

TASK AGREEMENT NO. 8
THE CITY OF FOLEY, ALABAMA
FOLEY BEACH EXPRESS INDUSTRIAL PARK
CONCEPT PLAN AND ACCESS ROAD DESIGN

This Task is to be performed in accordance with the provisions of the agreement between The City of FOLEY, Alabama (OWNER) and Volkert, Inc. (ENGINEER) dated September 9, 2011.

A. SCOPE OF WORK

Generally the scope of services includes planning, engineering, survey, and construction engineering and inspection for the Foley Beach Express Industrial Park located along the Foley Beach Express south of U.S. Highway 98 in the City of Foley, Alabama (see attached map). The project is divided into two segments. The first being 230+/- acres vacant property located on the west side of the Foley Beach Express, herein referred to the "West Industrial Park", and the second being the existing Industrial Parkway located on the east side of the Foley Beach Express, herein referred to as the "East Industrial Park". A conceptual master plan will be developed for both portions of the project. Civil construction plans will be developed for the West Industrial Park that will include proposed access boulevard, turn lane and acceleration lane design along the Foley Beach Express. Civil construction plans will be developed for the East Industrial Park that will include intersection improvements to Industrial Parkway and the Foley Beach Express, and improvements to Industrial Parkway that will include curbing and street resurfacing. More specifically the work includes:

SURVEY:

- Cross Sections, Topographic, and As-Built survey from right-of-way to right-of-way along the Foley Beach Express 1,300 feet north and south (2,600 feet total).
- 200 foot wide topographic survey of the proposed entrance boulevard west of the Foley Beach Express.
- Cross Sections, Topographic, and As-Built survey of Industrial Parkway to the east of Foley Beach Express.

Lump Sum Survey Fee: \$24,800.00

PLANNING

Conceptual Master Plan

- Identify adjacent parcels that would be beneficial to incorporate into the industrial park

- Develop two to three (2-3) conceptual master plans for the East and West Industrial Park.
- Conceptual master plans will include traffic circulation plan, potential lot layout, open spaces, stormwater detention areas, etc.
- Meet with the City to review conceptual master plans.
- Refine conceptual master plan based on City comments
- Develop color rendering and perspective view renderings of the preferred conceptual master plan suitable for marketing purposes.

Lump Sum Planning Fee: \$7,500.00

ENGINEERING

West Industrial Park Preliminary Plans:

- Perform a site visit of the intersection with the conceptual master plan noting restrictions, site distance, and general characteristics of the site
- Develop the preliminary plan for the west entrance road and associated turn lanes along the Foley Beach Express based upon the Conceptual Master Plan and discussions with the City. This will be developed on the survey and superimposed on an aerial map
- Coordinate with the City and review the concept plan
- Develop preliminary set of construction plans with preliminary cost estimates of the roadway improvements
- Meet with City to review the preliminary set of construction plans
- Identify any issues needed to address for final design and coordination

Lump Sum Fee West Industrial Park Preliminary Plans: \$20,000.00

East Industrial Park Preliminary Plans:

- Perform a site visit of the intersection with the conceptual master plan noting restrictions, site distance, and general characteristics of the site
- Develop the preliminary plan for the improvements to Industrial Parkway and the intersection of Industrial Parkway and the Foley Beach Express. Proposed improvements include the addition of curbing and street resurfacing of Industrial Parkway, and intersection improvements for Industrial Parkway at the Foley Beach Express. This will be developed on the survey and superimposed on an aerial map
- Coordinate with the City and review the concept plan
- Develop preliminary set of construction plans with preliminary cost estimates of the roadway improvements
- Meet with City to review the preliminary set of construction plans
- Identify any issues needed to address for final design and coordination

Lump Sum Fee East Industrial Park Preliminary Plans: \$8,000.00

West Industrial Park Final Plans:

- Further develop preliminary plans into final construction plans including Title Sheet, quantity sheet, typical section, general notes, intersection details at 1"=20', entrance drive plan and profile, pavement marking plan, cross sections, signalization plans (by others), traffic control details, and any other as needed.
- Meet with the City for review
- Develop quantities and cost estimates
- Submit plans to City for review and permitting
- Develop contract documents and specifications
- Assist the City with soliciting bids, attend pre-bid conference, attend bid opening, and develop bid tabulations.

West Industrial Park Lump Sum Fee Final Plans: \$30,000.00

East Industrial Park Final Plans:

- Further develop preliminary plans into final construction plans including Title Sheet, quantity sheet, typical section, general notes, intersection details at 1"=20', entrance drive plan and profile, pavement marking plan, cross sections, signalization plans (by others), traffic control details, and any other as needed.
- Meet with the City for review
- Develop quantities and cost estimates
- Submit plans to City for review and permitting
- Develop contract documents and specifications
- Assist the City with soliciting bids, attend pre-bid conference, attend bid opening, and develop bid tabulations.

East Industrial Park Lump Sum Fee Final Plans: \$12,000.00

Landscape Architecture

The landscape architecture services will be provided by WAS Design as a sub-consultant to Volkert. WAS Design proposes to provide design and construction documentation for the entry feature signage, landscape, irrigation, and accent lighting for the entrance areas of the project.

This will include conceptual plan drawings and sketches to communicate design intent and establish budget targets. From this effort, we will develop construction documents and corresponding specifications for the items described. We intend to design only one sign element that will be repeated on both sides. We anticipate the construction budget for the aforementioned items to be \$100,000 for each entrance.

West Industrial Park Lump Sum Fee Landscape Architecture: \$8,000.00

East Industrial Park Lump Sum Fee Landscape Architecture: \$5,000.00

Construction Observation:

The engineer hereby agrees to provide professional services during construction of the project as follows:

1. Review and approve submittals.
2. Attend/conduct a pre-construction meeting
3. Review laboratory, mill and shop test to assist in monitoring the quality of construction.
4. Consult and answer questions during construction.
5. Provide services of Resident Project Representative (RPR) for onsite inspection and engineering during construction.
6. Review monthly and final estimates for payment to contractors.
7. Make final inspection of the construction upon completion.

West Industrial Park Hourly Fee Estimate: \$72,000.00

East Industrial Park Hourly Fee Estimate: \$8,000.00

Geotechnical Services by Southern Earth Sciences

The geotechnical services for design phase and testing will be provided by Southern Earth Sciences as a sub-consultant to Volkert. Generally the work includes design phase services that may include coring the roadway and non-roadway areas to determine asphalt thickness and base conditions and will be used to develop pavement and base design for the project. The construction phase will include density testing on sub-base, base, and asphalt layers. Services to be billed in accordance with the unit rates provided in Attachment "A".

Estimated Design Phase Fee: \$9,600.00

Estimated Construction Phase : \$6,400.00

Summary of Fees:**Lump Sum**

Planning	\$7,500.00	Lump Sum
Survey	\$24,800.00	Lump Sum
Engineering		
Preliminary Plans		
West Industrial Park	\$20,000.00	Lump Sum
East Industrial Park	\$8,000.00	Lump Sum
Final Plans		
West Industrial Park	\$30,000.00	Lump Sum
East Industrial Park	\$12,000.00	Lump Sum
Landscape Architecture		
East Industrial Park	\$8,000.00	Lump Sum
West Industrial Park	\$5,000.00	Lump Sum
Total Lump Sum Fees	<u>\$115,300.00</u>	

Hourly and Rate fees

Construction Observation		
West Industrial Park	\$72,000.00	Hourly
East Industrial Park	\$8,000.00	Hourly
Geotechnical		
Design Phase	\$9,600.00	Unit Rate
Construction Phase	<u>\$6,400.00</u>	Unit Rate
Total hourly and rate fees	<u>\$96,000.00</u>	

Grand Total Fees: **\$211,300.00**

- B. **SCHEDULE** - Work will be scheduled upon receipt of authorization and will continue until complete.
- C. **FEE** - Fees will be billed monthly based on the Engineer's estimate of services completed.

Submitted by:

Approved by:

Volkert, Inc.

The City of Foley, Alabama

Date

Date

Entrance Conceptual Plan

Develop conceptual plans for entrances to east and west side of Foley Beach Express Industrial Park, including signage and landscaping

Develop Final Plans

Develop engineering plans for east and west entrances of the Foley Beach Express Industrial Park, complete with signage, landscaping and subsequent improvements to the eastern roadway and design of the western roadway.

Construction Phase

Construction engineering and inspection for east and west side of the Foley Beach Express Industrial Park, including geotechnical engineering design and construction testing.