



September 17, 2025

Mr. David Thompson
Executive Director of Leisure Services
City of Foley, Alabama

RE: Proposal for Additional Services at Mills Community Park in Foley, AL

GMC Project #LMOB240012

Additional Services outlined below are provided to the City of Foley (Owner) in response to unforeseen changes to the existing conditions of Mills Community Park. These services will be provided to further study and revise existing stormwater plans in the context of newly altered site conditions and incorporate changes requested by the Owner. Right-of-way coordination and project phasing are included on an as-needed basis.

Scope of Services:

In addition to the scope of services outlined in the original agreement, Goodwyn Mills Cawood, LLC (GMC) shall perform the following additional services for Mills Community Park in Foley. All items generally outlined in the terms and conditions in the original scope of work apply to the added services outlined below:

Task 1 – Topo & Tree Survey

- Locate and identify the existing trees flagged by the City of Foley that are desired to remain. The resulting drawing will be incorporated into the Mills Community Park design plans, and efforts will be made to keep as many of the flagged trees as possible.
- Additional topographic survey will be provided in the anticipated outfall area in order to ensure that positive drainage can be achieved.

Task 2 – Stormwater Revisions & Coordination

Upon completion of the survey, GMC will perform the following tasks:

- Revise the stormwater drainage design per the City's request to implement a more cost-effective approach that respects the natural drainage flows patterns on and around the project site.
- Coordinate with the City on an outfall design that will improve drainage within the adjacent Mills Road ROW and reduce the ponding that is already occurring pre-construction.
- Update the drainage report per the design revisions and provide them to the City Engineer for his review and approval.

Task 3 – Site Plan Revisions

- Revise the site plan per the City's request to implement a more cost-effective approach that respects the natural drainage flow patterns on and around the project site.
- Revise the site plan as needed to preserve trees identified in the tree survey where possible.
- Revise the materials and landscape plans to reflect changes resulting from stormwater design and tree preservation as needed.

Task 4 – Cost Estimates

- Revise the construction cost estimates per the site modifications and work with the City to bring the project within their desired budget.

Task 5 – Additional Permitting & Coordination (as needed)

- If required, GMC will assist the City with attaining permits to perform work within Baldwin County's Right-of-Way.

Task 6 – Project Phasing (as needed)

- Pending review of project cost estimates, the Owner may choose to split the project into two phases. Upon written request, GMC will provide two sets of construction documents, generally broken down as follows (see attached plan)*:

Phase 1

- Hardscape Plans – includes layout and detailing of parking lot, access drive, plaza space, concrete sidewalks, and playground surfacing.
- Grading and Erosion Plans – includes all stormwater conveyance, ponds, and mass grading improvements for the entire site with fine grading plans for Phase 1 improvements.
- Fountain Consultation – includes coordination with fountain designer for stormwater retention pond.
- Planting and Irrigation Plans – includes areas adjacent to Phase 1 improvements, excluding rain gardens and stormwater ponds (beyond erosion control requirements).
- Lighting Plans – includes lighting selections and locations for the entire site with notes regarding conduit installation for future phase.
- Site Material Plans – includes furnishings and materials for Phase 1 improvements.
- Restroom Plans – Coordination with Architect selected by Owner on size and location of restroom building. Coordination with the City on pavilion selection for footing design for Phase 1 – pavilion to be included with Phase 2.
- Pavilion Plans – Coordination with Owner and manufacturer on pavilion selection and footing design for Phase 1 in preparation for final construction during Phase 2.
- Playground Plans – Coordination with Playground vendor selected by Owner. GMC will coordinate size and location with vendor.
- Site Details – includes details provided in coordination with Phase 1 civil, site materials, and landscape plans.
- Phase 1 Cost Estimate

Phase 2

- Hardscape Plans – includes layout and detailing of basketball courts, asphalt walking paths, and central ellipse space.
- Grading and Erosion Plans – includes fine grading plans for Phase 2 improvements.
- Planting and Irrigation Plans – includes rain gardens, stormwater ponds, and all remaining areas of the site.
- Lighting Plans – includes lighting selections and locations for basketball courts and park lights within Phase 2.
- Site Material Plans – includes amenities for Phase 2 improvements, as well as grills for pavilion area.
- Architectural Structures – includes pavilion details.
- Site Details – includes details provided in coordination with Phase 2 civil, site materials, and landscape plans.
- Phase 2 Cost Estimate

*Phasing items may be altered by the Owner dependent upon budgetary constraints.

Schedule:

Work will commence upon GMC receiving a signed agreement and notice to proceed. The anticipated timeline for completion of construction documents (permit submission) is 90 days.

Additional Services:

The following may be provided as additional services, if agreed to in advance by the Owner and GMC. Items requested not in the scope above will be considered additional, including but not limited to:

- Wayfinding and Signage
- Illustrative Perspectives or Modeling (unless outlined above)
- Construction Design Services
- Cost Estimating services (beyond those outlined above)
- Community Engagement
- Construction Engineering & Inspections (CE&I)
- As-built Drawings

Compensation:

Basic & Special Services Fees:

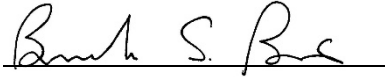
We propose performing the work illustrated under the “Scope of Services” section in accordance with the fee schedule below. These fees are in addition to those agreed upon in the original contract. We calculate services in one of the following manners:

- Percentage of Construction (%C) fees which are calculated as a fee percentage times the Construction Cost.
- Lump Sum (LS) fees are fixed fees.
- Hourly (H) fees are calculated hourly based on the number of hours charged to the project times the hourly rate for that employee (See GMC Hourly Rate Schedule, updated annually in July).
- Not-to-Exceed (NTE) fees are the maximum amount to be expended on an assigned task performed on an hourly basis. This fee may be increased as necessary to complete the task at the Owner’s written request.
- Unit Price (EA) fees for unit-based services are invoiced on a per-unit basis.
- Allowances (Allow) are occasionally included for anticipated work that is not yet quantifiable.

Fee Schedule:

ADDITIONAL SERVICES	FEE	FEE ALLOCATION
Task 1 – Topo & Tree Survey	LS	\$3,200
Task 2 – Stormwater Revisions & Coordination	LS	\$11,500
Task 3 – Site Plan Revisions	LS	\$2,200
Task 4 – Cost Estimates	LS	\$5,000
Task 5 – Additional Permitting (as needed)	H, NTE	\$5,000
Task 6 – Project Phasing (as needed)	LS	\$10,500
TOTAL FEE		\$37,400

Submitted by:

A handwritten signature in black ink, appearing to read "Brandon S. Bias", written over a horizontal line.

Brandon Bias, AICP
c/o John Bricken, PLA
Goodwyn, Mills & Cawood, LLC.
11 North Water Street, Suite 19290
Mobile, AL 36604

September 17, 2025
Date

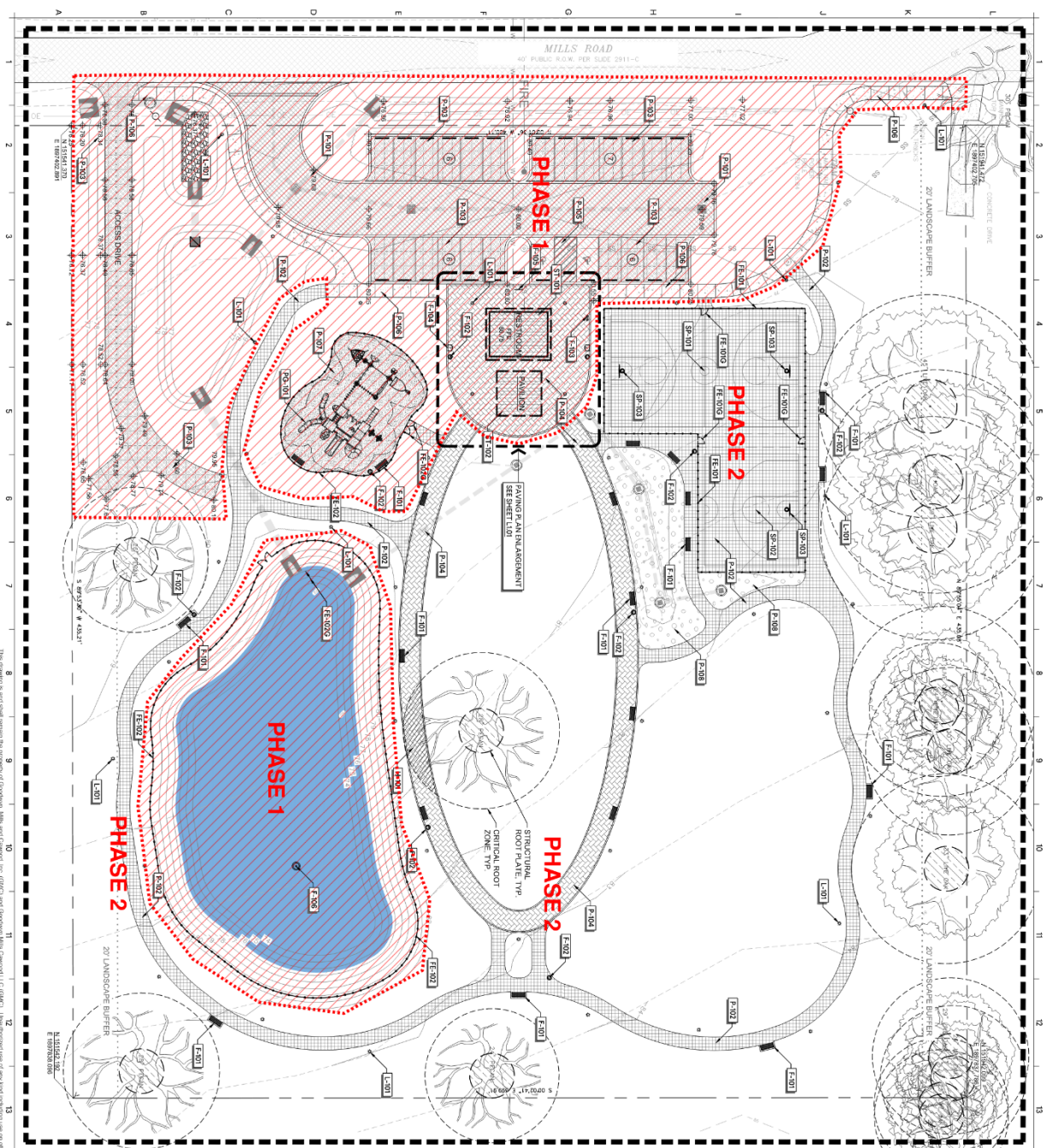
Accepted by:

A solid horizontal line intended for a signature.

Ralph Hellmich
Mayor
City of Foley
P.O. Box 1750
Foley, AL 36535



Date



REFERENCE NOTES SCHEDULE			
CODE	DESCRIPTION	DETAIL	REMARKS
SITE FURNISHINGS			
F-101	PARK BENCH	14.1.10	TBD
F-102	TRASH RECEPTACLE	24.1.10	TBD
F-103	DRINKING FOUNTAIN	34.1.10	TBD
F-104	BIRD GRILL	44.1.10	TBD
F-105	BIKE RACK	54.1.10	TBD
F-106	POND FOUNTAIN		TBD
FENCING			
FE-101	8 FT CHAIN LINK FENCE		BLACK VINYL
FE-102	8 FT CHAIN LINK GATE		BLACK VINYL
FE-103	4 FT DECORATIVE FENCE		TBD
FE-104	4 FT DECORATIVE GATE		TBD
LANDSCAPE DETAILS			
H-101	ROOT BRIDGING		
SITE LIGHTING			
L-101	ACORN LIGHT		TBD
PAVING SCHEDULE			
P-101	ASPHALT, VEHICULAR		SEE CIVIL
P-102	ASPHALT, PEDESTRIAN		SEE CIVIL
P-103	PERMEABLE PAVERS, VEHICULAR		TBD
P-104	PERMEABLE PAVERS, PEDESTRIAN		TBD
P-105	CONCRETE, VEHICULAR		TBD
P-106	CONCRETE, PEDESTRIAN		TBD
P-107	PLAYGROUND SURFACING		TBD
P-108	RIVER ROCK RAIN GARDEN		TBD
PLAYGROUND			
PG-101	PLAYGROUND EQUIPMENT		BY OWNER
SPORTS			
SP-101	BASKETBALL COURT, STANDARD		TBD
SP-102	BASKETBALL COURT, HALF		TBD
SP-103	BASKETBALL GOAL		TBD
STRUCTURES			
ST-101	RESTROOM BUILDING		TBD
ST-102	PAVILION		TBD

MATERIALS PLAN

L1.00

NOT FOR CONSTRUCTION

MILLS COMMUNITY PARK
CITY OF FOLEY
FOLEY, ALABAMA

LMOB240009

ISSUE DATE

DRAWN BY: MH

CHECKED BY: JB

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GMCNETWORK.COM

GMC