

Scope of Service – Review of Utility-Scale Photovoltaic Solar Energy Facility Permitting Review & Support Services

Background

Baldwin County Commission (County) requests a review of a utility-scale photovoltaic solar energy facility (Facility) planned to be located in north Baldwin County, near the Town of Stockton. The 260-megawatt (MW) Facility is slated to be constructed on a 4,500 acre site north of I-65 and east of Highway 59. The purpose of this project is to review permitting documentation and confirm that the proposed Facility meets the County's current Land Disturbance Ordinance for Flood Areas or Territories with Probable Exposure to Flooding in Unincorporated Baldwin County, and Alabama Department of Transportation (ALDOT) requirements for road access. Jacobs will support County staff in the permitting review process, augmenting the County Planning & Zoning and Engineering staff as needed and providing guidance to consider the impact of potential hydrology, and environmental impacts on the surrounding watershed.

Project Approach

Jacobs will review applicable County, state, and ALDOT regulations related to the Facility permitting requirements. Upon permitting requirements review, Jacobs will develop a matrix identifying timelines, and public hearings (if required). Jacobs will also perform a desktop review and provide feedback to the County on the watershed model submitted by the developer, potential environmental impacts to wildlife and vegetation, cultural resources, and review of aviation and military installations associated with the Facility development.

Scope of Work

Task 1 – Engineering and Environmental Review

Jacobs will review available County documents, procedures, and ordinances related to the permitting of developments in the County, including site constraints typical in the County related to wetlands, hydrology, floodplains, and soil conditions. Jacobs will also review ALDOT requirements related specifically to traffic and transportation during construction of the Facility, and emergency access standards.

Assumptions:

- County will provide Jacobs with access to, or links to, documents, procedures and ordinances related to the Facility development permitting process. Information will be provided at the initiation of services.
- Environmental data are based solely on publicly available data and will not be field verified.

Deliverables:

- Project kickoff meeting with County staff to define roles and responsibilities, and establish communication contacts and protocols.
- Desktop review of watershed model (submitted by developer), environmental impacts on wildlife and vegetation, cultural resources, and review of impacts to aviation and military installations for the planned Facility.
- Summary memorandum of engineering and environmental impacts investigated by Jacobs for the Facility.
- Maps and figures as needed to illustrate engineering and environmental areas of concern, and transmission interconnection location.

- Summary memorandum of engineering and environmental reports submitted by Facility developer.

Task 2 – Public Meetings and Workshops Related to Facility Development

Jacobs will review public comments submitted to the County related to the Facility development and permitting process, categorize these comments and provide responses back to County staff.

Assumptions:

- County will provide Jacobs access to public comments received related to the permitting process for the Facility.

Deliverables:

- Jacobs will participate in two (2) workshops with County staff attended by up to two Jacobs staff to review public comments.
- Jacobs will participate in four (4) public workshops with County staff in Baldwin County attended by up to two Jacobs staff.

Task 3 –Additional Services

With the written approval of the County Planning & Zoning Director, Jacobs will provide additional services to provide additional assistance to the County beyond the effort contemplated in Task 1 and 2 or as may be necessary. An allowance of \$5,000 is included.

Schedule

Activity	Schedule
Task 1 – Engineering and Environmental Review	Work to begin upon receipt of requested information and/or Notice to Proceed whichever is later. Jacobs will notify County as expenses approach budgeted amount.
Task 2 – Public Meetings and Workshops Related to Facility Development	As scheduled or as needed upon 10 day advance notice by County
Task 3 – Additional Services	As required after authorization provided by County

Compensation

A summary of costs for tasks associated with the Review of Utility-Scale Solar Photovoltaic Facility Permitting Review & Support Services described in the Scope of Work are provided in Table 1. Compensation for services and expenses under this Task Order shall be on a time and materials basis using the labor and expense rate table in Appendix A.

Table 1 – Summary of Costs

Task No.	Description	Fee Amount
1	Engineering and Environmental Review	\$38,900
2	Public Meetings and Workshops Related to Facility Development	\$10,440
3	Additional Services	\$5,000
TOTAL		\$54,340

Jacobs will inform the County of progress of the work so that the budget or effort can be adjusted if necessary.

Appendix A - Jacobs 2026 Labor Rate and Direct Expense Schedule

Labor Classification/Title	Hourly Billing Rate (\$)
Program Manager, Operation Manager, Subject Matter Expert	\$290
Principal Project Manager/Technologist/Consultant/Scientist	\$255
Sr. Project Manager/Technologist/Engineer/Consultant/Scientist	\$225
Project Manager/Technologist/Consultant	\$195
Project Engineer/Planner/Scientist	\$160
Associate Engineer/Planner/Scientist	\$140
Staff Engineer/Planner/Scientist	\$125
Jr. Staff Engineer/Planner/Scientist	\$100
Geologist/Planner/Scheduler	\$85
Designer, Technician Manager	\$145
Graphic Designer, Technician, Editor	\$125
CAD Tech	\$105
Design Aide, Office Support	\$85

Note: Rates are those hourly rates charged for work performed on the project by Jacobs's or affiliated employees of the indicated classifications. These rates include all allowances for salary, overhead, and fees; but do not include allowance for Direct Expenses, subcontracts, and outside services. Rates are good until the end of this project or December 31, 2026, whichever comes first.

Direct Expenses	Reimbursable Rate
Lodging	At Cost
Travel and Mileage	At Cost
Meals	At Cost
Shipping, Reproduction, Equipment, Supplies, and Other Direct	At Cost
Subconsultants, Outside Services	Cost + 5%

Note: Direct Expenses are those necessary costs and charges incurred to execute the work including, but not limited to (1) the direct costs of travel, transportation, meals, lodging, mail, shipping, equipment, consumables, and supplies and (2) Jacobs's current rate charges for direct use of Jacobs's equipment, vehicles, laboratory supplies

The Scope of Services will be performed in accordance with the terms and conditions of the Contract for Professional Engineering and Environmental Services by and between the County of Baldwin and Jacobs Engineering Group Inc. dated 8/20/24.

For Baldwin County Commission	For JACOBS ENGINEERING GROUP INC.
Name:	Name:
Title	Title: