



November 7, 2025

Taylor Davis, P.E., City Engineer
City of Foley
200 W. Laurel Ave. Suite 225
Foley, AL 36535

RE: **Proposal for Professional Engineering and Environmental Services**
West Park Boulevard Improvements
Thompson Proposal No. 25-4110-0130-B

Mr. Davis,

The City of Foley is developing Phase 2 of the Foley Beach Express West Industrial Park by providing critical infrastructure needed to support new development within the industrial park. The City is also a recipient of a HUD Community Funding grant that will be used to develop a business incubator on Lot 3, and the City is working with other developers to build on other lots.

According to the replat and a scoping meeting with the City on October 17, 2025, the required infrastructure includes a “boulevard” style entry road providing access to Foley Beach Express located at the median crossing to the East Industrial Park and including a cul-de-sac within the West Industrial Park to accommodate access to the lots. Thompson is pleased to submit this proposal along with our proposed scope and fee and our request for authorization to proceed.

Project Understanding

A replat of the industrial park has been performed and the City needs to construct a new roadway into to the park that will consist of turn lanes on Foley Beach Express, a streetscaped boulevard style entry road, and a cul-de-sac at the end of the boulevard to provide a turnaround and access to the lots.

The improvements will also need to include utilities, drainage routing, lighting and landscaping. Improvements to Foley Beach Express will also require an ALDOT permit. A full access unsignalized intersection has been requested to be permitted by the City.

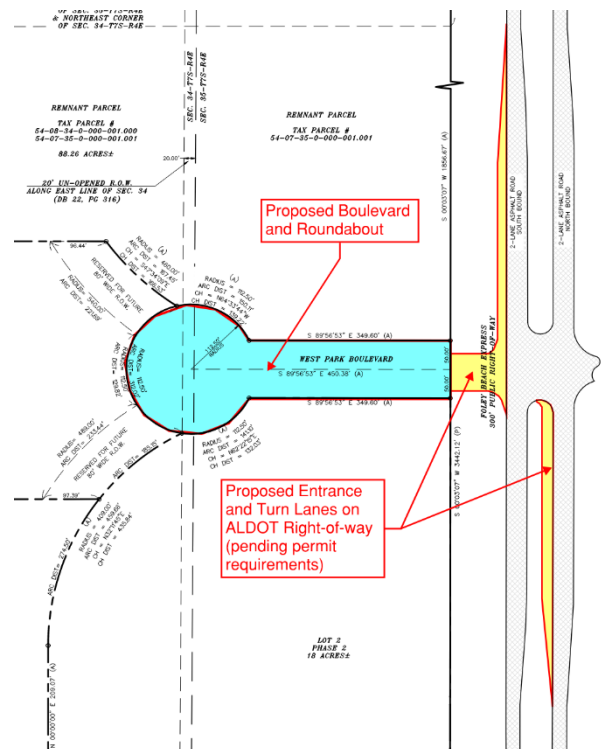


Figure 1 West Park Boulevard Improvements

Proposed Scope of Work and Deliverables

The specific scope of work presented below addresses project requirements known at the time of this proposal. If additional services are subsequently requested by the City, our office will respond promptly; however, additional services will not be undertaken without prior written approval from the City of Foley.

Task 1: Topographic Survey

Thompson will provide topographic surveying services needed to support civil design and permitting as follows:

- Topographic survey of the right-of-way along West Park Boulevard and Foley Beach Express as needed to support the design
- Topographic survey of 25' wide drainage easement, to be determined after drainage layout is completed
- All above ground visible utilities will be located within the limits and all underground utilities marked by others will be surveyed and shown. A call will be made to Alabama 811 for underground utility locations.
- DELIVERABLES: Survey sketches and electronic copies of survey data
- EXCLUSIONS: Boundary survey and tree surveys are excluded from this scope of work

Task 2: Geotechnical Engineering Services

Thompson will provide geotechnical engineering services to support the roadway design elements for the project. We understand the project includes turn lanes on Foley Beach Express and a boulevard with a roundabout within the park.

Prior to mobilizing on the project site, Thompson will contact Alabama One Call to locate and mark all existing utilities within the project area. The test locations will be offset, if required, to avoid conflicts with existing overhead and buried utilities/structures or to offset safety hazard exposure of the drill crew.

During the performance of the field exploration work, the geotechnical engineer will be onsite with the field crew. The field crew will provide immediate feedback if unusual or unanticipated conditions are encountered during the field activities. Any such conditions will be quickly evaluated by the geotechnical engineer, and if the field findings warrant changes to the agreed to and contracted scope of work, Thompson will contact the project team for confirmation and authorization. The geotechnical study will be managed by an experienced geotechnical engineer licensed in the State of Alabama.

We propose the following specific scope of work:

- The geotechnical engineer or his authorized representative may visit the site to perform reconnaissance and coordinate the field activities.
- Mobilize subsurface drilling equipment to perform eight (8) borings to a maximum depth of 6 feet below existing site grades within the planned project area. Sampling will be performed continuously from the ground surface to the maximum planned depth of the boring. Soils will be sampled using standard penetration test (SPT) protocols in accordance with ASTM D-1586. Groundwater depth will be recorded for all boreholes when encountered.
- The recovered soil boring samples will be placed in sealed containers and transported to our geotechnical laboratory. An experienced geotechnical engineer will visually classify all the recovered soil samples and stratify the borings. Records of Test Borings will be prepared to summarize the data collected. Samples will be retained in storage for 90 days after the date of geotechnical report publication.

- Conduct a limited laboratory testing program of recovered soil samples obtained from select soil test borings. The laboratory testing may include gradation distribution, moisture content, and Atterberg Limits tests. The type and quantity of tests will be selected by the Geotechnical Engineer following visual examination of all the recovered soil specimens.
- Prepare a Geotechnical Engineering Report that summarizes the subsurface exploration activities as well as provides engineering evaluations, technical discussions, and engineering recommendations for foundation design and site preparation. The geotechnical report will specifically include:
 - Boring Location Plan
 - Boring Logs with Soil Stratigraphy
 - Discussion of Groundwater and Impact on Construction
 - Discussion of Soil Stratigraphy and Soil Properties
 - Site Preparation Recommendations
 - Pavement Recommendations

This proposal is submitted with the understanding that the client will provide our field personnel and equipment with the right of entry to the property and all work/excavation permits required to perform the work.

Task 3: Environmental Services

Thompson will provide environmental services to include wetland delineation, threatened and endangered species survey, US Army Corps of Engineers Section 404 Permitting (if needed), and NPDES Permitting. If required by the Corps, a cultural resources survey will also be provided.

A. Wetland Delineation, Threatened and Endangered Species Survey

Thompson Engineering will perform a wetland delineation to determine the presence of wetlands, streams, or other Waters of the U.S. within the project corridor. Our delineation will include the following elements:

- Review soil survey information
- Review available aerial photography
- Review available GIS information
- Identify hydrophytic vegetation
- Determine if hydric soils or wetland hydrology are present
- Field flag wetland areas with pink flagging embossed with black “wetland delineation”
- Record wetland locations utilizing GPS
- Provide shape files of the wetland areas

In addition to the wetland delineation, Thompson will complete a threatened and endangered species survey concurrent with the Wetland Delineation (as required). A survey for species listed by the U.S. Fish & Wildlife Service as Threatened or Endangered will involve the following elements:

- Review Threatened/Endangered/Candidate species and critical habitat data from the USFWS IPaC Website
- Conduct a field survey for evidence of listed species or suitable habitat
- Mark locations of any listed species identified during field surveys and record locations with GPS
- Provide shape files of locations for any listed species observed

- Provide a report that summarizes the survey procedures, results, and any observations of listed species and suitable habitat, and includes figures and photograph log

B. Cultural Resources Assessment (As Needed)

Thompson will conduct a Phase I Cultural Resources survey for the proposed project and will address areas within and adjacent to the construction limits. The survey will conform to both state and federal guidelines including Section 106 of the National Historic Preservation Act of 1966 and the United States Secretary of the Interior's Advisory Council on Historic Preservation Regulations, 36 CFR Part 800. The proposed assessment will include a formal Phase I field survey with subsurface testing in non-wetlands, laboratory analysis of any recovered artifacts, a review and documentation of any standing historic structures (over 50 years old) in the project's area of potential effect (APE), report preparation and finalization, and curation of any project-related materials.

Upon completion of field work and laboratory analysis of any artifacts found during the survey, a Cultural Resources Assessment report will be prepared that will include descriptions of the project area (size, elevation, wetlands, soil associations, etc.), a literature and background research section, a summary of the field methods employed (personnel, timeline, amount of shovel tests, shovel test descriptions, etc.), maps of the project area and field work locations, laboratory and curation methods, a results section (if any archaeological sites encountered), and a summary with recommendations. A draft report will be submitted to the City for review and comment; once any comments have been received, a finalized version will be submitted to the City and to reviewing agencies (Alabama Historical Commission and Corps of Engineers) for concurrence.

Should a large number of cultural resources be identified by the survey, the cost may need to be adjusted to reflect a greater level effort if avoidance or an alternative project location is not possible. Issues regarding the number of identified resources will be discussed immediately with the City.

C. Section 404 Permitting (As Needed)

If a Section 404 Nationwide permit is required for authorization to impact wetlands and/or water resources, Thompson will prepare the permit application on behalf of the City of Foley. The application will include documentation of aquatic resources (wetlands and stream), species listed by the U.S. Fish and Wildlife Service as Threatened or Endangered, and cultural resources that occur within the project area. The application will also include a description of design alternatives considered for the project. Thompson will coordinate with cognizant regulatory agencies (USACE, ADEM) throughout the application review process, including providing responses to any comments or requests for additional information that may be submitted by those agencies or commenting entities.

EXCLUSIONS: This scope of work does not include effort and expenses needed to pursue an Individual Permit should wetland impacts exceed Nationwide requirements.

D. NPDES Permitting

Thompson will provide NPDES Construction Stormwater Permitting services during design. Services covered under this scope of work include:

- The required Notice of Intent (NOI) will be completed by a Qualified Credentialed Professional (QCP) and submitted to ADEM.
- Development and preparation of a comprehensive Construction Best Management Practices Plan (CBMPP) by a QCP.
- EXCLUSIONS: The cost for completion and submittal of the NOI does not include the ADEM permit fee of \$1,385.

Task 4: Roadway and Utility Design Services

Thompson will perform roadway and utility design services needed to prepare civil construction documents for West Park Boulevard and associated intersection improvements on Foley Beach Express. The design of West Park Boulevard will include an entry road, cul-de-sac type turnaround, sidewalks, drainage, utilities (water, sewer and gas only), landscaping, etc. as outlined below. The design of intersection improvements on Foley Beach Express assumes the intersection will remain unsignalized with the addition of left and right turn lanes from mainline traffic on Foley Beach Express into the West Industrial Park. Additional improvements required by ALDOT, including signals, acceleration lanes, or major access management modifications are not included and will be considered additional services requiring additional compensation.

Roadway design criteria will be based on AASHTO's 2018 Policy on Geometric Design of Highways and Streets, the City's current Land Development Ordinance, ALDOT requirements, and geotechnical recommendations for the site. Utility design criteria will be based on requirements set forth by Riviera Utilities.

Thompson will prepare conceptual plans for the new West Park Boulevard that will include a boulevard style entrance with a cul-de-sac at the end that will be designed to accommodate turning movements for large trucks and emergency vehicles. Once approved by the City, Thompson will prepare final plans and specifications based upon the conceptual site plans noted above.

The final design documents shall contain site layout and geometric control plans, grading and drainage plan to include calculations, erosion and sediment control plans, and utility plans to include layout for water, sewer, and natural gas services sized to support the future development of the planned parcels within the industrial park. Thompson will coordinate with Riviera Utilities to determine size requirements and to ensure that potential conflicts are identified and addressed.

During the engineering design process, our landscape architect will also work with the design team to ensure that the proposed site plan allocates the appropriate planting areas required to satisfy City of Foley ordinances and preferences. The team will then provide detailed design of the landscaped areas for the proposed site to include plans, quantities, and details sufficient for permitting, bidding, and construction of the site incorporating softscape elements. A tree planting plan will be developed that includes tree protection and planting information. Additionally, an irrigation limits and sleeving plan along with standard details will be provided for a licensed irrigation contractor to design and install any required irrigation.

ASSUMPTIONS: Design and construction details needed for street lighting along West Park Boulevard will be provided by the power service provider. Thompson will coordinate site layout and utility routing with the provider.

EXCLUSIONS: This proposal does not include lighting design or irrigation design. The lighting design will be provided by the power service provider and the irrigation design will be delegated to the contractor.

Task 5: ALDOT Permitting

Thompson will prepare design and permitting documents needed to obtain approval for the installation of improvements on ALDOT right-of-way along Foley Beach Express. Improvements on ALDOT right-of-way include a new street access to an existing median crossover and turn lanes for both the south and north-bound lanes on Foley Beach Express.

EXCLUSIONS: Traffic signalization design and traffic studies that may be required by ALDOT are excluded from this proposal. If required, such design will be considered additional services requiring additional compensation.

Additional Exclusions

The following items are specifically not included in the scope of work:

- Traffic Studies
- Traffic Signal Design
- Electrical or Lighting Design
- Section 404 Individual Permit
- Construction Bidding Assistance
- Construction Engineering and Inspection (CE&I)
- Construction Materials Testing (CMT)
- Public Involvement Meetings

Compensation

Thompson will provide the professional services described above on either a Lump Sum or Time and Materials basis as summarized below and in accordance with our current Standard Fee Schedule. If unforeseen conditions warrant additional effort over that anticipated, performance of additional tasks would be contingent upon subsequent client approval.

Professional Services	Fee
Task 1: Topographic Surveys	
Task 1A: Topographic Survey for Roadway Improvements	\$ 15,000.00^
Task 1B: Topographic Survey for Drainage Outfall	\$ 5,000.00^
Task 2: Geotechnical Engineering Services	\$ 11,500.00^
Task 3: Environmental Services	
Task 3A: Wetland Delineation, Threatened and Endangered Species Survey	\$ 1,900.00^
Task 3C: Cultural Resources Assessment (As Needed)	\$ 2,100.00*
Task 3D: Section 404 Permitting (As Needed)	\$ 2,500.00*
Task 3E: NPDES Permitting	\$ 5,000.00^
Task 4: Roadway and Utility Design Services	\$ 95,000.00^
Task 5: ALDOT Permitting	\$ 10,000.00^
Total Estimated Fee =	\$ 148,000.00

^ Lump Sum

* Time and Materials

We look forward to working with you soon! If you have any questions or need additional clarification, please let us know.

Sincerely,

THOMPSON ENGINEERING, INC.



Frank Leatherwood, PE
Senior Engineer



Charles Weber, PE
Senior Project Manager/Team Leader