflected in ongoing work such as the Scheiber Trail and the Mills Community park, as well as our broader involvement in planning and infrastructure projects across the region. We understand how the city has grown, where pressures are emerging, and how decisions made through this plan will shape daily operations for years to come.

This project comes at a time of continued investment and momentum in Foley, including recent industrial and economic development activity that will further increase demand on public services and facilities. The Municipal Campus Master Plan will help guide tens of millions in future public investment, making it critical that decisions are grounded in how the City functions today and how it will continue to grow.

GMC brings a strong track record of work in Foley, including the Foley Forward Comprehensive Plan and multiple area-specific planning efforts. Our team understands the physical layout of the city, the relationships between departments, and the operational realities that shape how facilities are used. We approach this work with a focus on organization, access, and long-term function, ensuring the campus is easy to navigate, efficient for staff, and clearly understood by the public.

Our team includes Hummingbird Ideas, supporting public engagement and campus identity, and Urban Systems, leading parking, circulation, and access planning. Together, we bring planning, design, engineering, and communication expertise to address both how the campus functions and how it is experienced.

We are committed to working closely with City staff and leadership throughout the process, building on past planning efforts and developing a clear, implementable roadmap for the future. The result will be a campus that is better organized, more connected, and positioned to support Foley's continued growth.

Thank you for your consideration. We appreciate the opportunity to partner with the City of Foley on this important effort and look forward to helping shape a civic campus that reflects the community's continued investment and momentum.

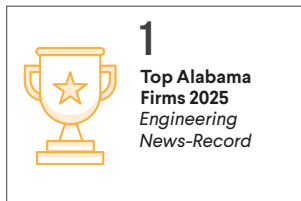
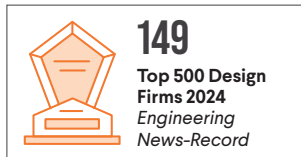
Sincerely,


Lee Walters, PWS

Regional Vice President / Project Principal
(334) 799-1443
lee.walters@gmcnetwork.com


Brandon Bias, AICP, LEED GA

Project Manager / Community and Regional Planner
(205) 834-2490
brandon.bias@gmcnetwork.com



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Section 1

Firm Overview

Who We Are

Goodwyn Mills Cawood (GMC), LLC is a leading architecture and engineering firm in the Southeast. We design schools, parks, hospitals, and more, while providing clean water, safe streets, and resilient environments. Guided by the belief that communities are built by people, we serve with quality, integrity, creativity, and care. We work with diverse public and private clients, ensuring projects meet their needs economically and efficiently.

Our Disciplines



Architecture



Interior Design



Engineering



Environmental



Landscape
Architecture



Disaster
Recovery



GIS



Planning



Geotechnical



MEP



Transportation



Surveying

75+

Years of
Business

12

Disciplines

30

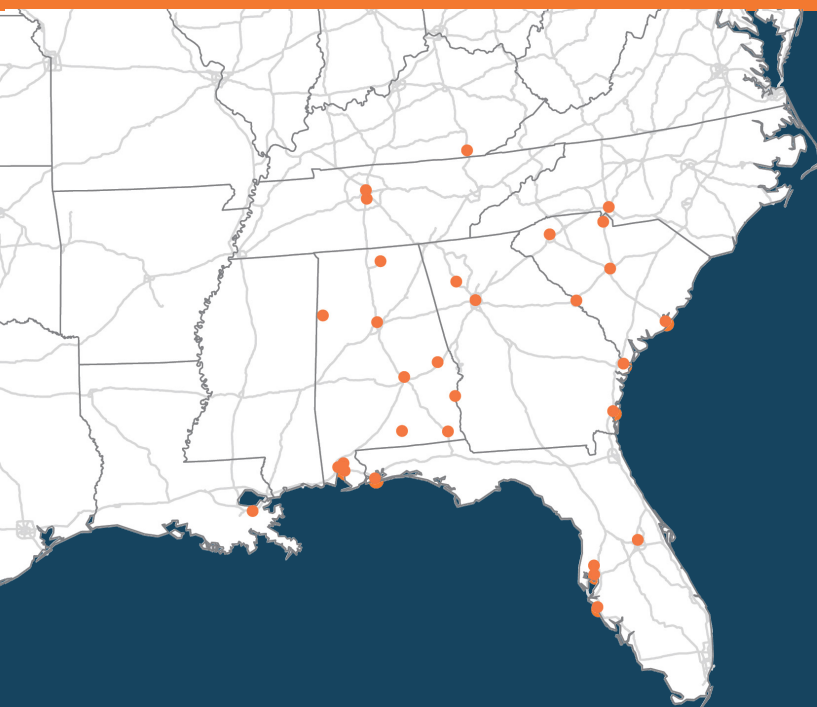
Current Offices
in Southeast

700+

Professionals

+\$2B

Designed
Annually



Office Locations

Alabama

Andalusia
Auburn
Birmingham
Daphne
Dothan
Eufaula
Huntsville
Mobile
Mobile (USA Campus)
Montgomery
Vernon

Florida

Lutz
Orlando
Pensacola
Sarasota
Tampa

Georgia

Atlanta
Augusta
Brunswick
Cartersville
Savannah

Kentucky

Williamsburg

Louisiana

New Orleans

North Carolina

Charlotte

South Carolina

Charleston
Columbia
Greenville
Rock Hill

Tennessee

Brentwood
Nashville

What We Do

Airport Planning

- Economic Feasibility Studies
- Grant and Funding Assistance
- Parking Apron Design/Construction
- Taxiway Design, Widening, and Ext.
- Taxiway Rehabilitation
- Runway Design and Construction
- Runway Rehabilitation
- Airfield Lighting, Navigational Aids and ILS
- Corporate and T-Hangars
- General Paving Rehab
- Entrance Roads and Parking Areas
- Utilities, Water and Sewer Systems

Architecture

- Architectural Design
- Interior Design
- Master Planning
- New Construction
- General Renovations
- Site Analysis
- Accessibility Reviews
- Program Review and Analysis
- Facility Programming
- Historic Renovations
- Building Additions
- Reroofing Projects
- Mechanical and Electrical System Renovations
- Construction Administration

Civil Engineering

- Design/Construction Administration for:
 - Residential Developments
 - Commercial and Office Developments
 - Industrial Parks/Sites
 - Institutional and Educational Facilities
 - Street and Drainage Projects
 - Parks and Recreation Projects
 - Gas Distribution Systems
- Boundary and Topographic Surveys

Coastal Engineering

- Shore Protection
- Beach Nourishment
- Dune & Marsh Creation/Restoration
- Nature-Based Solutions
- Coastal Structure Design & Analysis
- Flood & Wave Hazard Vulnerability & Impacts
- Flood & Wave Loads, Scour, Erosion
- Floodplain (Coastal) Analysis & Recommendations
- Flood/Hazard Mapping, Analysis & Assessment
- Navigation
- Dredging
- Beneficial Use of Dredge Material
- Ports, Harbors, & Marinas
- Infrastructure Planning, Design & Assessment
- Resilience Assessments, Plans, Adaptation Pathways
- Hydrodynamic Modeling
- Sediment Transport Modeling

- Monitoring
- Drainage Design and Assessment
- Coastal Bridge Hydraulics
- Expert Witness Testimony

Electrical Engineering

- Evaluation of Existing Systems
- Electrical and Communication Design
- Energy Efficiency Studies
- Third Party Equipment Evaluation (ACIL)
- ETAP Arc Flash/Short Circuit Study
- Breaker Coordination Study
- Exterior Overhead and Underground Power Design
- Generator Design, Selection & Testing
- LEED Design and Certification
- Power Distribution
- Interior and Exterior Lighting Design and Photometry
- Fire Alarm and Life Safety Design
- Lightning Protection Design
- Uninterruptible Power System Site Installation and Verification
- Water & Wastewater Power Design
- Architectural Lighting Design
- Construction Administration

Environmental

- Phase I and Phase II ESA
- Environmental Assessments
- Environmental Impact
- Documents and Statements
- Green Infrastructure Design
- Stormwater
 - Master Planning
 - Utilities
 - Permitting and Compliance
- Wetland Delineations, Permitting & Mitigation
- Mitigation Banking
- Stream Restoration Plans
- Endangered and Threatened Species Survey
- Flood Plain Studies
- Detention Pond Design
- Air Permitting
- Landfill Design and Permitting
- Source Water Protection Plans
- Hydrogeological Evaluations
- Brownfield Projects
- Underground Storage Tank Closure and Investigations
- Geographical Information System (GIS)

Geotechnical Engineering

- Construction Materials Testing
- Field Exploration
- Laboratory Testing Services
- Foundation Analysis and Design
- Slope/Embankment Stability
- Pavement Evaluation and Design
- Soil Stabilization
- Ground Improvement
- In-situ Moisture and Density
- Dynamic Cone Penetrometer Testing

- Subgrade Evaluation and Proofrolling Observations
- Pile and Pier Observation
- Foundation Construction Monitoring
- Fill Testing and Control
- Concrete Placement Inspection
- Compressive Strength Testing
- Reinforcing Steel Inspection
- Grout Sampling and Masonry Block Testing
- Asphalt Placement Inspection & Coring
- Structural Steel Observations

Landscape Architecture

- Detailed Site Design
- Hardscape Design for Residential, Commercial and Retail Environments
- Planting and Irrigation Design
- Recreation Planning and Design
- Bike and Pedestrian Facility Planning
- Master Planning Residential Dev
- Master Planning Mixed-use Dev
- Downtown Redevelopment Strategies
- Streetscape Design
- Construction Documents
- Drawings and Specifications
- Construction Administration

Municipal Engineering

- Water Treatment Plant Design
- Wastewater Treatment Plant Design
- Water Modeling
- Water Main Extensions
- Distribution Systems
- Evaluation of Existing Systems
- Computer Control Systems
- Well Systems
- Pumping Stations
- Storage Tanks
- Sewer Line Extensions
- Sanitary Sewer Rehabilitation
- Gas System Design

Planning

- Master Planning
- Campus and Community Planning
- Economic Development Planning

Right of Way

- Appraisals and Appraisal Review
- Condemnation Support Services
- Cost Estimates
- Due Diligence
- Easement Acquisition
- Environmental Assessments
- Fee Acquisitions
- Negotiations
- Partial or Whole Acquisitions
- Relocation Assistance
- Right of Entry Agreements
- Title Research

Surveying

- As-Built/Record Surveys
- Boundary Surveys

- Construction Surveying & QA/QC
- FEMA Surveys & Documentation
- Hydrographic Surveys
- Rights of Way/Easement Surveys
- Subdivision Platting
- Topographic Surveys
- Aerial Drone Surveys
- GIS Data Collection
- 3D Scanning & modeling
- ALTA/NSPS Land Title Surveys

Transportation Engineering

- Project Identification
- Concept Development/Planning
- Assist with Funding Opportunities
- Grant Applications
- Geotechnical Design
- Final Design
- Project Letting
- Airport Engineering and Planning
- Roadway Utility Improvements
- Stormwater Improvements
- Intersection Improvements
- Pedestrian Walkways
- Roundabouts
- Roadway Resurfacing
- Erosion Control Design
- Streetscape
- Local Maintenance Resurfacing Program Grant Applications
- Industrial Access Roadways
- Department of Transportation Projects including:
 - Roadways
 - Drainage
 - Public Hearings
 - Private Development Roadways
 - Construction Engineering
 - Land Planning
 - Engineering
 - Street and Drainage
 - Parks and Recreation
 - Gas Distribution Systems

Disaster Recovery

- Debris Removal Monitoring
 - Debris Hauling Certification
 - Debris Hauling Vehicle Certification (Volumetric)
 - Private Property Debris Removal
 - Data/Document Management
 - Disaster Recovery Monitoring with ADMS
 - Progress Reporting
- Cost Recovery
 - Preliminary Damage Assessment
 - Damage Site Surveys
 - Collection/Compilation of PDAs
 - FEMA Grant Applications
 - Small/Large Project Formulation and Scoping
 - Applicant Scoping Meeting Facilitation
 - Project Worksheet (PW) Develop.
 - Procurement Assistance
 - Expenditure Review/Approval and Reconciliation
 - Direct Administrative Cost (DAC) Support
 - Appeals Support
 - Closeout and Audit Assistance
- FEMA Hazard Mitigation Assistance
 - Application Development
 - Benefit Cost Analysis
 - Project Monitoring
 - Feasibility Studies
 - Program Reporting
 - Budget and Schedule Preparation
 - Mitigation Plan Development
 - Disaster Preparedness & Planning

Why GMC?

GMC delivers innovative, community-focused solutions backed by proven local experience and multidisciplinary expertise, ensuring the City of Foley's Municipal Campus Master Plan will be visionary, practical, and tailored to the city's unique needs.

Proximity to Project

GMC has offices within reasonable driving distance to the City of Foley.

Daphne - 25 mi.
Mobile - 41 mi.



- 1 Deep Local Experience and Proven Results.** GMC has supported municipalities throughout Baldwin County and neighboring communities as they respond to sustained growth and increasing service demands. We have seen firsthand how facilities expand incrementally, often based on available space rather than long-term planning, and how that can impact efficiency and coordination. Our experience allows us to step in and help organize those systems into a more intentional and connected framework.
- 2 Multidisciplinary Team.** Our team brings together planning, architecture, engineering, transportation, and communications expertise to address the full scope of this project. This includes specialized capabilities in parking and circulation, as well as wayfinding and campus identity. These elements are considered together to improve both how the campus functions and how it is experienced by staff and the public.
- 3 Practical, Implementation-Focused Solutions.** We approach this work with a clear understanding of how municipal projects move from planning into implementation. Recommendations are grounded in funding realities, operational needs, and phasing considerations, with a focus on solutions that can be carried forward over time rather than remaining conceptual.
- 4 Track Record with Growing Communities.** GMC has a strong track record of working with communities experiencing the same growth pressures seen in Foley and across Baldwin County. We understand the challenges that come with expanding facilities, increasing service demand, and making long-term decisions while maintaining daily operations. That perspective allows us to provide guidance that is both practical and responsive to the City's continued growth.

“ Our roots trace back nearly 80 years to helping cities, counties and utilities navigate challenges, improve infrastructure, and build stronger communities. ”

GMC is the ideal partner for the City of Foley Municipal Campus Master Plan based on our experience working with municipalities across Baldwin County and the surrounding Gulf Coast region, including communities facing the same growth patterns and operational challenges seen in Foley. We understand how municipal facilities expand over time to meet immediate needs, often resulting in distributed services and space constraints, and we bring a practical approach to organizing those systems into a more cohesive and functional civic campus.

As a Regional Vice President with our firm, I will ensure this project is equipped with the proper resources and that your total satisfaction is achieved. Our technical experts are nationally recognized yet we have the feel of a small, local firm...we call this our Superpower. Thank you for trusting us with the future of your project.



Lee Walters, PWS
Executive Vice President, Engineering



When growth is guided by identity, it builds pride.
And pride builds momentum.

Hummingbird Ideas is a full-service marketing, branding, and communications firm based in Mobile, Alabama, with over 20 years of experience helping municipalities, institutions, and organizations define their identity and connect with their audiences. As a strategic partner to GMC, Hummingbird brings a proven ability to align community vision, infrastructure investment, and public engagement through thoughtful branding and integrated communications.

Hummingbird specializes in developing cohesive identity systems that support long-term growth and implementation. Their services include brand identity development, strategic messaging, digital marketing, website design and development, environmental graphics, wayfinding frameworks, and public-facing communications. By combining creative design with data-driven strategy, Hummingbird ensures that communities not only stand out—but are clearly understood by residents, businesses, and stakeholders.

The firm's approach is rooted in discovery, collaboration, and implementation. Hummingbird works closely with project teams, stakeholders, and leadership to understand community goals, existing conditions, and future aspirations. This process results in tailored solutions that are both visionary and practical—designed to be implemented over time and aligned with capital improvement plans and infrastructure investments.

Hummingbird has extensive experience supporting municipalities and regional organizations with branding and communications initiatives tied to comprehensive planning, economic development, and tourism. Their portfolio includes work with the Mobile Chamber, Downtown Mobile Alliance, Enterprise State Community College, and numerous regional campaigns focused on talent attraction and community identity. This experience uniquely positions Hummingbird to support public-sector clients in translating planning efforts into clear, consistent, and impactful public-facing systems.

As a subconsultant to GMC, Hummingbird will support the project by providing strategic branding, public communication frameworks, and visual identity systems that enhance project understanding, stakeholder engagement, and long-term community adoption. Their work ensures that technical solutions are clearly communicated and that the overall project vision is reinforced through consistent and professional messaging.

Hummingbird's commitment to thoughtful design, strategic clarity, and collaborative execution makes them a valuable partner in delivering successful, community-focused projects.

A sample selection of current accounts based on relevancy to the RFP incategories of consumer use, municipality, travel and tourism, talent attraction,community involvement, size of the account, and work volume.



Comprehensive Solutions for a Challenging World



Urban Systems, Inc. (USI) is a licensed consulting engineering corporation in Louisiana, Mississippi, Alabama, and Texas with offices in New Orleans and Baton Rouge, Louisiana and Biloxi, Mississippi. USI specializes in traffic engineering and transportation planning and has long been recognized for its technical expertise, analytical ability and imaginative approach to a wide range of traffic/ transportation planning and engineering projects. With continuous service since 1974, our ability to bring a variety of experience to a project has proven valuable to our clients who are involved in improving transportation infrastructure in both urban and rural environments. USI staff stays current via education and training.

Throughout our history, we have been honored to support the Gulf Region, state of Louisiana , surrounding parishes and other local governments in their initiatives to improve safety and mobility. USI recognizes that transportation professionals have a responsibility to the community to apply their knowledge, experience, insight, and energy to maintain and/or improve quality of life. Urban Systems has successfully completed projects that address all aspects of transportation and planning to optimize traffic safety and operations.

Our mission is to provide comprehensive multi-modal transportation solutions that enhance quality of life for all users through partnerships with public and private clients. We develop leaders in traffic and transportation engineering by cultivating the full potential of our team members.

Core Values:
Quality
Integrity
Teamwork
Client Relationships

Focus:
Enhance quality of life for all.

*USI's vision is to be the premier firm by providing quality
Traffic Engineering and Transportation Planning services.*

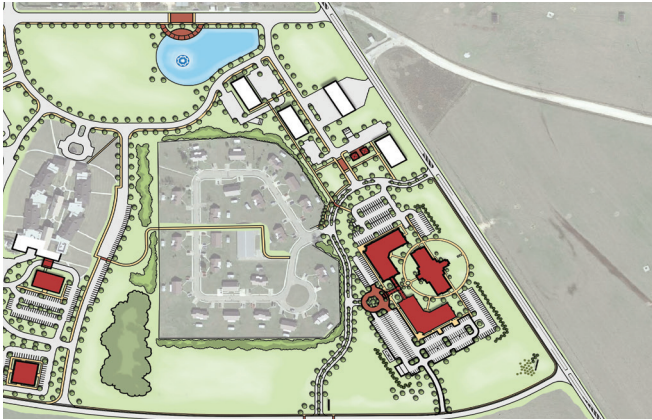
Urban Systems, Inc. is a certified Disadvantaged Business Enterprise by the Louisiana , Mississippi, and Texas Unified Certification Programs, a Women Business Enterprise, Certified- Active as a small entrepreneur with Louisiana Economic Development Hudson Initiative, SEDBE certified by the City of Baton Rouge, Parish of East Baton Rouge and a Women owned Small Business.



Section 2

Relevant Experience with Similar Municipal or Civic Master Planning Projects

Poarch Band of Creek Indians Tribal Council Chambers and Administration Building 200



82,750
square feet

\$28M
Cost

Feb 2021
Completed

Atmore
Alabama

In January 2016, the Poarch Band of Creek Indians (PBCI) engaged GMC to develop a campus master plan for Tribal trust land near Atmore, Alabama. This effort included evaluating existing facilities for potential reuse, preserving the long-term value of the Trust property, improving circulation and access, and creating a more organized and accessible campus for Tribal members. Building on this framework, GMC was then engaged to plan and design a new government complex. The project included the 16,750-square-foot Tribal Council Chambers Building 100, the 66,000-square-foot, three-story Administrative Office Building 200, and a future Administrative Office Building 300.

GMC provided master planning, programming, architectural design, civil engineering, hydrology, and landscape architecture services. An in-depth drainage study informed the design of a nearly two-acre wet detention pond and site infrastructure to manage heavy regional rainfall while preserving land for future growth.

Building 100 serves as the civic heart of the complex, featuring a council chamber with seating for 100, executive chambers, offices for Tribal leadership and staff, conference and support spaces, and advanced audio-visual capabilities for nationwide broadcasts. Building 200 consolidates 10 Tribal departments under one roof—ranging from Human Resources and Enrollment to Legal, Government Relations, Housing, and Family Services—maximizing efficiency while minimizing the building footprint on limited Trust Land.

The architecture reflects the campus context through materials such as heavy timber framing, stone and brick veneer, and dark bronze metal accents, with covered walkways connecting the buildings. Native landscaping—including magnolias, oaks, longleaf pines, palmettos, azaleas, and roses unifies the site. Delivered over five years from design through construction, the PBCI Administrative Complex creates a central hub for Tribal governance while preserving flexibility for future development.

Location: Atmore, AL
Size: 16,750 sf (Council Chambers);
66,000 sf (Administration Building)
Cost: \$27,940,578
Status: Completed February 2021

Contact:
Steve Gibbs, Construction Manager
Creek Indian Enterprises
Development (CIEDA)
100 Brookwood Road
Atmore, AL 36507
(251) 446-4542

City of Chamblee

City Center & Broad Street Master Plan



Multi-Block
Size

ONGOING
Status

Chamblee
Georgia

To further the new Chamblee City Hall, the city asked for a newly constructed urban area in front of the hall to introduce a vibrant cultural destination, that brings morning, mid-day and nightly activities.

This new gathering space would include several small-scale retail food and beverage business establishments like a bakery, butcher, candlestick maker, restaurants and hotels. The district would be a central gathering place with plenty of seating opportunities to be integrated creating a private feeling area. We've removed cars from the district to better focus on a pedestrian focused walkable town that feels cohesive and connected.

The environment will be separate from cars and parking will be hidden to make the connection even stronger. This provides a safer place for children to play and feel secure without having to worry about incoming traffic. We've also kept a strong balance between density of retail and nature, creating a beautiful blend of open greenery space and a more secluded forest where pathways intertwine with the surrounding landscapes for a quieter experience.

We also strive to accommodate various market life events such as local farmer markets, artist and boutique events, movie nights and live concerts.

Location: Chamblee, GA
Status: Ongoing

Contact:
Kristen Gorham
City Manager
City of Chamblee
5468 Peachtree Road
Chamblee, GA 30341
(770) 986-5010
kgorham@chambleega.gov

Jon Walker
Former City Manager
(404) 432-3928

City of Fayetteville

City Center Master Plan & Park



10 acres
Size

Completed
Status

Fayetteville
Georgia

The City of Fayetteville city manager, mayor and council retained GMC to design the new multi-story city hall along with a 10-acre park that serves as a destination spot for residents and visitors alike. GMC's architects and landscape architects worked closely with the city to develop the building and site. The building houses the city government offices with easy public access to each department on the ground level including economic development, community development,

finance, water and sewer departments and occupational tax. The upper levels are home to the city manager, mayor and department directors as well as the city council chambers which overlook the park with a large upper level plaza available for after hours events.

The park has amenities such as an amphitheater, splash pad and water features, a retention pond, trails, open lawn, dog park and connection to the existing community garden.

Location: Chamblee, GA
Status: Ongoing

Contact:
Ray Gibson, City Manager
City of Fayetteville
210 Stonewall Avenue
Fayetteville, GA 30214
(770) 461-6029
rgibson@fayetteville-ga.gov



Hummingbird partnered with the City of Fairhope to develop a cohesive visual identity system designed to unify the city's many distinct destinations under a single, recognizable brand. At the center of this approach was a flexible logo system inspired by Fairhope's iconic sunset over Mobile Bay, as well as a family of custom icons representing key areas of the community.

This identity system was developed with real-world application in mind. Concepts were extended into wayfinding signage, streetscape elements, and communication tools that could guide residents and visitors while reinforcing the character of the city. While the full program was not ultimately carried through to implementation, the work established a strong conceptual foundation for how a unified identity and wayfinding system could support the city's continued growth.



Section 2 | Relevant Experience with Similar Municipal or Civic Master Planning Projects



**MORE THAN GREAT FOOD & DRINKS...
HERE ARE 20 FUN THINGS TO DO!**

1. Make a wish on our Wish Wall!
2. Visit The Hangout's One-Stop Fun Shop — we have something for everyone.
3. Learn your future from Zoltar! He's kind of a "BIG" shot.
4. Check out our cool collections: Action Figures, Trolls, Gumball Machines, Matchbox Cars, Vintage Lunch Boxes, Band-Aid Tins, Pez Dispensers, and our world-famous Rubber Duckies!
5. Looking for a cold, sweet treat? Head to the CHILLOUT bus. It may look like a *school* bus. But it's a *COOOOL* bus! *
6. Bungee Jump! It's not just for the kids.
7. Race up the sand and be King of the Hill, or crawl through the awesome tunnels below.
8. Check out the huge Hangout chairs — perfect for single or group photos!
9. Have a frosty beverage at one of our four bars.
10. Put your toes in the sand.
11. Take a fun picture in front of our giant Shaka hand. Then, share with friends and post online with our hashtag: [#HangoutFun](#)
12. Get a sudsy blast at our courtyard Foam Machine!
13. Play Giant Jenga in the courtyard!
14. Play Ping Pong or Foosball with your family and friends.
15. Listen to the band on The Main Stage or Mermaid Stage and dance, dance, dance.
16. Get a tattoo or have your hair wrapped! YOLO! But don't worry — both are temporary.
17. Visit the Logo Shop where you'll find a style for every taste!
18. Try your luck at ring toss.
19. Relax at our fire pit.
20. Come back in the morning for our Pirates and Princesses Breakfast and hunt for treasure! *

*These events only occur during the summer months.



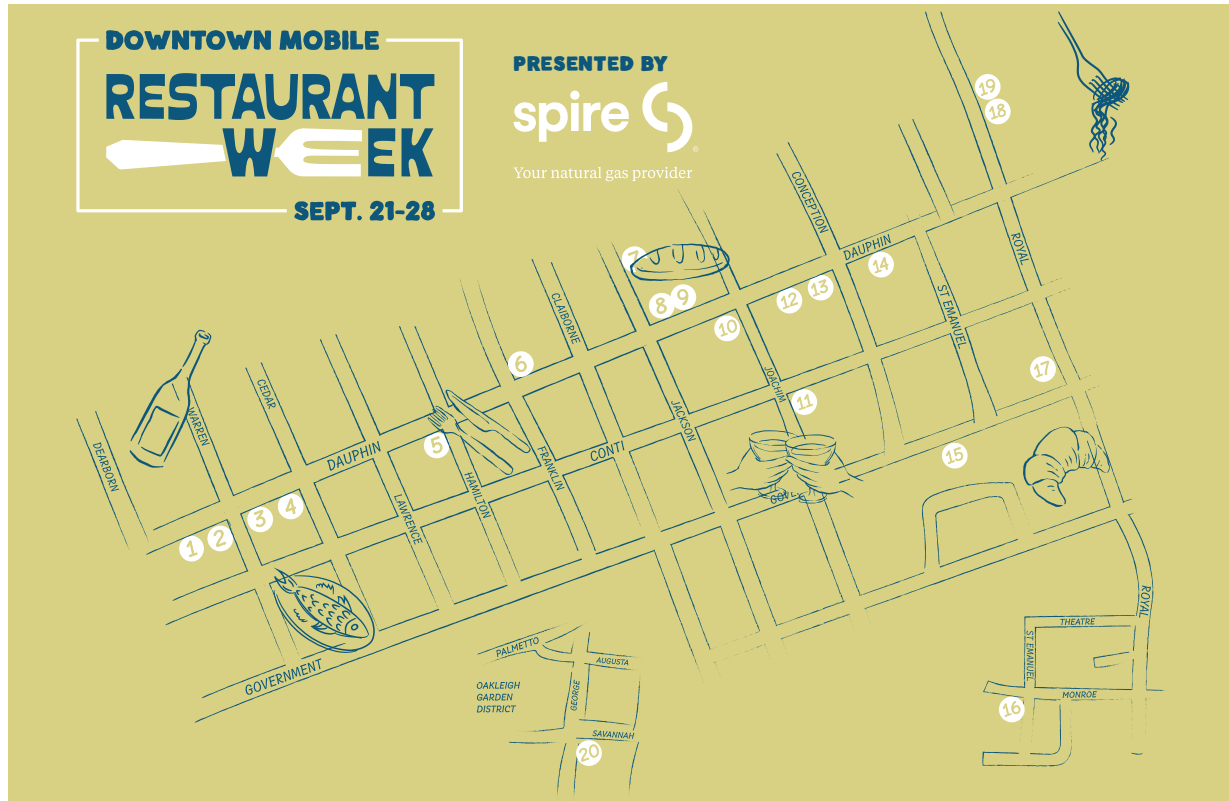
Custom illustrated maps and environmental graphics designed to enhance visitor experience, simplify navigation, and reinforce brand identity within active public spaces.



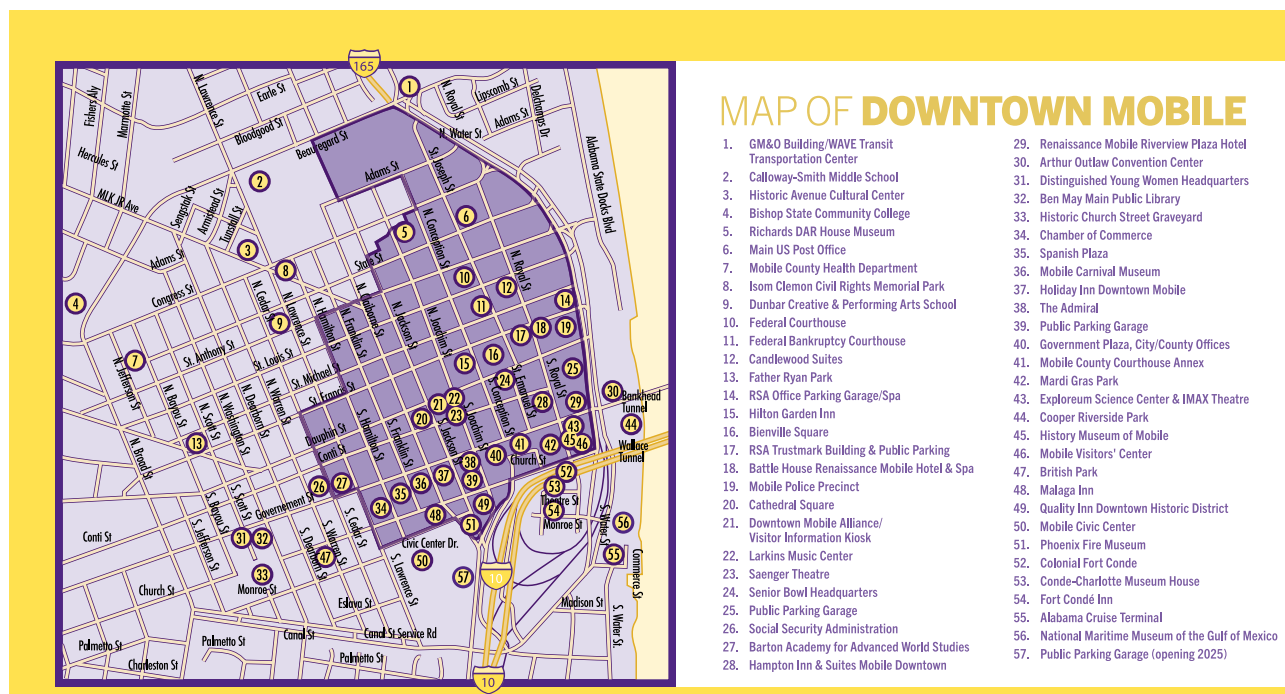
Section 2 | Relevant Experience with Similar Municipal or Civic Master Planning Projects



HUMMINGBIRD | WORK EXAMPLES | TOURISM & LOCATION MAPS



Branded map systems created to support tourism, events, and downtown exploration, combining clear wayfinding with engaging visuals that encourage discovery and participation.





Section 3

Qualifications and Experience of the Project Team



Project Management



Coordination

Lee Walters, PWS
Regional Vice President /
Project Principal



Brandon Bias,
AICP, LEED GA
Project Manager
/ Community and
Regional Planner

Primary Services



Architecture

Jim Walker, AIA, LEED
Green Associate
Senior Vice President,
Architecture

Brooke Rodriguez-Feo,
AIA, NCARB, LEED AP
BD+C
Project Architect



Landscape Architecture

Matt Hinton
Landscape Designer

Melissa Hadley, PhD.,
RLA, AICP
Urban Designer



Civil Engineering

Jeremy Sasser, PE
Project Engineer

Amanda Thompson, PE
Project Engineer



Planning

Corey Sosebee, AICP,
CNU-A
Community Planner / Urban
Designer



Survey

Stuart Smith, PLS
Professional Land Surveyor



Green Infrastructure

Robert Brown, PE, PhD
Green Infrastructure Engineer

Additional Services



Traffic Engineer

Alison C. Michel, PE,
PTOE, PTP, RSP
President / Transportation
Engineer

Nicole H. Stewart, PE,
PTOE
Vice President / Transportation
Engineer

Christine M. Darrah, PE
Senior Civil / Transportation
Engineer



Wayfinding

Tim Dozier
President

Org Chart Key

Goodwyn Mills
Cawood

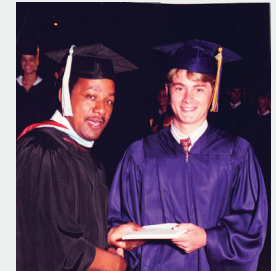
Urban Systems

Hummingbird Ideas

Rooted in Foley, invested in its future

GMC is proud to live,
work, and build stronger
communities alongside the
City we call home.

Our Foley Graduates



Stuart Smith with
Principal Pettibone



Lee Walters
2nd Grade
Foley Elementary

Lee Walters, PWS

Regional Vice President, Mobile



Lee brings extensive experience in the fields of biology and environmental science, distinguishing him as a leading expert in the profession. He has served as project manager for numerous wetland determination/delineations in Alabama, Mississippi and Georgia including flora and fauna identification and Section 404 wetland permitting with the U.S. Army Corps of Engineers. Lee has performed numerous Phase I Environmental Site Assessments for various entities including banks, law offices, private landowners, developers, and local/state governments and has assisted in numerous Phase II Environmental Site Assessments. Additionally, he has also conducted endangered species surveys with the U.S. Fish and Wildlife Service.

Wetlands/Stream Land Management Experience

- McLemore Mitigation Bank – Montgomery, AL
- Black Swamp Mitigation Bank – Monroe County, MS
- Broadview Mitigation Bank – Macon County, AL
- MidCreeks Mitigation Bank – Barbour County, AL
- Cahaba River Mitigation Bank – Bibb County, AL
- Golden Dragon Mitigation – Pine Hill, AL
- The Waters at Waugh Mitigation – Waugh, AL
- Dubose Property – Montgomery, AL
- Robert Trent Jones/Conner Brothers – Opelika, AL
- Hampstead Property – Montgomery, AL
- Millard Refrigerating – Mobile, AL
- AIDT Maritime Science Center – Mobile, AL

Watershed Restoration Including Wetland/Stream Experience

- Wolf Creek Stream Restoration – Foley, AL
- Magnolia River and Unnamed Tributary Engineering and Design – Magnolia Springs, AL
- Bayou la Batre Stormwater Mapping – Mobile County, AL
- Lower Fish River Restoration – Baldwin County, AL
- Western Shore Watershed Management Plan – Mobile, AL
- Eastern Delta Watershed Management Plan – Mobile, AL

Project Role

Project Principal

26+
Years Exp.

AL
Licensed

400+
Projects

Education

Bachelor of Science in Wildlife Science,
Auburn University, 1999

Licenses/Certifications

Professional Wetland Scientist, AL #1601

Specialized Training

D'Olive Watershed Restoration
Technology Workshop, March 2018

D'Olive Watershed Restoration
Technology Workshop, February 2016

Current Topics in Wetland Soils and
Application of Hydric Soil Indicators,
March 2018

Alabama Water Resources Conference,
2013

Innovations in Urban Stream Restoration,
November 2012

Brandon Bias, AICP, LEED GA

Community and Regional Planner



Brandon serves as a certified Senior Planner for GMC. His background includes a wide range of experience with proven expertise in master planning that has an emphasis on design, ecological processes, regional dynamics and smart growth principles. A point of emphasis in his work is public involvement and community engagement to share information along with developing an understanding vision, goals, and expectations. Working with clients and communities, Brandon can help advise on a process to achieve robust involvement and engagement in a variety of forms. He currently serves on several statewide boards, including as President of Design Alabama, which focuses on improving communities across the state through design education. His service to these organizations is grounded in his passion for the unique assets of the communities those organizations support.

Comprehensive Master Planning Experience

- Comprehensive Master Plan – Foley, AL
- Coastal AL Partnership Regional Plan – Mobile, AL
- Coastal Gateway Regional Plan – Multi County Coastal Gateway Region, AL
- Map for Mobile Comprehensive Plan – Mobile, AL
- Peninsula of Mobile Corridor Design Plan – Mobile, AL
- Envision Montgomery Comprehensive Plan – Montgomery, AL
- Framework Tuscaloosa Comprehensive Plan – Tuscaloosa, AL
- Lane Parke Master Plan – Mountain Brook, AL
- Pelham Strategic Development and Design Plan – Pelham, AL
- Green Infrastructure Plan – Auburn, AL
- Central AL Industrial Park – Alexander City, AL
- Opelika-Downtown Revitalization Plan - Opelika, AL
- PBCI Campus Master Plan Phase 1 - Atmore, AL
- Demopolis, AL
- Fayette, AL
- Jackson, AL
- Lee County, AL
- Patchwork Farms Village Master Plan – Vestavia Hills, AL
- Plan for Pratt City – Birmingham, AL*
- Comprehensive Master Plan – Selma, AL

Project Role

Project Manager

20+
Years Exp.

AICP
Licensed

70+
Projects

Education

Masters of Community Planning, Auburn University, 2008

Masters of Landscape Architecture, Auburn University, 2008

Bachelor of Science in Environmental Design, Auburn University, 2005

Licenses/Certifications

American Institute of Certified Planners (AICP) # 198899

LEED Green Associate

Affiliations

American Planning Association (APA)

Alabama Communities of Excellence (ACE) Board of Directors, President

* Projects completed with previous firm.

Jim Walker, AIA, LEED Green Associate

Senior Vice President, Architecture



Jim is the Senior Vice President of Architecture for the GMC's Mobile and Daphne office and is responsible for the overall management of a diversified portfolio of project types and clients. Jim has over 25 years of experience in managing a extensive assortment of project types that include educational, K-12 and post-secondary, governmental, municipal, financial, commercial, multi-family, healthcare and sports architecture. Jim has experience with new construction as well as renovation and retrofit projects. Over the years Jim has earned a reputation as a collaborative team leader working with owners, engineers, and contractors to help provide creative solutions to complex problems..

Governmental/Municipal Experience

- Poarch Band Creek Indians Administrative Building 200 – Atmore, AL
- Government Plaza Interior Renovations – Mobile, AL
- Semmes Senior Center – Semmes, AL
- Government Plaza Re-roofing – Mobile, AL
- Graham Creek Interpretive Center – Foley, AL
- Mobile County Government Center Annex – Mobile, AL
- Satsuma City Complex – Satsuma, AL
- Satsuma Community Center and Shelter – Satsuma, AL
- Silverhill Community Center – Silverhill, AL
- Citronelle Community Center – Citronelle, AL
- Monroe County Agriculture Building Renovations – Monroeville, AL
- City of Saraland Safe Room – Saraland, AL
- ALDOT Construction Office – Mobile, AL

Commercial Experience

- Riverview Plaza Hotel Interior Renovation – Mobile, AL
- Battlehouse Tower Office BOMA Study – Mobile, AL
- International Ship Holding Company Office Tenant Fit-Out – Mobile, AL
- RSA Management Services Tenant Fit-Out – Mobile, AL
- Point Clear Holding Company Office Tenant Fit-Out – Mobile, AL
- Georgia Pacific Engineering Office – Brewton, AL

Project Role

Senior Project Architect

Education

Bachelor of Architecture, Mississippi State University, 1995

Licenses/Certifications

Registered Architect AL # 5955, MS #4433, FL #AR97008

U.S. Green Building Council LEED Green Associate1

Affiliations

American Institute of Architects (AIA)

National Council of Architectural Registration Boards (NCARB)

Mobile Area Education Foundation Board Member, 2012 Executive Committee 2015-Present

Lions Club of Saraland, 2011-Present

Leadership Mobile, Class of 2015

Brooke Rodriguez-Feo, AIA, NCARB, LEED AP BD+C

Project Architect



Brooke is a licensed Project Architect with experience in project management, design, and construction administration. She is skilled in programming, developing construction documents, graphic presentations, building code and ADA reviews, coordinating engineering disciplines, and managing construction administration paperwork.

Governmental / Municipal

- Poarch Band of Creek Indians Tribal Council Chambers Building 100-Atmore, AL
- Poarch Band of Creek Indians Administrative Building 200 - Atmore, AL
- Poarch Band of Creek Indians Master Plan - Atmore, AL
- H. L. "Sonny" Callahan Airport New East Terminal Building- Fairhope, AL
- Gulf State Park Pier Renovation 2019 - Gulf Shores, AL
- Jail Door Replacement Project - Fairhope, AL
- Fairhope Public Library Building Envelope Repairs- Fairhope, AL
- Fairhope Civic Center HVAC Replacement - Phase II- Fairhope, AL
- Brewton Public Library Renovations and Upgrades- Brewton, AL
- Orange Beach Water Treatment Facility #2 - Foley, AL (Under Design)

Higher Education

- ACCS Enterprise Workforce Development with Storm Shelter - Enterprise, AL (Under Construction)
- ACCS Bishop State Community College Carver Interior Renovation - Mobile, AL
- ACCS Bishop State Community College Southwest Interior Renovation - Mobile, AL
- ACCS Bishop State Community College Main Campus Advanced Manufacturing and Administration Building - Mobile, AL
- University of South Alabama Simulation Laboratory Building Programming- Mobile, AL
- University of South Alabama Commons Renovations - Mobile, AL

Commercial

- Gulf State Park New Cabins - Gulf Shores, AL

Project Role

Project Architect

Education

Bachelor of Architecture, Mississippi State University, 2008

Licenses/Certifications

Registered Architect: AL # 7170, MS# 4786

National Council of Architectural Registration Boards Certificate # 73634

LEED AP BD+C # 10310764

Affiliations

AIA Mobile Chapter - 2019 Secretary

AIA Mobile Chapter - 2020 Vice President

AIA Mobile Chapter - 2021 President
AIA Mobile Chapter - 2022 Past President

Corey Sosebee, AICP, CNU-A

Community Planner / Urban Designer



Corey is a Community Planner and Urban Designer who specializes in public engagement and human-centered design processes. He previously led design teams for an international non-profit, working with underserved populations in Asia. This experience equipped him to better understand and design for local needs and provided the opportunity to demonstrate the power of design to shape communities and promote human flourishing. He is interested in community participation in the planning process and the power dynamics of addressing social inequality.

Relevant Experience

- The University of Alabama at Birmingham (UAB) Campus District Master Plan - Birmingham, AL
- Scottsboro Housing Study - Scottsboro, AL
- Pendleton Area Master Plan - Pendleton, SC
- Muscle Shoals Comprehensive Plan - Muscle Shoals, AL
- Gadsden Comprehensive Plan - Gadsden, AL
- Leeds Comprehensive Plan - Leeds, AL
- Argo Comprehensive Plan - Argo, AL
- Southside Strategic Master Plan - Southside, AL
- Henagar Comprehensive Plan - Henagar, AL
- Fort Payne Comprehensive Plan - Fort Payne, AL
- Tuscumbia Comprehensive Plan and Zoning - Tuscumbia, AL
- Ordinance Revisions and Plan Review - Berkeley County, SC
- Strategic Planning Workshop - Walhalla, SC
- Strategic Consulting - Clemson, SC
- Redevelopment of Navy Hospital and Naval Base - North Charleston, SC
- Design Development Revitalization - North Charleston, SC

Project Role

Urban Designer

Education

Master of Resilient Urban Design,
Clemson University, 2022

Bachelor of Architecture, Virginia Tech,
2006

Licenses/Certifications

American Institute of Certified Planners
(AICP) #390116

Congress for the New Urbanism
Accredited (CNU-A)

NCI Charette Institute Certificate

Affiliations

American Planning Association, Member
Congress for the New Urbanism,
Member

Urban Land Institute, Member

Alabama Housing Action Council

* Projects completed with previous firm.

Jeremy Sasser, PE

Project Engineer, Daphne



Jeremy is a seasoned civil engineer with over twenty years of experience, specializing in both municipal and general civil projects. His extensive expertise and dedication have made him a tremendous in-house asset to the engineering team. Jeremy's work spans a diverse range of projects, including infrastructure improvements, commercial developments, recreational facilities, and educational institutions. His commitment to excellence and ability to deliver successful projects consistently have established him as a key contributor in the civil engineering field.

Municipal Experience

- Lake Guntersville State Park Improvements- Guntersville, Alabama
- Gee's Bend Ferry Dock Improvements - Camden, Alabama
- Spanish Fort Bluff Repairs - Spanish Fort, Alabama
- Auburn Water Works and Sanitary Sewer Board Complex- Auburn, Alabama
- Fairhope Sewer Study - Fairhope, Alabama
- Graham Creek Interpretive Center - Foley, Alabama
- Conecuh County Safe Room - Evergreen, Alabama

Road Experience

- EastChase Lane Extension- Montgomery, Alabama
- U.S. Highway 31 Improvements- Cullman, Alabama
- Price Drive Improvements- Clanton, Alabama
- OWA Roads and Infrastructure - Foley, Alabama
- Texas Ave and Georgia Ave Improvements - Fort Johnson Louisiana
- Juniper St Extension - Foley Alabama

Commercial Experience

- CVS Pharmacy- Montgomery, Alabama
- Target Site Plan- Montgomery, Alabama
- McKenzie Village - Foley, Alabama
- Foley Square - Foley, Alabama

Project Role

Project Engineer

Education

Bachelor of Science in Civil Engineering,
Auburn University, 2001

Licenses/Certifications

Licensed Professional Engineer Alabama
#27864, Florida #79475

Affiliations

American Society of Civil Engineers
(ASCE)

Baldwin County Home Builders
Association

Amanda Thompson, PE

Project Engineer, Daphne



Amanda serves as the Project Engineer for various civil engineering Projects in both the public and private sectors. Her responsibilities include civil design and project management for numerous projects, including but not limited to commercial/residential site design, transportation/roadway projects, drainage/utility projects, and landfill design.

Project Role
Project Engineer

Municipal Experience

- Baldwin Beach Express - Baldwin County, AL
- Daphne City Hall Parking Lot - Daphne, AL
- Tallent Lane C&D Landfill Modification - Daphne, AL
- Juniper Street Extension - Foley, AL
- James Road Extension - Foley, AL
- Drainage Study - Frank Brown Park - Panama City, FL
- City of Daphne Sports Complex - Daphne, AL
- Fire Station #5 - Daphne, AL
- Pollard Road/Park Drive Sidewalk TAP Grant - Daphne, AL
- Pollard Road/County Road 64 Intersection Improvements - Daphne, AL
- Main Street Drainage Study and Repair - Daphne, AL

Commerical / Private Sector Experience

- Canal Road Gas Station - Orange Beach, AL
- 397 acre Foley Farm Drainage Study - Foley, AL
- Multiple Cumberland Farms Projects - AL and FL
- Embassy Suites - Gulf Shores, AL
- Esfeller Construction and Demolition Landfill - Irvington, AL
- Majestic Manor Subdivision - Foley, AL
- Primland Subdivision - Foley, AL
- Jimmy Johns - Foley, AL and Orange Beach, AL
- Broadway/Lawson Subdivision ALDOT Turnout Permit - Foley, AL
- Rich's Carwash ALDOT Turnout & Service Road - Daphne, AL
- Alexander Park Subdivision - Robertsedale, AL
- Clearway Pain Solutions Clinic - Mobile, AL and Crestview

Education

Bachelor of Science in Civil Engineering,
Auburn University, 2010

Arts and Sciences in Drafting and
Design Technology, Wallace Community
College

Licenses/Certifications

Licensed Engineer AL #36358, FL
#88280

Qualified Credentialed Professional
(QCP)

AutoCAD Civil 3D

Microstation

StormCad

PondPack

Matt Hinton

Urban Designer



Matt is an Urban Designer with a foundation in planning and landscape architecture and a specialized focus on building resilient communities through smart growth strategies and innovative, place-based design. With previous roles as a municipal stormwater manager and city planner, Matt brings a nuanced perspective on the challenges and opportunities facing local governments. Today, as a consultant, Matt leads planning, design, and construction projects across the Southeast, helping local governments deliver high-impact, community-focused improvements. His dual role at GMC allows him to guide projects seamlessly from master planning through design and into construction – ensuring practical, innovative solutions at every stage.

Highlighted Experience

- Hentz Park – Panama City, FL
- Cove Lane Park – Panama City, FL
- Harry Edwards Park – Panama City, FL
- Sweetbay Wetlands Park – Panama City, FL
- Truesdell Park – Panama City, FL
- Carl Gray Park Improvements – Panama City, FL
- Harvy D. Mathis Park – Panama City, FL
- Frank Brown and Aaron Bessant Park – Panama City, FL
- Mobile Civic Center – Mobile, AL
- Fairhope Working Waterfront Park – Fairhope, AL
- Chickasabogue Park – Mobile County, AL
- Isom Clemon Civil Rights Memorial Park – Mobile, AL
- Aloe Bay Streetscape Design – Dauphin Island, AL
- Mills Community Park – Foley, AL
- Riverwood Park – Columbia County, GA
- Integrity Park – Spanish Fort, AL
- Matt's Point Living Shoreline & Memorial – Stetson University, DeLand, FL
- Valor Park – Spanish Fort, AL
- Butlers Bridge Park – Henry County, GA
- Cartersville City Hall – Cartersville, GA
- Rincon Veterans Park – Rincon, GA
- Fowler Field Park Improvements – Douglasville, GA
- Gunnison Creek Boat Launch & Boardwalk – Satsuma, AL
- Loganville Toddler Park – Loganville, GA
- Langan Park Improvements – Mobile, AL

Project Role

Landscape Designer

Education

Master of Landscape Architecture,
Mississippi State University, 2021

Master of Community Planning, Urban
Studio, Auburn University, 2014

Bachelor of Geosciences, GIS & Remote
Sensing, Mississippi State University,
2012

Affiliations

American Planning Association (APA)

American Society of Landscape
Architects (ASLA)

Melissa Hadley, PhD., RLA, AICP

Urban Designer/Project Manager



Melissa has been practicing planning in some capacity for 39+ years, with experience throughout the southeast as well as in Virginia. In 2009 she started sharing her planning and design knowledge through teaching at Texas Tech University, the University at Albany SUNY, and Mississippi State University as a full time tenure-track professor of Landscape Architecture and Community Planning. During this time she published numerous peer-reviewed works on planning and urban design. In 2020, one of her articles "Repackaged 'Urban Renewal': Issues of Environmental Justice in New Construction, Suburban Neighborhoods and Urban Islands of Infill" won an award for "Best Article" in the Journal of Urban Affairs. She continues to take on new planning and design projects and pass along her knowledge to the planning community. By doing this she has become a recognized expert in the field.

Melissa brings a wealth of knowledge to our planning team via her experience with project management, planning and zoning, public presentations, writing/editing, master planning, sustainable design, stormwater management, mentoring, teaching and community engagement. She is also an expert in spatial, quantitative, and qualitative research and analysis methods; land use policy; housing policy. Having Melissa on our planning team will ensure a well-executed project that will continue to shape the future of our communities.

Highlighted Experience

- 1,000 gpm Production Well at the K-6 Sit - Belforest, AL
- Adams Property (Woerner Road) - Foley, AL
- Air Terminal Drive Site - Pensacola, FL
- Baldwin County Howell Pit - Foley, AL
- Battles Trace Phase 8 - Point Clear, AL
- Battles Trace Phase 9 - Point Clear, AL
- Belforest Water System General Services - Belforest, AL
- Brinks Willis RV Site - Foley, AL
- Dauphin Island Aloe Bay Design Phase 1 - Dauphin Island, AL
- Due Diligence - Phase 1 - Bay Minette, AL
- Ecovery Smelter Expansion - Loxley, AL
- Foley Beach Express RV Park - Foley, AL
- Gaineswood Subdivision Phase 2 - Fairhope, AL
- Gulf Shores Golf Course Property - Gulf Shores, AL

Project Role

Urban Designer

Education

PHD in Geography and Urban Regional Analysis, University of North Carolina at Charlotte, Charlotte, North Carolina, 2015

MLA Concentration in Urban Design, Cornell University, Ithaca, New York, 2008

BSLA Concentration in Sustainable Development, Cornell University, Ithaca, New York, 2006

Licenses/Certifications

Registered Landscape Architect in AL, MS and VA

AICP, American Institute of Certified Planners

Stuart Smith, PLS

Land Surveyor, Daphne



Stuart has worked and earned his way through the various duties, responsibilities and education in surveying from student to Rodman to a Survey Manager. Stuart's experience includes implementation and oversight of a wide variety of property boundary, topographic, as-built, route and utility surveys throughout the Gulf Coast. He has extensive experience in ALTA/NSPS Land Title Survey, Subdivision & Condo Platting, easements & rights of way, property descriptions, Construction Surveys and coastal and hydrographic surveys. Stuart will serve in capacity of a Project Surveyor for this contract with roles of a Professional Land Surveyor, technical expert, quality control/assurance, project scheduling and implementation.

Roadway Survey Experience

- US Highway 59 & CR 28 - Summerdale, AL
- County Road 95, Malkoskie Road & Boros Road - Elberta, AL
- County Road 49 (Magnolia Ave) - Loxley, AL
- Industrial Access Road (CR 49) to benefit Dade Paper - Loxley, AL
- Right-of-Way Acquisitions Mid-North Foley - Foley, AL
- Juniper Street Extension - Foley, AL
- 9th Avenue Extension - Foley, AL
- County Road 64 & Pollard Road Intersection - Daphne, AL
- US Highway 98 & Foley-Beach Intersection - Foley, AL
- County Road 12 & Foley-Beach Intersection - Foley, AL

Boundary Survey Experience

- Numerous Riparian/Littoral waterfront surveys
- Numerous State Lands for ADCNR
- Infirmary Heath Development - Saraland, AL
- ALDI Distribution Center - Loxley, AL
- Battles Development - Point Clear, AL
- Gulf Shores High School Site - Gulf Shores,
- AL1,700-Acre Project - Foley, AL
- Sportsman Marina - Orange Beach, AL

Project Role

Land Surveyor

Education

Bachelor of Science, Geomatics, Troy University, 2001

Licenses/Certifications

Professional Land Surveyor in Florida #6701, Alabama #27403, Mississippi 3072, Louisiana #5094

Affiliations

Alabama Society of Professional Land Surveyors (ASPLS)

ASPLS Baldwin County Chapter President (2009 & 2010)

ASPLS Baldwin County Chapter Treasurer (2011 & 2012)

Current ASPLS District 9 Director

Current Chairman of the Planning Commission for the Town of Elberta

* Projects completed with previous firm.

Robert Brown, PE, PhD

Water Resources Engineer



Rob currently serves as a water resources engineer and the Brunswick Office Manager for GMC. He has extensive experience in green infrastructure (GI) and low impact development (LID) stormwater management, stormwater modeling, field monitoring, project implementation, design, construction oversight and maintenance, in addition to being a licensed civil engineer in the water resources and environmental specialty area. Rob served as the project manager and lead author for the Glynn County Shoreline Protection and Implementation Plan, Camden County Resiliency Implementation Workplan and Brunswick Rethinking Runoff Plan. Rob's background also includes university and federal government settings. He received a four-year postdoctoral research fellowship with the U.S. EPA's National Risk Management Research Laboratory to study GI/LID practices. At EPA, he collaborated with and provided technical guidance to engineers, municipalities and other researchers to design, implement and evaluate performance of GI/LID practices.

Stormwater Master Planning Experience

- Stormwater Master Plan - Cities of Statesboro and Thomasville, GA
- Drainage Capital Improvement Program Development/Update - Cities of Statesboro, Dahlonga, and St. Marys, GA
- Stormwater Drainage Design - Cities of Brunswick and Statesboro, GA

Watershed Management Planning Experience

- Spanish Creek Watershed Management Plan - Charlton County, GA
- Western Shores Watershed Management Plan - Mobile Bay National Estuary Program, Mobile, AL
- Red Zone Water Supply Management Plan - Chatham County-Savannah Metropolitan Planning Commission - Savannah, GA
- Chatham County Stormwater System Sea-Level Rise Vulnerability Assessment: Coastal Watershed Management Plan - Chatham County, GA

Resiliency Planning Experience

- Crystal River Civic Masterplan - City of Crystal River, FL
- Aloe Bay Town Center Master Plan - Town of Aloe Bay, AL

Project Role

Green Infrastructure Engineer

Education

Bachelor of Science, Biological and Agricultural Engineering, Penn State University, 2007

MBAE, Biological and Agricultural Engineering, North Carolina State University, 2009

PhD, Biological and Agricultural Engineering, North Carolina State University, 2011

Licenses/Certifications

Professional Engineer: Water Resources and Environmental Focus: GA #PE041743 and NJ

MS4 Compliance & Enforcement Certified Inspector

Affiliations/Honors

Member, Urban Water Resources



Tim Dozier

President / CEO

Tim is Chief Executive Officer of Hummingbird Ideas, a full-service marketing and advertising agency based in Mobile, Alabama. With a career spanning more than two decades at the firm, Tim has played a pivotal role in shaping the agency's creative vision, client partnerships, and long-term growth.

Starting as a designer and rising through the ranks to Creative Director and now CEO, Tim brings a rare blend of creative leadership and business strategy. He has led the development of integrated campaigns for a diverse portfolio of clients across tourism, healthcare, economic development, and consumer brands, helping organizations build strong identities and connect meaningfully with their audiences.

Tim is known for his collaborative leadership style and his ability to translate big-picture ideas into effective, results-driven marketing solutions. Under his leadership, Hummingbird Ideas continues to evolve as a strategic partner to its clients, delivering innovative work that strengthens brands and drives measurable impact.

Relevant Experience

- Hangout Music Festival – Led branding, advertising, and multi-channel design execution for large-scale national music festival
- “More to Mobile” Campaign – Economic development branding initiative for talent attraction
- Foo Foo Festival (Pensacola) – Long-term strategic marketing partner for regional arts festival
- Tourism & Vacation Rental Campaigns – Ongoing work supporting Gulf Coast destinations and hospitality brands
- Downtown Mobile Initiatives – Branding and awareness campaigns supporting urban revitalization
- Alabama Coastal Tourism Campaigns – Led branding and multi-channel marketing for Gulf Coast destinations
- Infirmity Health System – Directed campaigns supporting service lines, patient engagement, and brand awareness
- Mobile Area Chamber of Commerce – Supported economic development branding and business recruitment initiatives
- Downtown Mobile Alliance – Contributed to branding, placemaking, and downtown promotion efforts
- Regional Higher Education Campaigns – Developed enrollment and awareness campaigns for Southeast colleges and universities



Education

Master of Fine Arts (MFA), Graphic Design, Savannah College of Art and Design

Bachelor's Degree, Advertising & Management, University of Alabama

Skills & Expertise

Brand Strategy & Positioning

Creative Direction

Integrated Marketing Campaigns

Digital & Social Media Strategy

Business Development

Client Relationship Management

Team Leadership & Organizational Development

Advertising & Design (Print + Digital)

Awards & Recognition

Multiple ADDY Awards (American Advertising Federation) for integrated campaigns and branding work

Agency recognition for creative excellence across regional and national campaigns

ASPLS Baldwin County Chapter Treasurer (2011 & 2012)

Current ASPLS District 9 Director

Current Chairman of the Planning Commission for the Town of Elberta



ALISON CATARELLA MICHEL, P.E., PTOE, PTP, RSP_{2i}
PRESIDENT / TRANSPORTATION ENGINEER

QUALIFICATIONS:

Ms. Michel is a leading expert in Traffic Engineering and Transportation Planning and is a Professional Traffic Operations Engineer, Professional Transportation Planner and Road Safety Professional. Ms. Michel has participated in a variety of transportation planning projects for communities, airports, universities, hospitals, and shopping centers, many of which also resulted in design and construction. Ms. Michel has extensive design experience that includes permanent and temporary traffic signals, traffic control devices for work zones, intelligent transportation systems, signage and striping. She has a wide array of experience with transportation planning studies including traffic impact, safety, corridor, feasibility/Stage 0, environmental/Stage 1, multi-modal and transit facilities.

PROJECT EXPERIENCE:

Diverging Diamond Interchange / Water Street Corridor Analysis

Ms. Michel supervised the creation of a Vissim model to test the feasibility of a Diverging Diamond Interchange in Mobile, AL. The model of the Water Street corridor included fourteen (14) intersections and was based on design year volumes. The report prepared under Ms. Michel's supervision included measures of effectiveness such as Level of Service, average delay and travel times for the AM and PM peak hours. In addition to project management, her role was to conduct QA/QC.

St. Tammany Parish Comprehensive Pedestrian and Bicycle Master Plan

Ms. Michel was actively involved in the community engagement portion of preparing this Master Plan that focused on vulnerable users (bicyclists and pedestrians) in non-incorporated St. Tammany Parish. She enjoyed learning from members of the public about their specific experiences on the existing network and ideas for potential improvements. These conversations were documented and incorporated into improvement strategies.

City of Slidell Comprehensive Master Plan

Elements of the Comprehensive Master Plan included existing and future land use, quality of life issues, infrastructure, and transportation. Ms. Michel reviewed existing and projected traffic volumes, identified opportunities to improve operational and safety conditions on the roadway network and estimated the potential effects of planned projects. Additional improvement project concepts were identified by Ms. Michel and as a result, she designed short term improvements to Northshore Blvd. The master planning process had a strong emphasis on neighborhood-based public involvement, and it was proved beneficial that Ms. Michel was raised in Slidell and had extensive local knowledge.

UPWP Land Use and Transportation Study: East LaPlace Sub-Area Analysis

This land use and transportation study in East Laplace, Louisiana was conducted to analyze traffic and related data to recommend new or improved policies to enhance traffic circulation, walkability, ADA accessibility and safety for all transportation modes. Tasks included the review of crash data for trends and comparisons to statewide averages; the analysis of a potential roundabout, transportation hub, shared use path and the evaluation of various alternatives for the ped-bike route. Ms. Michel managed the staff working on the project and performed QA-QC.

EDUCATION

BS / 1997 / Civil Engineering
 Louisiana State University

REGISTRATION

Civil Engineering

Louisiana (No. 30261) / 2002
 Mississippi (No. 16171) / 2004
 Alabama (No. 27740) / 2006

Traffic Engineering/Planning certifications

California TE (No. 92145)/ 2008
 Professional Transportation Operations Engineer (No.1023)/2002
 Professional Transportation Planner (No.626)/2017
 Road Safety Professional 2i (ID: 31895)/ 2023

PROFESSIONAL MEMBERSHIPS

Fellow, Institute of Transportation Engineers
 2022 Southern District ITE President
 2015-2019 American Council of Engineering Companies-LA, Board of Governors

YEARS AT USI: 25

TELEPHONE: 504-569-3958

EMAIL: acmichel@urbansystems.com

U R B A N S Y S T E M S inc.



NICOLE H. STEWART, P.E., PTOE
VICE PRESIDENT / TRANSPORTATION ENGINEER



EDUCATION

BS / 2004/ Physics

Xavier University of Louisiana

BS / 2004 / Civil Engineering

Southern University and A&M College

REGISTRATIONS

Civil Engineering

Louisiana (No. 334750) / 2009

Mississippi (No. 30182) / 2019

Texas (No. 146435)/ 2022

Traffic Engineering

Professional Transportation

Operations Engineer (No. 2923) / 2012

Traffic Control Supervisor- LA

PROFESSIONAL MEMBERSHIPS

Institute Of Transportation Engineers,
Deep South Past President 2015

Women's Transportation Seminar

YEARS AT USI: 20

TELEPHONE: 504-569-3969

EMAIL: nhstewart@urbansystems.com

U R B A N S Y S T E M S inc.



QUALIFICATIONS:

Ms. Stewart brings extensive expertise in Traffic and Transportation Engineering and is a certified Traffic Control Design Specialist. Ms. Stewart has managed traffic and safety studies for numerous city initiatives, including multi-modal corridor enhancements, campus master plans and an extensive variety of landside improvement projects for the old and new MSY airport. Her ground transportation center projects have included evaluating shuttling, ridesharing, passenger pick-up/drop-off, and pedestrian pathways. Ms. Stewart has coordinated closely with multiple stake holders on traffic control, signalization, and accessibility requirements her entire career.

PROJECT EXPERIENCE:

Xavier University Master Plan

The Transportation Planning efforts for the fifteen-year Campus Master plan was led by Ms. Stewart. Over the next decade, Xavier University plans to repurpose various parts of the campus. Ms. Stewart gave recommendations on how circulation and parking should be addressed to accommodate the desired walkable campus on the north side of the University. Ms. Stewart also provided recommendations for vehicular circulation, a possible campus shuttle, and on how to best create a main entrance to the University on the South side of the Campus.

Lincoln Beach Redevelopment Master Plan

Nicole Stewart was the Principal in Charge of evaluating the traffic impact of the proposed development. She estimated the number of trips that could be expected based on the various components included with each option and estimated the required parking for each. Ms. Stewart provided feedback on various alternatives for a road diet and participated in public meetings to present alternatives and refine concepts.

Southland Park Casino Expansion

Site circulation plans for the proposed casino expansion were prepared by Ms. Stewart. A site visit was conducted at the West Memphis Casino to document the current vehicular access and internal circulation. Ms. Stewart made recommendations to improve ADA compliance, walkability and driver compliance with signage and pavement markings. Ms. Stewart also gave recommendations to improve circulation in the proposed parking garage.

Carrollton and Palmetto/Washington Streetscape Project

The lead engineer on the Carrollton and Palmetto/Washington Streetscape Project for the City of New Orleans was Ms. Stewart. For this project, corridor enhancements were designed including drainage improvements, sidewalks, ADA accommodations and intersection signalization with push buttons. Ms. Stewart also designed signage improvements and incorporated landscaping, lighting improvements and public art designed by others into the plan set. The project entailed Schematic Design, Topographical Survey, Environmental Study, Preliminary and Final Designs, Construction Management, and Community Meetings.

CHRISTINE M. DARRAH, P.E.
SENIOR CIVIL / TRANSPORTATION ENGINEER



QUALIFICATIONS:

Ms. Darrah has years of experience in many different aspects of Transportation Engineering. Ms. Darrah has prepared striping layouts and signage designs for new and modified intersections, parking lots, a bus turnaround and a container yard. She has experience developing temporary striping and signage plans for various conditions including lane closures, road closures, flagging operations and full detour plans. She has been involved in many transportation planning projects focused on safety and specifically bike/ pedestrian accommodations. In 2015, Ms. Darrah completed the LUSC Training Design, Construction & Maintenance of Green Infrastructure and is now a Water Wise NOLA certified Green Infrastructure Professional 1.

EDUCATION

BS / 1994 / Civil Engineering
 University of New Orleans

REGISTRATION

Civil Engineering

Louisiana (No. 28528)/1999
 Mississippi (No. 35630) /2024

**Traffic Engineering/Planning
 certifications**

Water Wise NOLA certified Green
 Infrastructure Professional 1
 Louisiana Traffic Control Supervisor

PROJECT EXPERIENCE:

Springhill Medical Hospital

The Master Circulation Plan and site improvements for Springhill Medical Hospital in Mobile, Alabama project was led by Ms. Darrah. Her role included client interaction and plan preparation for improving facility and parking circulation, pedestrian safety, trailblazing signage and separate access routes for facility operations and emergency vehicles. As the project evolved, Ms. Darrah developed engineering alternatives for the access roadways to address the substantial grade differential with the adjacent canal.

City Park Parking Lot Improvements

Ms. Darrah lent her expertise to design roadway and parking lot improvements in City Park, New Orleans, LA. Ms. Darrah provided QA-QC of the construction drawings and specifications to ensure accordance with all MUTCD, ADA, and New Orleans DPW requirements. Permeable asphalt pavement was used in the parking lot to incorporate green infrastructure in the project. The work consisted of geometric layout, grading, drainage, utility adjustments, striping and signage. Ms. Darrah also conducted construction administration services.

Audubon Nature Institute & Aquarium of the Americas, Master Plan

Ms. Darrah was the lead engineer and project manager for the widening and rehabilitation of the existing asphalt service alley along the riverfront of the Mississippi River in New Orleans, Louisiana. The purpose of the project was to provide an off-street bus drop off location for Aquarium visitors. Plans and specifications included typical sections, geometric layout, grading and drainage plans, and required signage and striping. Tasks included design, Auto-turn analysis, construction administration, and coordination with N.O. Public Belt Railroad, surveyors and the geotechnical engineer.

Comprehensive Signage Plan, North Terminal

Louis Armstrong New Orleans International Airport

This master plan included a comprehensive review of the signs associated with the new North Terminal for Louis Armstrong New Orleans International Airport (MSY) was conducted by Ms. Darrah. Sign location, consistency of verbiage, overlapping and deficiencies were identified. She is coordinated with MSY, LADOTD and the City of Kenner on the design of additional signs.

PROFESSIONAL MEMBERSHIPS

American Society of Civil Engineers

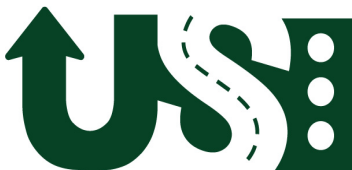
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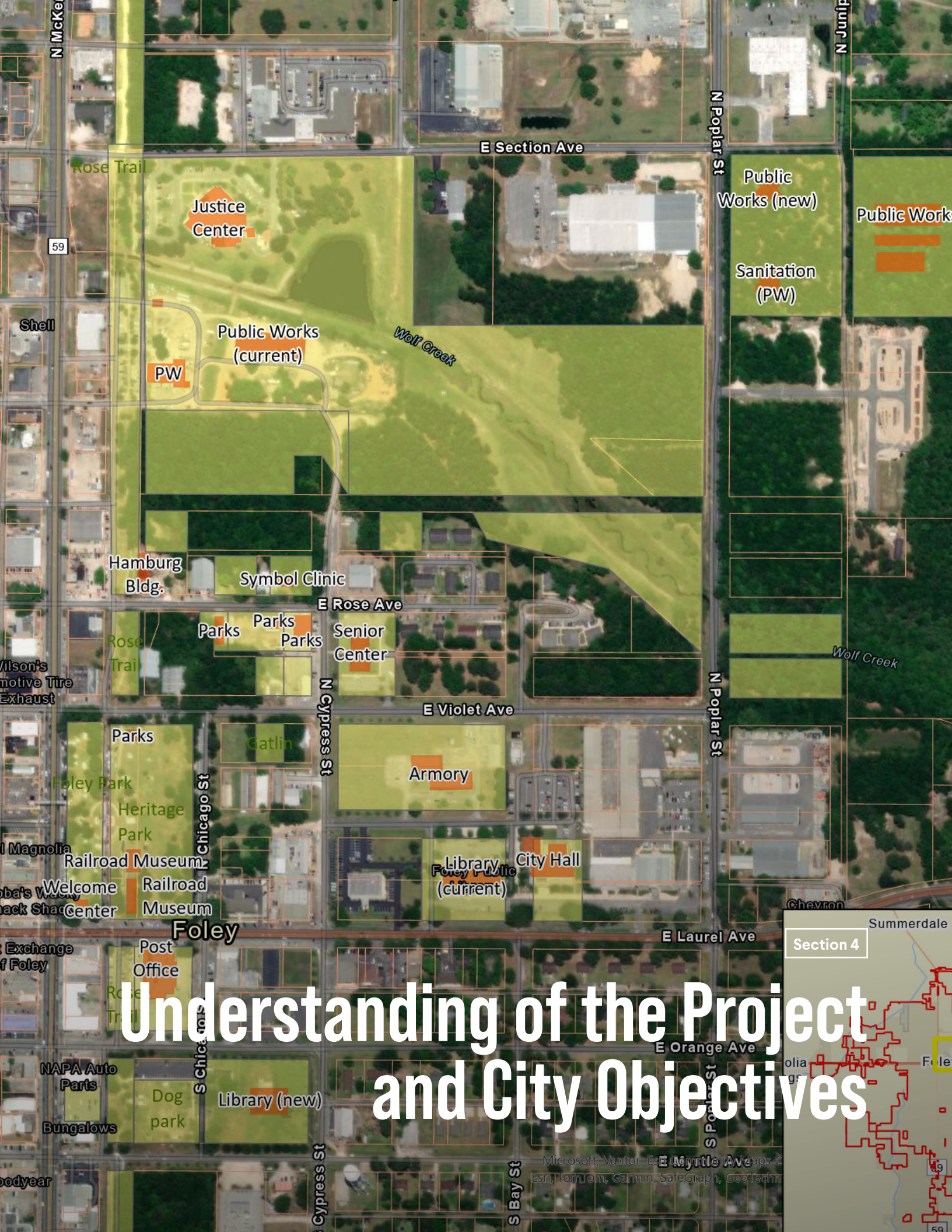
TELEPHONE: 504-569-3982

EMAIL:

cmdarrah@urbansystems.com

URBAN SYSTEMS inc.





Understanding of the Project and City Objectives

Section 4

Microsoft, Vantor, Esri, TomTom, Garmin, SafeGraph, GeoTechn

Project Understanding

City of Foley, AL Municipal Campus Master Plan

Foley's municipal facilities have evolved over time in response to growth and changing needs; this effort provides an opportunity to organize those investments into a more cohesive and well-functioning civic campus..



The City of Foley is at a point where continued growth is reshaping how the City operates on a daily basis. Population increases, regional growth in Baldwin County, and ongoing economic activity are placing additional demand on public services, facilities, and infrastructure.

In response, the City has expanded services and facilities over time as needs have emerged. While this approach has allowed Foley to keep pace with growth, it has also resulted in facilities being located where space was available rather than as part of a coordinated plan. Areas near City Hall function as a civic core, but much of the broader municipal area does not yet operate as a unified campus.

Today, many facilities are located in close proximity without a clear structure tying them together. Departments that rely on coordination are not always located near each other, and public facing services are not always intuitive for residents to access. For those familiar with the system, it works. For first time visitors, it can be less clear.

At the same time, the City has continued to invest in new facilities, infrastructure, and community assets. The Municipal Campus Master Plan provides an opportunity to bring those investments together under a more intentional framework—aligning facilities, improving organization, and planning for future needs.

With continued growth and ongoing capital improvements, Foley is well positioned to move toward a more coordinated approach. A clear master plan will help guide future decisions and shape a campus that functions as a connected and recognizable center for the community.

Primary Challenges

With our understanding of the project GMC has identified some potential challenges for this project that is important to know before the project kick-off.



Long-Term Vision

Organize recent and planned facility investments into a clear framework that supports Foley's continued growth and reduces the need to expand services wherever space happens to be available.



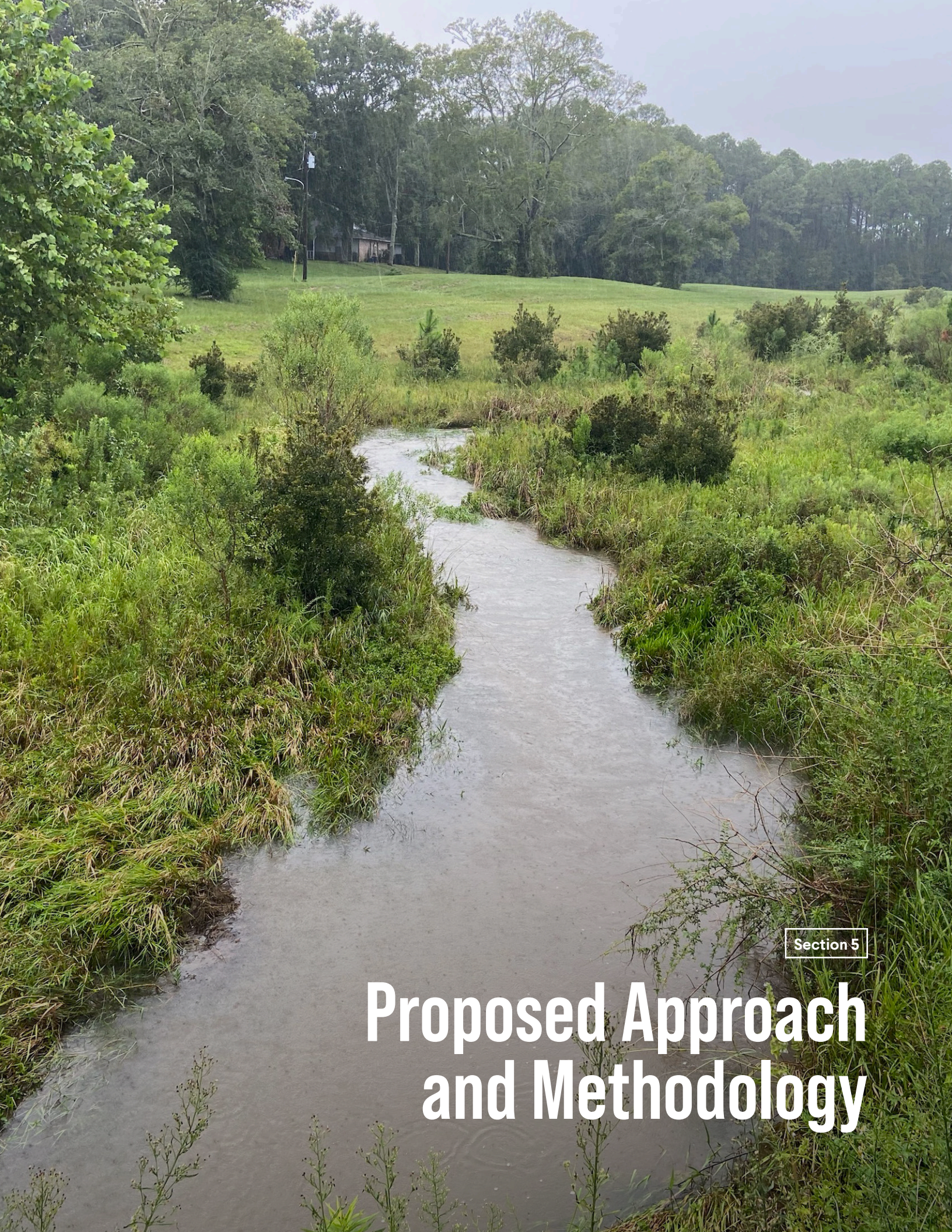
Connectivity & Accessibility

Improve how residents and staff move between City Hall, adjacent facilities, and surrounding civic assets by strengthening circulation, walkability, and clarity of access across the campus.



Campus Identity

Build on the existing civic core around City Hall to create a more unified and recognizable campus, moving from a group of nearby buildings toward a clearly organized civic center.



Section 5

Proposed Approach and Methodology



Project Approach

GMC's approach to the City of Foley Municipal Campus Master Plan is grounded in a practical understanding of how cities operate day to day. This effort is not just about evaluating buildings and sites. It is about creating a clear path forward for how the City organizes its services, invests in its facilities, and presents itself as a civic place. The plan needs to work for staff, be easy for the public to navigate, and remain flexible as the City continues to grow over time .

We approach this work by looking at both function and experience. On one hand, we study how departments operate, where space is constrained, and how facilities relate to one another. On the other, we look at how people move through the campus, how they arrive, and whether the environment is clear and intuitive. A well organized campus should feel connected. It should be easy to understand where to go, where to park, and how to move between buildings.

Our process is intentionally collaborative. We work closely with City staff and leadership throughout the project rather than waiting until the end to gather feedback. Regular check ins, working sessions, and milestone reviews allow us to test ideas early and adjust as needed. This keeps the process efficient and ensures the final plan reflects real operational needs.

Our team brings together planning, design, engineering, transportation, and communications experience. This allows us to address both the technical aspects of the project and the overall character of the campus. Circulation, access, and parking are considered alongside wayfinding, identity, lighting, and the public realm so the final plan works as a complete system rather than a collection of parts. This includes development of a coordinated campus identity and wayfinding framework, ensuring signage, iconography, and visual systems support navigation and reinforce a clear, unified civic presence.

Methodology

Task 1: Project Initiation and Coordination

We will begin with a kickoff meeting to align with City staff on goals, expectations, schedule, and communication. This working session will focus on confirming priorities, reviewing available information, and identifying any gaps that need to be addressed early in the process. We will also confirm the study area so there is a shared understanding of what is included in the plan.

This phase establishes how the project will move forward. It sets expectations for communication, decision making, and coordination so that the process remains clear and efficient from the start.

Key Task



- **Confirm project goals, scope, schedule, and communication approach**
- **Review existing City branding, signage standards, and available visual identity materials**
- **Review existing plans, mapping, and available information**
- **Define study area and confirm campus boundaries**
- **Identify stakeholders and align on engagement process**

Task 2: Existing Conditions and Needs Assessment

This phase focuses on understanding how the campus functions today, both physically and operationally. We will evaluate City owned properties, buildings, and infrastructure at a planning level, looking at condition, use, and any constraints that may affect future decisions. This includes utilities, drainage, access, and other physical factors that shape how the campus can evolve. We will work directly with City departments to understand space needs, operational challenges, and how different functions relate to one another. These conversations provide insight that cannot be captured through drawings alone and help identify where improvements can make the greatest impact.

Parking and circulation will be reviewed as part of this effort. We will look at how vehicles move through the campus, how service and emergency access is handled, and how parking is used today. Just as important, we will evaluate how people move on foot. This includes walkability, ADA access, and the continuity of connections between buildings, civic spaces, and surrounding assets. The goal is to understand not only what exists, but how well it works.

As part of this effort, we will review existing wayfinding, signage, and visual identity elements across the campus. Gateways, key destinations, decision points, and trail connections will be documented to better understand navigation patterns, improve clarity, and inform opportunities for redevelopment, consolidation, reuse, and potential future property acquisition at a planning level to support long term campus needs.

Task 3: Visioning and Design Framework

With a clear understanding of existing conditions, we will work with City staff and stakeholders to define a direction for the campus. This phase focuses on what the campus should become and how it should function over time. It will incorporate the facilities and capital projects identified in the RFP, evaluating how these potential investments can be organized within a cohesive campus framework and aligned with the City's long-term operational and spatial needs. Through workshops and discussions, we will establish guiding principles that reflect the City's priorities and long term vision.

We will then develop a design framework that organizes the campus in a clear and consistent way. This includes how streets, buildings, and open spaces relate to one another and how people experience the campus as they arrive and move through it. Test and incorporate how proposed and future facilities—such as those identified by the City—can be accommodated, phased, and integrated into the overall campus structure. We will look at key entry points, how those are defined, and how important views, focal points, and gathering spaces help structure the campus.

This framework will integrate streetscape, landscape, lighting, and public realm elements to create a cohesive and recognizable civic environment. Wayfinding and identity will be developed as part of this effort, including a conceptual signage hierarchy and campus-wide identity system. This will establish how signage, iconography, and visual cues work together with the physical layout to support navigation and reinforce a strong sense of place. The goal is to create a system that helps people understand where they are and where they need to go without relying on signage alone. Layout, visual cues, and identity elements will work together to support navigation and reinforce a strong sense of place.

Key Task



- Evaluate existing facilities, infrastructure, and site constraints
- Identify underutilized or constrained properties and opportunities for improvement or reuse
- Conduct departmental interviews and space needs assessment
- Analyze parking supply, demand, and general use patterns
- Review circulation, access, and overall movement through the campus
- Assess walkability, pedestrian connections, and ADA accessibility
- Identify opportunities for redevelopment, consolidation, or future property acquisition
- Audit existing signage, branding, and visual identity elements
- Inventory gateways, destinations, and key wayfinding decision points

Key Task



- Facilitate staff, stakeholder, and public visioning sessions
- Establish guiding principles and overall campus direction
- Develop streetscape, landscape, lighting, and public space concepts
- Identify civic gathering spaces, gateways, and key visual elements
- Define wayfinding and signage approach to support navigation and campus identity
- Develop conceptual signage hierarchy including gateways, directional signage, identification markers, and informational kiosks
- Establish direction for campus iconography and visual identity system aligned with City branding
- Provide recommendations for color, typography, and graphic consistency across campus elements

Task 4: Phasing and Implementation Strategy

The final phase focuses on how the plan can be carried out over time. We will develop a phased approach that allows the City to move forward in a practical way while still working toward the long term vision.

This includes identifying which projects should happen first, how improvements can be sequenced, and how to avoid disruption to ongoing operations. Early phases will focus on improvements that establish structure, such as key circulation routes, access points, civic spaces, campus organization, and wayfinding elements that improve clarity and navigation.

We will also prepare planning level cost estimates to give the City a clear understanding of the scale of investment associated with different elements of the plan, along with guidance for signage, iconography, and visual consistency so that future improvements align with a unified campus identity.

The final deliverables will include presentation materials suitable for review with City leadership and Council. The result is a roadmap that can guide decision making, support funding discussions, and remain flexible as needs change over time.

Key Task



- Develop short, mid, and long term phasing strategy
- Identify priority projects and logical sequencing
- Prepare planning level cost estimates
- Align implementation with City operations and future growth
- Prepare materials to support City leadership and Council presentations
- Provide design guidelines for signage, iconography, color, and typography for inclusion in the final master plan
- Outline phased implementation approach for wayfinding and identity elements

Coordination with City Staff and Stakeholders

Integrated throughout all phases of work, GMC will implement a structured and collaborative coordination process to ensure continuous alignment with City staff, leadership, and stakeholders throughout the project.

Our approach includes:

Regular Project Coordination

Ongoing communication with City staff through scheduled check-ins, progress updates, and milestone reviews to maintain alignment on schedule, priorities, and deliverables.

Departmental Engagement

Targeted meetings with City departments to understand operational needs, space requirements, and functional relationships that inform facility planning and campus organization.

Interactive Workshops

Facilitated working sessions at key milestones to review findings, evaluate alternatives, and guide decision-making in a

collaborative setting.

Leadership Coordination

Coordination with City leadership and elected officials to confirm priorities, refine direction, and support informed decision-making.

Public Engagement

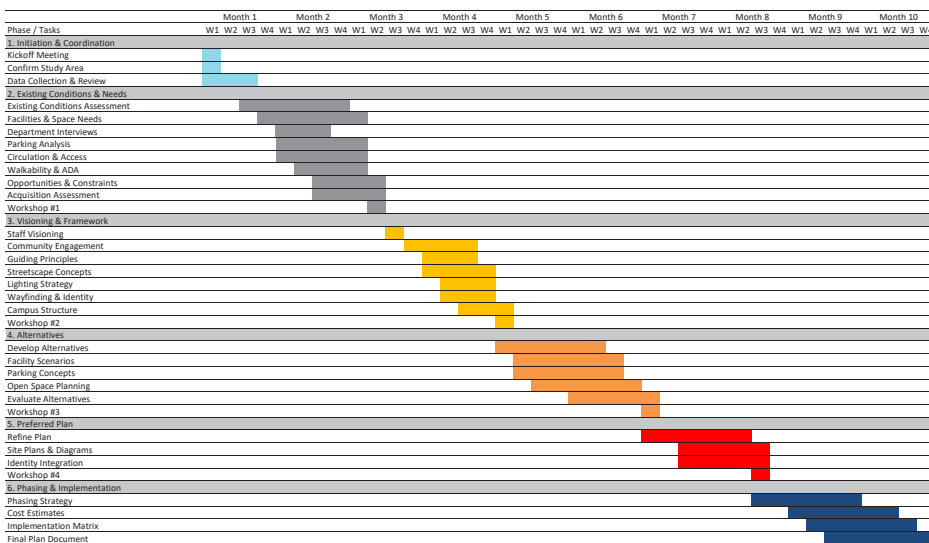
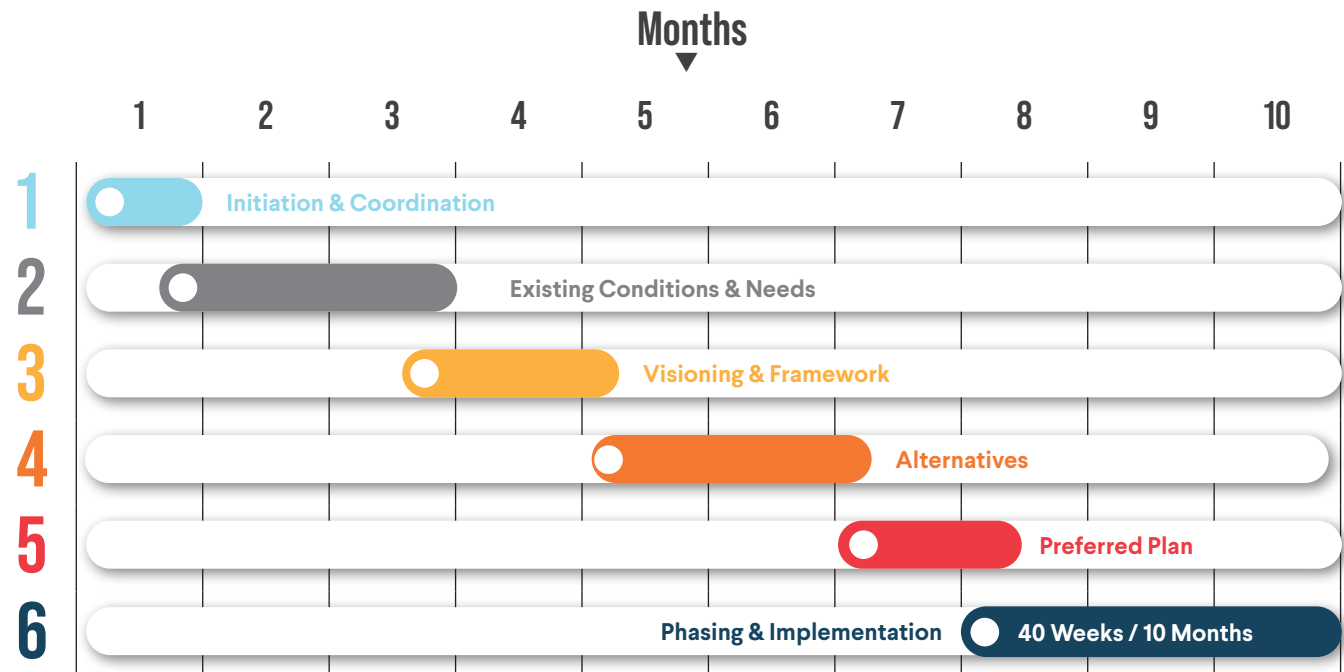
Integration of public input through workshops or surveys to validate concepts, gather feedback, and build community support for the final plan.

This coordinated approach ensures that the Master Plan reflects both technical analysis and stakeholder input, resulting in a plan that is implementable, well-supported, and aligned with the City's long-term vision.

Proposed Schedule

Our schedule follows a clear, phased approach that moves from initial coordination and data gathering through assessment, visioning, and development of alternatives, culminating in a refined preferred plan and final deliverables. Throughout each phase, we work closely with the City and other stakeholders to gather input, validate findings, and guide decision-making, ensuring the process is collaborative, well-informed, and aligned with the community's needs and priorities.

City of Foley Municipal Campus Master Plan

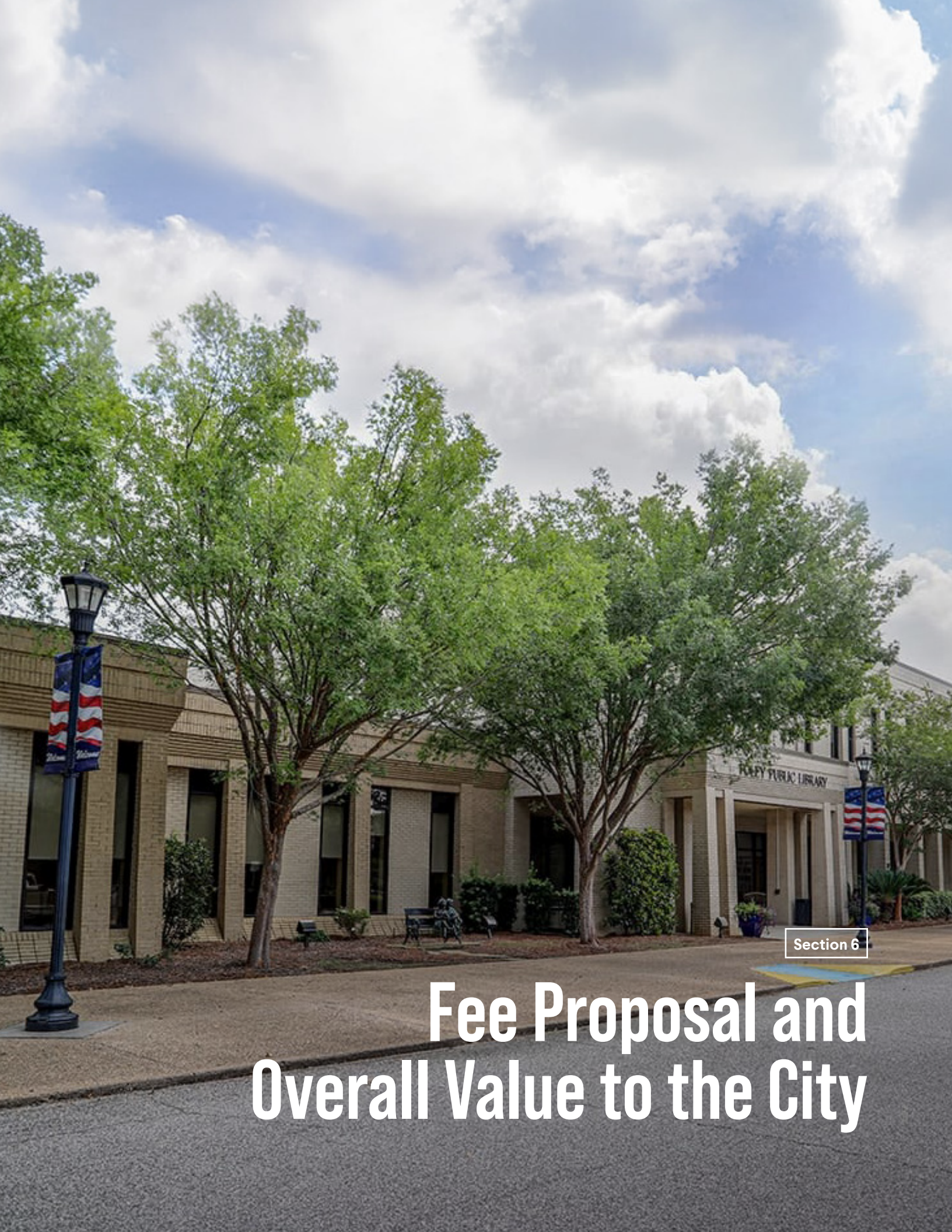


Full Schedule



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The full project schedule provides a more detailed breakdown of specific tasks, coordination meetings, and key deliverables, offering a comprehensive roadmap to guide project execution and ensure alignment at each stage.



Section 6

Fee Proposal and Overall Value to the City

Phase	Description	Fee	% of Total
1. Project Initiation & Coordination	Kickoff, data collection, project management, and coordination	\$16,250	5%
2. Existing Conditions & Needs Assessment	Facilities assessment, space needs, circulation, parking, ADA, acquisition review	\$97,500	30%
3. Visioning & Design Framework	Stakeholder engagement, guiding principles, identity, public realm framework	\$48,750	15%
4. Conceptual Master Plan Alternatives	Development and evaluation of multiple campus alternatives	\$97,500	30%
5. Preferred Master Plan	Refinement of preferred concept, diagrams, and plan development	\$32,500	10%
6. Phasing & Implementation Strategy	Phasing, cost estimates, implementation framework, final deliverables	\$32,500	10%
TOTAL		\$325,000	100%

GMC:	\$289,250	89%
Hummingbird:	\$8,250	3%
Urban Systems:	<u>\$27,500</u>	8%
	\$325,000	100%

GMC proposes to complete the Municipal Campus Master Plan for a total lump sum fee of \$255,000. This fee is structured to align with the scope of work and level of effort required for each phase of the project. The proposed fee includes all direct and indirect costs required to complete the project. Direct costs, such as travel, printing, and meeting materials, are incorporated into the total fee and will not be billed separately unless otherwise requested by the City.

Assumptions

The following assumptions form the basis of our proposed scope and fee:

- All work will be performed at a conceptual, master planning level and is not intended for detailed design, engineering, or construction documentation.
- Planning level analysis of circulation, access, parking, and wayfinding will be included to support the master plan; however, detailed engineering and final design will occur as part of future phases.
- The City will provide available base mapping, GIS data, facility information, and any existing studies necessary to support the planning process.
- The project will be based on the municipal campus study area defined in the RFP and associated materials provided by the City.
- Stakeholder meetings, workshops, and coordination efforts will be conducted as outlined in the proposed scope. Additional meetings beyond those identified may require a scope adjustment.
- Up to two rounds of revisions are included for wayfinding, branding, and campus identity materials.
- Planning level cost estimates will be prepared using available data and industry standards and are intended for high level budgeting and decision making purposes only.

- Wayfinding, signage, and campus identity recommendations will be developed at a conceptual level for inclusion in the master plan and are not intended for detailed design or fabrication.
- Recommendations are based on information available at the time of the study and may require refinement during future design and implementation phases.

Exclusions

The following services are not included in this scope unless otherwise requested by the City:

- Detailed architectural, engineering, or construction documents, including signage fabrication or installation drawings
- Surveying, geotechnical investigation, or environmental assessments
- Property appraisals, acquisition services, or negotiations
- Traffic engineering design or detailed modeling beyond planning level analysis
- Preparation of bid documents or construction phase services
- Additional meetings, workshops, or revision cycles beyond those identified in the scope
- Work outside of the defined municipal campus boundary as identified in the RFP



Municipal Campus Master Plan
Requisition # GG-040926



Municipal Campus Master Plan

PRICE SHEET

Requisition No. GG-040926

ITEM DESCRIPTION	TOTAL PROJECT COST
Preparation and Delivery of the City of Foley Municipal Campus Master Plan	\$255,000

Company: Goodwyn Mills Cawood, LLC

Submitted By: Brandon Bias, AICP, LEED GA

Address: 11 North Water Street, Suite 19290

Mobile, AL 36602

Phone: (205) 834-2490



2026
Standard Rate and Fee Schedule

Standard Hourly Rates

Executive Vice President	\$ 310.00
Senior Vice President	\$ 290.00
Vice President	\$ 270.00
Senior Professional (Architect, Engineer, Regional Technical Leader, Surveyor, Interior Design, Scientist, Planner, Manager)	\$ 260.00
Professional III (Architect, Engineer, Design Manager, Surveyor, Interior Design, Scientist, Planner, Project Manager)	\$ 240.00
Professional II (Architect, Engineer, State Technical Leader, Surveyor, Interior Design, Scientist, Planner, Project Manager)	\$ 220.00
Professional I (Architect, Engineer, Design Coordinator, Surveyor, Interior Design, Scientist, Planner, Project Manager)	\$ 200.00
Senior Professional Staff (Architect, Project Engineer, Interior Design, Scientist, Assistant Project Manager)	\$ 165.00
Professional Staff III (Architect, Project Professional, Interior Design, Scientist)	\$ 150.00
Professional Staff II (Architect, Staff Professional, Interior Design, Scientist)	\$ 135.00
Professional Staff I (Architect, Interior Design, Scientist)	\$ 120.00
Senior Technical (Technical Spec., Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 165.00
Technical III (Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 150.00
Technical II (Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 125.00
Technical I (Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 100.00
Intern II (Architecture, Engineering, Survey, Interior Design, Environmental Sciences)	\$ 90.00
Intern I (Architecture, Engineering, Survey, Interior Design, Environmental Sciences)	\$ 75.00
Executive Administrative Assistant	\$ 125.00
Administrative Assistant II	\$ 100.00
Administrative Assistant I	\$ 80.00
Field Survey:	
Survey Crew (four-man survey crew)	\$ 385.00
Survey Crew (three-man survey crew)	\$ 305.00
Survey Crew (two-man survey crew)	\$ 225.00
Field Tech III	\$ 125.00
Field Tech II	\$ 100.00
Field Tech I	\$ 80.00

Reimbursable Expenses

Travel Expenses	
Vehicle Transport	\$0.725 per mile
Travel/ Meals/ Lodging	Cost
Other Out-of-Pocket Expenses	Cost plus twenty percent
Sub-Consultant/ Sub-Contractors	Cost plus twenty percent
Sub-Consultant/Sub-Contractors reimbursable expenses	Cost plus twenty percent
Printing & Shipping	
Out of house reprographic services	Cost plus ten percent
In-House B&W reprographic services (small format)	\$0.10/ sheet (8.5 x 11)
	\$0.15/ sheet (11 x 17)
In-House Color reprographic services (small format)	\$0.10/ sheet (8.5 x 11)
	\$0.15/ sheet (11 x 17)
In-House B&W reprographic services (large format)	\$0.15/ sf
In-House Color reprographic services (large format)	\$0.20/ sf
GPS equipment	\$250.00 per day

Building Communities.



Lee Walters, PWS
Regional Vice President / Project Principal

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Project Manager / Community and Regional Planner

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GMC
Goodwyn Mills Cawood