



Reference: Corpus Christi Airport Zoning Regulations

## EXHIBIT A SCOPE OF WORK

### 1. OVERVIEW

1.1 The City of Corpus Christi (Client) requests Stantec, to submit a proposal to prepare an ordinance that will repeal the existing Joint Airport Zoning Board and establish a new Airport Zoning Commission, prepare an Airport Zoning Regulation Ordinance, implementing Overlay District and associated maps.

1.2 This Scope of Work contains the description of the scope, meetings, schedule, time and expenses associated with preparing an ordinance to establish a new Airport Zoning Commission. The Scope of Work is separated into two parts for the development of the airport zoning regulations. The two parts as described below provide the City the ability to evaluate developing zoning regulations that would apply only to the commercial airport (Part A) and additional Overlay Districts to implement zoning regulations that would encompass the military airfields (Part B).

**Part A:** Scope, schedule, time and expense for the preparation of an Airport Zoning Regulation Ordinance, Implementing Overlay District and associated maps for the Corpus Christi International Airport only.

**Part B:** Scope, schedule, time and expense for the preparation of three Overlay Districts and associated maps for Traux Field, Waldron Field, and Cabaniss Field to implement Airport Zoning Regulations.

### 2. SCOPE OF SERVICES

#### 2.1 Planning Services for Part A

2.1.1 Stantec will prepare an ordinance that repeals the existing Nueces County – City of Corpus Christi Joint Airport Zoning Board and establishes a new Airport Zoning Commission.

2.1.2 Stantec will review relevant laws, regulations and guidance documents to ensure the ordinance is consistent with the intent of the regulations. These documents include, but are not limited to, Texas Statutes, the Texas Airport Compatibility Guidelines, FAA AC150/5200-33b, and FAA AC 150/5300-13A.



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- 2.1.3 Stantec will identify the potential Controlled Compatible Land Use Area within the City limits, Nueces County, and San Patricio County.
- 2.1.4 Stantec will collect, map and analyze existing zoning, Airport Hazard Area, and land uses within the potential Controlled Compatible Land Use Area for the Corpus Christi International Airport.
- 2.1.5 Stantec will utilize the information collected in 2.1.1, 2.1.2, 2.1.3 and 2.2.4 to prepare a draft Airport Zoning Regulation Ordinance that regulates height and use of land within the controlled Compatible Land Use Area for the Corpus Christi International Airport.
- 2.1.6 Stantec will prepare a Corpus Christi International Airport compatible land use zoning map.
- 2.1.7 Stantec will prepare the implementing overlay district regulations and maps for the Controlled Compatible Land Use Area for the Corpus Christi International Airport that can be incorporated into the Unified Development Code.
- 2.1.8 Stantec will make any necessary revisions to the draft and final Airport Zoning Regulation Ordinance and Overlay District regulations after review and input from the City of Corpus Christi, the Corpus Christi International Airport, the Planning Commission and City Council and prepare final documents.

**Deliverables for Part A:**

- Draft and final ordinance repealing the existing Joint Airport Zoning Board and establishing a new Airport Zoning Commission.
- Draft and final ordinance establishing airport zoning regulations for the Corpus Christi International Airport.
- Draft and final Corpus Christi International Airport compatible land use zoning map.
- Draft and final ordinance establishing an overlay district with a map in the Unified Development Code.

**Schedule for Part A:**



Reference: Corpus Christi Airport Zoning Regulations

- 7 Months

2.2 Planning Services for Part B

- 2.2.1 Stantec will collect, map and analyze existing zoning, Airport Hazard Area, Accident Potential Zone, Air Installations Compatible Land Use Zones, and land uses within the Controlled Compatible Land Use Area within the City limits for the Traux Field, Waldron Field, and Cabaniss Field.
- 2.2.2 Stantec will utilize the information collected in 2.1.2, 2.1.3 of Part A and 2.2.1 to prepare a draft Airport Zoning Regulation Ordinance that regulates height and use of land within the Controlled Compatible Land Use Area for the Airport Traux Field, Waldron Field, and Cabaniss Field.
- 2.2.3 Stantec will prepare an airport compatible land use zoning map that encompasses Traux Field, Waldron Field, and Cabaniss Field.
- 2.2.4 Stantec will prepare the implementing overlay districts regulation and maps for the Controlled Compatible Land Use Area within the City limits that encompasses Traux Field, Waldron Field, and Cabaniss Field that can be incorporated into the Unified Development Code.
- 2.2.5 Stantec will make any necessary revisions to draft overlay districts regulation after review and input from the City of Corpus Christi, Naval Air Station Corpus Christi, Planning Commission and City Council and prepare final documents.

Deliverables for Part B:

- Draft and final ordinance establishing airport zoning regulations for Traux Field, Waldron Field, and Cabaniss Field.
- Draft and final compatible land use zoning map for Traux Field, Waldron Field, and Cabaniss Field.
- Draft and final ordinance establishing overlay districts with associated maps in the Unified Development Code.

Schedule for Part B:



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- 7 Months (Part B will be done concurrently with Part A)

### 2.3 Project Coordination and Meetings

- 2.3.1 Stantec will attend and coordinate one (1) project meeting with the City of Corpus Christi and the Corpus Christi International Airport to discuss the Airport Zoning Commission ordinance. This meeting will also serve as the project kickoff meeting.
- 2.3.2 Stantec will attend and coordinate up to three (3) project meetings with the City of Corpus Christi, the Corpus Christi International Airport and the Naval Air Station Corpus Christi for both Part A and Part B.
- 2.3.3 Stantec will attend public hearings consisting of one (1) City of Corpus Christi Planning Commission and two (2) City Council meetings for the adoption of the Airport Zoning Regulations for both Part A and Part B.

## 3. **GENERAL CONDITIONS AND UNDERSTANDINGS**

- 3.1.1 Part B can only be completed in conjunction with Part A. The total time/expenses for the project is \$72, 835.00 (Part A = \$53,997.00 + Part B =\$18,838.00).
- 3.1.2 The City of Corpus Christi, the Corpus Christi International Airport and the Naval Air Station Corpus Christi will provide digital copies (ArcMap and/or DWG file format) of zoning data, parcel data, Accident Potential Zone data, Airport Hazard Areas data, and Air Installations Compatible Land Use Zone data.

## 4. **STAFF ASSIGNED TO THE PROJECT**

The following staff is assigned to the Corpus Christi Airport Zoning Regulation Project:

Ray Greer (RG), Lead Planner and Project Manager,  
Josh Philpott (JP), Senior Planner  
James Hale (JH), GIS Manager  
Jim A. Paulmann (JAP), Principal  
Larissa Brown (LB), Principal

## 5. **FEE AND SCHEDULE FOR SCOPE OF SERVICES**

The Consultant proposes to provide the above Scope of Services for Part A and Part B for the development of the airport zoning regulations on a Time/Expense basis.



Reference: Corpus Christi Airport Zoning Regulations

**Part A:** Scope, total hours and cost for the preparation of an Airport Zoning Regulation Ordinance, Implementing Overlay District and associated maps for the Corpus Christi International Airport.

Part A						
	Principal	Project Manager	Principal	Senior Planner	GIS Manager	
	JAP	RG	LB	JP	JH	
	\$ 232.00	\$ 157.00	\$ 175.00	\$ 146.00	\$ 146.00	
Airport Zoning Commission Ordinance						
2.1.1 - Prepare draft ordinance establishing a new airport Zoning	1	12	1	8	0	
2.1.2 - Review relevant laws, regulations and guidance documents	0	9	1	6	0	
2.1.3 - Identify and evaluate the potential Controlled Compatible Land Use Area within the City limits, Nueces and San Patricio Counties	1	11	0	0	0	
2.1.4 - Collect, Map and Analyze Data	1	8	1	1	25	
2.1.5 - Prepare draft Airport Zoning Regulation Ordinance	5	30	5	20	0	
2.1.6 - Prepare Compatible Land Use Zoning Map	1	7	1	1	20	
2.1.7 - Prepare Overlay District Regulations and Maps	4	33	5	17	15	
2.1.8 - Prepare any necessary revision to draft and prepare final documents	0	8	1	1	3	
2.3.1 - Project Coordination and Meetings	0	24	2	0	0	
2.3.2 - Attend Public Hearings	0	32	0	0	0	
<b>Task Hours:</b>	13	174	15	40	63	
<b>Task Labor Cost Estimate:</b>	\$3,016.00	\$ 27,318.00	\$2,625.00	\$ 5,840.00	\$ 9,198.00	Task Subtotal
						\$ 47,997.00
	13	174	15	40	63	
<b>Average Billing Rate:</b>	\$ 232.00	\$ 157.00	\$ 175.00	\$ 146.00	\$ 146.00	
<b>Total Labor Cost Estimate:</b>	\$3,016.00	\$ 27,318.00	\$2,625.00	\$ 5,840.00	\$ 9,198.00	
			<b>Total Labor Cost:</b>	\$ 47,997.00		
<b>Non-Labor Cost Estimate for Travel</b>						
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Travel Expense for Option A (4 Trips)						\$ 6,000.00
<b>Total Non-Labor Cost:</b>						\$ 6,000.00
<b>FEE ESTIMATE SUMMARY</b>						
Total Labor Cost:						\$ 47,997.00
Total Non-Labor Cost:						\$ 6,000.00
<b>Total Project Cost*:</b>						\$ 53,997.00



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**Part B:** Scope, total hours and cost for the preparation of an airport zoning regulation implementing overlay districts and associated maps for Traux Field, Waldron Field, and Cabaniss Field.

Part B						
	Principal	Project Manager	Principal	Senior Planner	GIS Manager	
	JAP	RG	LB	JP	JH	
	\$ 232.00	\$ 157.00	\$ 175.00	\$ 146.00	\$ 146.00	
Airport Zoning Commission Ordinance						
2.2.1 - Identify and evaluate the potential Controlled Compatible Land Use Area within the City limits, Nueces and San Patricio Counties	1	2	0	0	0	
2.2.2 - Prepare draft Airport Zoning Regulation Ordinance	1	6	1	6	0	
2.2.3 - Prepare Compatible Land Use Zoning Map	0	7	0	4	8	
2.2.4 - Prepare Overlay District Regulations and Maps	1	8	1	6	6	
2.2.5 - Prepare any necessary revision to draft and prepare final documents	0	4	1	2	3	
2.3.2 - Project Coordination and Meetings	0	24	0	0	0	
<b>Task Hours:</b>	3	51	3	18	17	
<b>Task Labor Cost Estimate:</b>	\$ 696.00	\$ 8,007.00	\$ 525.00	\$ 2,628.00	\$ 2,482.00	Task Subtotal
						\$ 14,338.00
<b>Total Hours:</b>	3	51	3	18	17	
<b>Average Billing Rate:</b>	\$ 232.00	\$ 157.00	\$ 175.00	\$ 146.00	\$ 146.00	
<b>Total Labor Cost Estimate:</b>	\$ 696.00	\$ 8,007.00	\$ 525.00	\$ 2,628.00	\$ 2,482.00	
			<b>Total Labor Cost:</b>		<b>\$ 14,338.00</b>	
<b>Non-Labor Cost Estimate for Travel</b>						
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Travel Expense for Option A (3 Trips)					\$ 4,500.00	
<b>Total Non-Labor Cost:</b>					<b>\$ 4,500.00</b>	
<b>FEE ESTIMATE SUMMARY</b>						
Total Labor Cost:					\$ 14,338.00	
Total Non-Labor Cost:					\$ 4,500.00	
<b>Total Project Cost*:</b>					<b>\$ 18,838.00</b>	