

Agenda Date: April 7, 2026

Department STORMWATER AND ENGINEERING Division CONSTRUCTION MGT AND ENGINEERING	Amount \$675,000 Org/Account # 21802600-063000 SR66006-10
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Subject: RESOLUTION 2026-XX APPROVING A WORK ORDER FOR DESIGN SERVICES FOR TOWN CENTER BOULEVARD WIDENING

Presenter: Carl L Cote, Director of Stormwater and Engineering

Attachments:

1. Presentation
2. Resolution
3. Draft Work Order Proposal

Background:

Council Priority:

D. Sustainable Environment and Infrastructure

CPH, Inc., a continuing engineering services provider, conducted a traffic study of the Town Center Blvd between Royal Palms Pkwy and Old Kings Rd. Short-term options were presented that would improve operations between the intersections.

Staff recommend widening the segment of Town Center Blvd from the existing four lane section from the roundabout at Central Ave to Royal Palms Pkwy and could possibly include a new roundabout at Royal Palms Pkwy. The design services include modifying the existing roundabouts that were built by old standards and need updating to slow down traffic, improve safety, and operations.

Under the existing contract RFSQ-SWE-24-75, staff negotiated a scope and in the amount of \$675,00 with RS&H, to provide engineering design services for Town Center Boulevard Widening and existing roundabouts modifications. City staff have determined that the cost for the services is reasonable and fair and is consistent with these types of services for a project of this size and scope.

This item is to approve a work order with RS&H in the amount of \$675,000. The project is funded under the FY26 CRA Budget. Funds to cover this work order were transferred from CRA operating to CRA Capital.

Source of Funds Worksheet

CRA Operating 21802600-046000

Original Budget \$713,231.00

Transfer to CRA Capital 21802600-063000-SR66006-10

Revised Budget \$713,231.00

Total Expended/Encumbered to Date: 0

Pending Work Orders/Contracts: 0

Current (WO/Contract): \$675,000

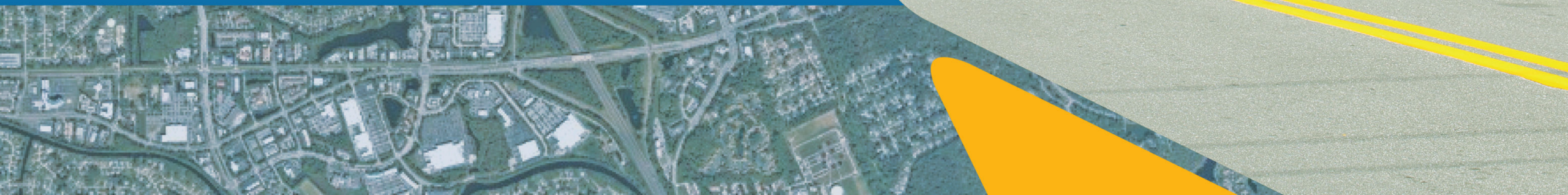
Balance: \$ 38,231

Recommended Action:

ADOPT RESOLUTION 2026-XX APPROVING A WORK ORDER FOR DESIGN SERVICES FOR TOWN CENTER BOULEVARD WIDENING AND EXISTING ROUNDABOUT MODIFICATIONS



City of Palm Coast Town Center Improvement Project





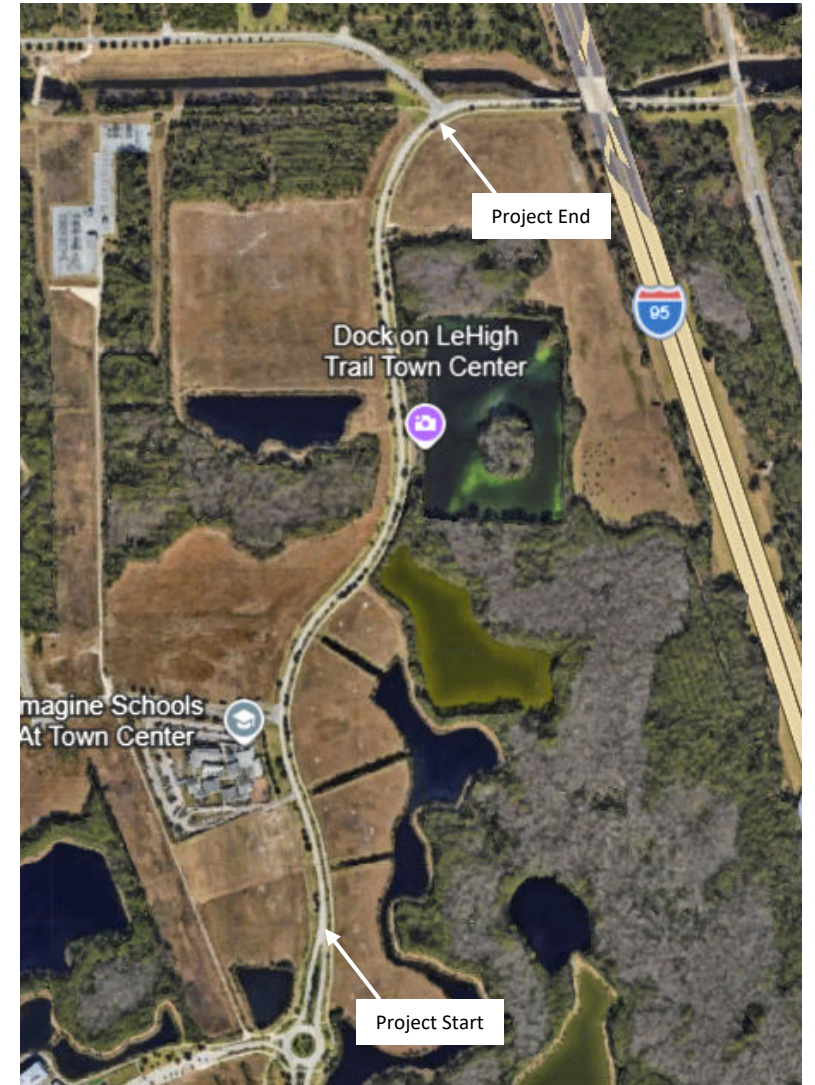
Agenda

- Town Center Blvd Concerns
- Town Center Blvd Potential Roadway Improvements
- Town Center Blvd at Royal Palms Pkwy – Short Term Improvement
- Town Center Blvd - Request for Approval



Town Center Blvd Concerns

- Back up of traffic on Town Center Blvd during school drop off and pick up
- Traffic Congestion at:
 - Royal Palms Pkwy & Town Center Blvd
 - Old Kings Rd & Town Center Blvd





Town Center Blvd Improvements

- Based on the Agreement from the Town Center DRI and intersection analysis at Town Center Blvd
 - Widen the roadway from 2 lanes to 4 lanes from North of Central Ave to Royal Palms Pkwy
 - No land is required because right of way is available on the west side of the roadway
 - Will include turn lane improvements on Town Center Blvd
 - Install Roundabout at Royal Palms Pkwy and Town Center Blvd
 - Long Term solution that will accommodate future 4-laning from Royal Palms to Old Kings Rd. Currently under design as Part of Old Kings Rd South Project.
 - May require some land to create roundabout



Town Center Blvd Improvements

- Roundabout Updates
 - Design to update the roundabout:
 - Town Center Blvd at Central Ave
 - Central Ave at Landing Blvd





Town Center Blvd Improvements

- Roundabout Updates
 - Create a stronger Chi-cane to slow traffic into the roundabout
 - Improving geometry to fit traffic needs
 - Provide more striping and signage to improve guidance into and thru the roundabout.





Town Center Blvd Improvements

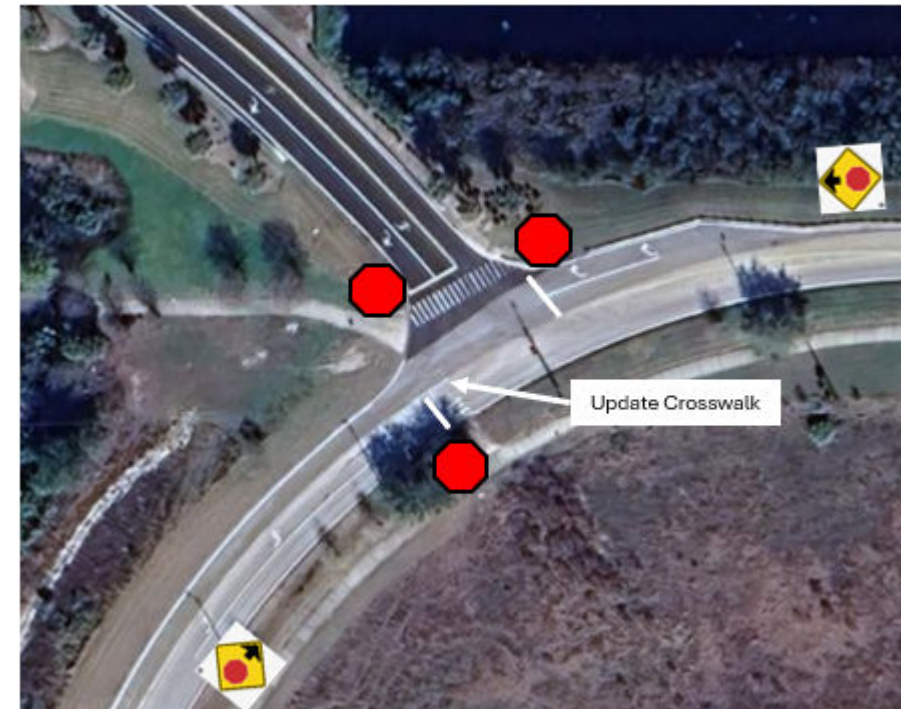
- RS&H will be providing Design Services for all proposed improvements
 - Four-laning of Town Center Blvd and Roundabout at Town Center Blvd & Royal Palms Pkwy - \$536,957
 - Roundabout Improvements/Modernization - \$138,060
 - Central Ave at Town Center Blvd
 - Landing Blvd at Central Ave
 - Total - \$675,000



Town Center Blvd at Royal Palms Pkwy

Concerns

- Currently a Two-way stop controlled intersection
- Southbound left turn experiences significant delays throughout the day; especially during the AM & PM peak hours
 - SB Left – Delay & Queue Lengths
 - AM – 289 Sec/Veh & 400 ft
 - PM – 297 Sec/Veh & 260 ft
- Proposed Improvement – Install Stop Signs at all approaches SB Left – Delay & Queue Lengths
 - AM – 54.9 Sec/Veh & 166 ft
 - PM – 21.5 Sec/Veh & 57 ft
- All other approaches will continue to operate at an acceptable level of service
- Improvements include:
 - Install 3 new flashing Stop signs on Town Center Blvd
 - Install 2 New Stop Bars on Town Center Blvd
 - Install 2 new warning signs “STOP signs Ahead”
 - Update Crosswalk striping on Town Center Blvd





Town Center Blvd at Old Kings Rd

Concerns

- Currently a signalized intersection without turn lanes
- Eastbound & Northbound approaches experiences significant queuing & during the AM & PM peak hours
 - EB – Delay & Queue Lengths
 - AM – 58.3 Sec/Veh & 387 ft
 - PM – 47.1 Sec/Veh & 280 ft
 - NB – Delay & Queue Lengths
 - AM – 97.4 Sec/Veh & 238 ft
 - PM – 80.3 Sec/Veh & 208 ft
- Proposed Improvement – Convert Signal to Multiway Stop (Short Term)
 - EB – Delay & Queue Lengths
 - AM – 95.7 Sec/Veh & 291 ft
 - PM – 45.5 Sec/Veh & 164 ft
 - NB – Delay & Queue Lengths
 - AM – 36.3 Sec/Veh & 120 ft
 - PM – 44.0 Sec/Veh & 155 ft



Town Center Blvd at Old Kings Rd

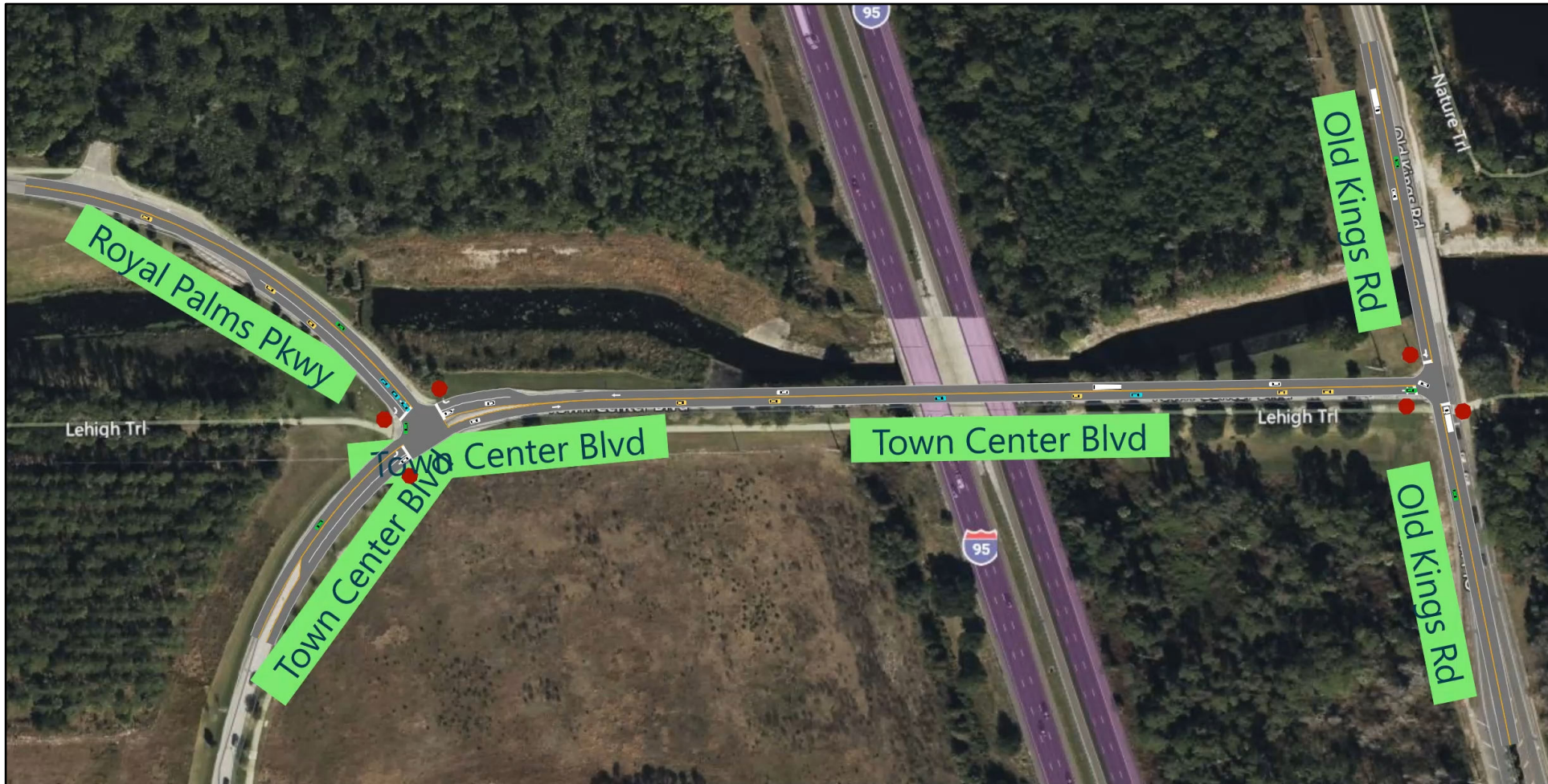
- Improvements include:
 - Replace signal heads with Red Ball Flashers
 - Install 3 new Flashing Stop signs
 - Remove Pedestrian Signal Heads
 - 3 new warning signs “STOP signs Ahead”
 - Updated Crosswalk Striping & Stop Bars





Town Center Blvd Improvements

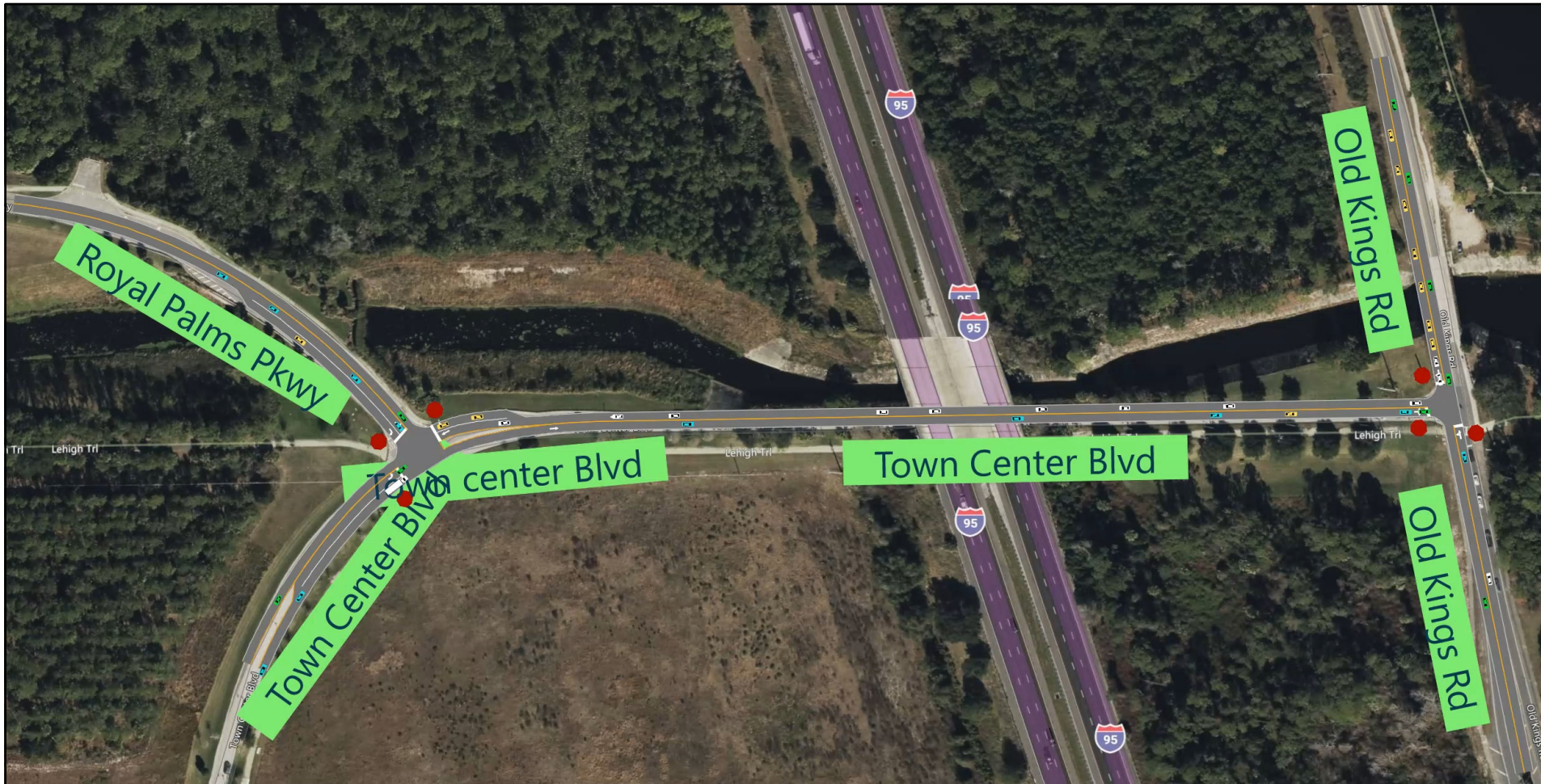
AM Peak Hour





Town Center Blvd Improvements

PM Peak Hour





Short Term Improvement Costs

Town Center Blvd at Royal Palms Pkwy

- Three (3) new solar powered Flashing Stop Signs – \$3,428.14
- Two (2) new Stop Sign Ahead signs – \$300

• Town Center Blvd at Old Kings Rd

- Three (3) new Flashing Stop signs and – \$3,428.14
- Three (3) new Stop Sign Ahead signs - \$450
- Replace signal heads to single head red lights - \$2,982

• Stripping Placement & Refreshing

- Stripping Materials - \$3,650.47



Town Center Blvd - Request for Approval

Staff is requesting the approval for the following:

- Contract with RS&H for \$675,000 for the design of the following:
 - Four-laning of Town Center from Central Ave to Royal Palms Pkwy
 - New Roundabout at Royal Palms Pkwy & Town Center Blvd
 - Modernization plans for the roundabouts:
 - Central Ave at Town Center Blvd
 - Central Ave at Landing Blvd
- Short Term Improvements
 - Royal Palms Pkwy at Town Center Blvd - \$4,190
 - Old Kings Rd at Town Center Blvd - \$6,860
 - Striping Placement & Refreshing - \$3,650
 - Total – \$14,700

**RESOLUTION 2026-
TOWN CENTER BOULEVARD WIDENING**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING A WORK ORDER WITH RS&H., FOR DESIGN SERVICES FOR THE TOWN CENTER BOULEVARD PROJECT: PROVIDING LEGISLATIVE AND ADMINISTRATIVE FINDINGS; PROVIDING FOR FUTURE AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, RS&H desires to provide engineering services for the Town Center Boulevard Widening Project, for the City of Palm Coast; and

WHEREAS, the City Council of the City of Palm Coast desires to approve the above-mentioned services for the above-mentioned project for the City of Palm Coast; and

WHEREAS, in accordance with Chapter 2, Article 1, Division 3 - Purchase and Contractual Services Sections, 2-26 – Approval Requirements - Subsection A., City Council desires to grant authority for the City Manager to enter into any necessary contracts including those that are equal to or exceed \$50,000.00 associated with the expenses related to the above-mentioned project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AS FOLLOWS:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS. The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council.

SECTION 2. APPROVAL OF WORK ORDER. The City Council of the City of Palm Coast hereby approves the terms and conditions of a work order with RS&H for the Town Center Boulevard Widening Project., as attached hereto and incorporated herein by reference as Exhibit “A.”

SECTION 3. AUTHORIZATION TO NEGOTIATE, FINALIZE, AND EXECUTE. The City Manager, or designee, is hereby authorized to negotiate, finalize, and execute the necessary documents.

SECTION 4. FUTURE AMENDMENTS. The City Manager, or designee is hereby authorized to approve any future amendment to Project Agreements/Contracts for changes totaling less than \$50,000.00 as long as this amount does not exceed the line-item limit for the budgeted purchase. Further, the City Manager has the authority to execute amendments to Project Agreements/Contracts on behalf of the City for any other changes that may be necessary.

SECTION 5. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 6. CONFLICTS. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. IMPLEMENTING ACTIONS. The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption by the City Council.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 7th day of April 2026.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

MICHAEL NORRIS, MAYOR

APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

Attachment: Exhibit "A" WO proposal



10748 Deerwood Park Blvd. S
Jacksonville, FL 32256

904-256-2500

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January 16th, 2026

City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

Attn: Scott Kehoe, PE
Traffic Engineer
City of Palm Coast

**RE: Proposal for Engineering Design Services
REVISED 2/25/26**
Town Center Boulevard Widening
City of Palm Coast
Master Service Agreement for RFSQ-SWE-24-75
RS&H Opportunity No: 1-2026-03065

Dear Mr. Kehoe:

We appreciate the opportunity to submit this proposal to the City of Palm Coast to provide engineering design services for the above referenced project. This proposal summarizes our understanding of the project, scope of services, schedule, and fee to perform the work.

RS&H looks forward to providing services to you on this project. If you have questions regarding this proposal, please do not hesitate to contact us.

Sincerely,

RS&H, INC.

CJ Youmans, PE
Associate Vice President
Northeast Florida Area Leader, Infrastructure

Chris Jackson, PE
Senior Vice President
Atlantic Gulf Division Leader

Cc: Stephen Park, Area Discipline Leader, Highway
Bridget Blansit, Northeast Florida Area Leader, Construction Management



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PROJECT UNDERSTANDING

Our understanding is that the City of Palm Coast (the City) desires to widen the existing two-lane Town Center Boulevard from Central Avenue to Royal Palms Parkway, a distance of 0.85 miles, to provide four lanes (two in each direction).

The project is located within the limits of the City of Palm Coast in Flagler County, Florida. The existing corridor was constructed in 2006 by Florida Landmark Communities and consists of the following:

Facility Type:	Local
Historical Traffic:	6,400 Annual Average Daily Traffic (AADT) (2024) (Florida Traffic Online)
Posted Speed:	35 mph
Configuration:	Two-lane, two-way
Lane Width:	12' each (24' total)
Pavement Type:	Asphalt
Pedestrian:	Concrete Sidewalk (6.5')
Shoulders:	Left/Inside: FDOT Type D Curb Right/Outside: Drainage swale

The facility appears to be configured for a future four-lane, two-way facility as shown in the “Construction Plans for Town Center at Palm Coast” (Singhofen & Associates, 2003). Construction of the existing corridor was permitted by the City of Palm Coast and St. Johns River Water Management District (Environmental Resource Permit # 88948-2).

Roadway

The proposed construction work will include the addition of two lanes on the west side of the existing roadway facility and will consist of the following:

Facility Type:	Local
Estimated Traffic:	17,300 AADT (2055, 5.5% forecasted growth rate)
Posted Speed:	35 mph
Configuration:	Divided four-lane, two-way with raised median
Lane Width:	12' each (48' total)
Pavement Type:	Asphalt
Pedestrian:	Concrete Sidewalk (6.5')
Shoulders:	Inside: FDOT Type D Curb Outside: Drainage swale

The roadway facility will be designed using the current editions of the criterion below:

Design Criteria:	Florida Design Manual (FDM), FDOT Standard Plans for Roadway Construction, FDOT Flexible Pavement Design Manual, FDOT Soils and Foundations Handbook, FDOT Drainage Manual, FDOT Standard Specifications for Road and Bridge Construction, FDOT
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Minimal work is anticipated on the existing two lanes and right (east) side of the corridor. The existing pavement and striping are beginning to deteriorate, and the striping must be replaced for the new configuration with two northbound travel lanes; however, the City may resurface and restripe under a separate construction contract.

Royal Palms Pkwy Roundabout

We understand that the City is working with CPH on a traffic analysis for the Town Center Blvd corridor, including the intersection with Royal Palms Pkwy. It is anticipated that the recommended intersection configuration shall be a roundabout consistent with other intersections in the Town Center area. The City desires that the interim roundabout constructed with the Town Center Blvd widening project be configured to align with the ultimate four-lane configuration of Royal Palms Pkwy and Town Center Blvd to the east.

Landing Blvd / Central Ave Roundabout (Added 2/18/26)

We understand that Landing Blvd will be extended south to the existing Target development and SR 100 (E Moody Blvd) soon, which will increase traffic through the roundabout intersection with Central Ave. The City also has observed traffic congestion, high approach speeds, and crashes at the roundabout due to its geometrical features and pavement markings, which are outdated and should be updated to improve operability, reduce speeds, and reduce crashes.

Town Center Blvd / Central Ave Roundabout (Added 2/18/26)

Like the Landing Blvd roundabout, the Central Ave roundabout experiences high approach speeds and should be updated to improve operability, reduce speeds, and reduce crashes.

Maintenance of Traffic

The new roadway work will be constructed in a manner that will allow traffic to operate on the existing lanes during construction. The work will be performed in phases to allow for the maintenance of traffic at the south and north ends of the project. The work will include the clearing and grubbing of the existing planted vegetation (trees and landscaped areas).

Drainage

The existing drainage patterns along the corridor consist of an existing collection system that is conveyed via drainage swale, inlets, and pipes to wet detention, stormwater management facilities (ponds). With construction of additional roadway pavement, the additional runoff will be required to be treated and attenuated in compliance with current SJRWMD criteria. The existing stormwater ponds were designed and permitted under previous criteria, and the project may be required to provide special design considerations to receive permit approval.

Our understanding is that the existing storm sewer collection constructed with the existing roadway facility can convey the additional stormwater runoff from the proposed travel lanes. We do not anticipate the need to increase existing storm sewer pipes. In addition, our understanding is that the existing stormwater ponds have sufficient capacity to treat and attenuate the additional roadway pavement.

Environmental

It is our understanding that environmental activities were performed during the initial design, permitting, and construction of the existing corridor. No wetland areas are anticipated to exist within the limits of roadway construction, and therefore, no environmental impacts are anticipated with this project.



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At the north end of the project, the Lehigh Greenway crosses Town Center Blvd. Special emphasis for this crossing may require coordination with Flagler County and state agencies.

Utilities

The corridor appears to feature utilities throughout the corridor, including communications (AT&T) and power (FP&L). Other potential utilities include sanitary sewer (forcemain and/or gravity), potable water, irrigation, fiber, and/or cable TV. The proposed roadway and drainage work will be designed to avoid these existing utilities, however, conflicts may arise and may need to be coordinated.

Lighting

The corridor features conventional roadway decorative lighting on the east side of the corridor providing lighting for the roadway travel lanes and sidewalk. It is anticipated that the existing corridor lighting will not be sufficient for the proposed four-lane facility with sidewalks, and therefore, additional lighting will be necessary. It is anticipated that Florida Power & Light will install lighting after roadway construction is completed.

Landscaping

The corridor features planted landscaping and trees along both sides of the roadway. It is anticipated that the landscaping may be irrigated to supplement watering in these areas. The landscaping and irrigation on the west side will be cleared to allow for construction of the new travel lanes. The City may require to replace the existing landscaping with new landscaping consistent with the east side of the roadway. A tree assessment survey will need to be performed to identify existing trees species, size (Diameter at Breast Height, DBH), caliper, height, and condition of all canopy and understory trees. An approach to the landscaping design, planting plan, and irrigation will be established for the newly landscaped areas.

Our understanding of the project is based on the limited information available from preliminary discussions with the City, our review of SJRWMD environmental permits, and site visits. Our scope of services outlined below reflects our current understanding of the design services required from RS&H to successfully deliver the project.

SCOPE OF SERVICES

Based on our discussions and initial project research, we understand that the requested scope of services is summarized below:

Phase I: Concept Development (10% Submittal)

RS&H shall proceed with the following concept development design services as described below:

1. Upon Notice to Proceed, RS&H will authorize Clary & Associates (Surveyor) to perform the following Right-of-Way (ROW) and topographic services as described in Attachment A and summarized below:
 - a. Perform one (1) ROW Survey to establish the existing roadway alignment baseline, ROW lines, easement lines, reference points.
 - b. Perform one (1) Topographic Survey to locate above ground features, drainage, pavement, curbing, landscaping, and trees.
 - c. Perform a Quality Level B Utility Designation within the project limits
2. RS&H will prepare two (2) 10% roadway concepts, horizontal linework only) as described below:



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- a. Concept 1 - Configuration for the future four-lane roundabout at Royal Palms Pkwy to allow for the future widening of Royal Palms Pkwy at the intersection. The intent is to avoid major reconstruction of the roundabout once constructed with this project.
- b. Concept 2 – Configuration of the four-lane Town Center Blvd from Central Ave to Royal Palms Pkwy

The City will review and approve the concepts prior to RS&H beginning Phase II on Final Design Services.

Phase II: Final Design Services (60% and 100% Submittals)

RS&H shall proceed with the following final design services as described below for the four-lane widening of Town Center Blvd from Central Ave to Royal Palms Pkwy.

- 1) RS&H will authorize Terracon Consultants to perform geotechnical exploration services as described in Attachment C and below:
 - a. Perform 50 geotechnical borings (10 SPT borings, 40 hand auger borings)
 - b. Acquire and test six (6) samples for Resilient Modulus
 - c. Acquire and test three (3) samples for corrosion series testing
 - d. Prepare geotechnical recommendations for roadway construction
- 2) RS&H will perform the following Project Management services:
 - a. Provide project administration and maintain project design schedule
 - b. Provide project design coordination with design disciplines
 - c. Meet with City staff monthly and/or at the request of City staff
 - d. Prepare monthly invoice packages including status report, activities completed, and schedule updates.
- 3) RS&H will perform the following Roadway Design services:
 - a. Prepare final roadway design of Prepare for four-lane widening of Twon Center Blvd from Central Ave to Royal Palms Pkwy
 - b. Prepare one (1) Engineer’s Opinion of Probable Cost (EOPC) based upon FDOT Historical Costs.
 - c. Prepare one (1) Pavement Design Analysis consistent with anticipated traffic levels, the pavement design of the existing lanes, and the requirements in the FDOT Flexible Pavement Manual.
- 4) RS&H will prepare one (1) set of 11”x17” Roadway Construction Plans consisting of the following sheets:
 - a. Keysheet / Signature Sheet
 - b. Typical Sections
 - c. General Notes
 - d. Project Layout
 - e. Roadway Plan View / Profile View
 - f. Driveway and Sidewalk Profiles (as needed)
 - g. Intersection Details
 - h. Roadway Cross Sections
 - i. Temporary Traffic Control Plans
 - j. Roadway Details (as needed)
 - k. Utility Adjustment Plans
- 5) RS&H will perform the following Signing and Pavement Marking
 - a. Perform an existing sign inventory within the project limits



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- 6) RS&H will prepare one (1) set of 11"x17" Signing and Pavement Marking Plans consisting of the following sheets:
 - a. Keysheet / Signature Sheet
 - b. General Notes
 - c. Project Layout
 - d. Plan View
 - e. Special Details (as needed)
- 7) RS&H will perform the following Drainage Analysis services
 - a. Perform SJRWMD environmental resource permit research to identify existing permits.
 - b. Provide recommended stormwater management approach for environmental permitting.
 - c. Perform base clearance analysis for the establishment of the proposed roadway profile.
 - d. Prepare a proposed stormwater collection and conveyance system to connect with the existing stormwater collection system.
 - e. Analyze temporary drainage patterns to occur during construction and provide temporary drainage solutions to minimize temporary pavement flooding.
 - f. Prepare one (1) SJRWMD permit modification application and respond to no more than two Request for Additional Information (RAI) letters.
- 8) RS&H will prepare one (1) set of 11"x17" Drainage Plans to be included with the Roadway Plans and will consist of the following sheets:
 - a. Drainage Maps
 - b. Drainage Network Plan
 - c. Pond Control Structure Modification Details
 - d. Sediment and Erosion Control Plan and Details
- 9) RS&H will perform the following Lighting Design and Analysis services:
 - a. Perform photometric analysis of the existing corridor
 - b. Develop one (1) Lighting Design Analysis Report (LDAR) with proposed photometric plan and proposed light pole locations consistent with FDOT and AASHTO lighting design standards for use by Florida Power & Light (FPL).
 - c. Coordinate with FPL as needed for lighting design and luminaire specifications as needed.
- 10) RS&H will prepare one (1) set of 11"x17" Lighting Plans consisting of the following sheets:
 - a. Keysheet / Signature Sheet
 - b. General Notes
 - c. Project Layout
 - d. Plan View
 - e. Applicable details
- 11) RS&H will perform the following Landscape Architecture services:
 - a. Perform field investigation to determine existing tree species, size (DBH), caliper, and height within project limits and identify trees to be removed.
 - b. Determine tree mitigation requirements
 - c. Determine landscape design approach, planting plan, and irrigation design needs
- 12) RS&H will prepare one (1) set of 11"x17" Landscape Plans consisting of the following sheets:
 - a. Keysheet / Signature Sheet



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- b. General Notes
- c. Planting Plans and Details
- d. Irrigation Plans and Details

All deliverables shall be delivered digitally with electronic signing/sealing for all design professionals consistent with Florida Statutes.

Upon completion of these services, it is anticipated that the City will procure a construction contract to construct the project. Post-Design and CEI services are not included with this proposal, however, RS&H will be ready to support the City as needed through the construction phase for this project.

OWNER RESPONSIBILITIES

As discussed, the City of Palm Coast shall provide the following documents to RS&H to support design preparation efforts:

- 1. Existing Roadway Construction Plans (if any)
- 2. Traffic Analysis for Town Center Blvd and Royal Palms Pkwy (prepared by CPH)
- 3. Existing Geotechnical Reports (if any)
- 4. Existing Lighting Plans and/or existing luminaire specifications
- 5. Updated Master Stormwater Model (ICPR) for Town Center development

The City shall be responsible for fees associated with SJRWMD permit application, City of Palm Coast, and other project permitting fees as necessary.

OPTIONAL SERVICES

Additional services beyond those identified in the above Scope of Services may be needed to complete the project. These services shall be considered Optional Services and shall only be performed as authorized by the City of Palm Coast's Contract Manager. Costs associated with these services are included within this proposal.

Topographic Services (Clary & Associates)

Additional topographic services will be determined during the final design phase and will be performed as needed to complete the project.

- 1. Perform up to 30 Quality Level A locates (Verification of Vertical and Horizontal) utility locates within the project limits as needed to locate and avoid existing utilities.
- 2. Perform topographic survey of the Landing Blvd/Central Ave roundabout
- 3. Perform topographic survey of the Town Center Blvd/Central Ave roundabout

Design Services (RS&H)

Additional design services will be determined during the final design phase and will be performed as needed to complete the project.



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1. Analyze Landing Blvd roundabout for geometrical features, markings, and signage and provide recommend modernization improvements.
2. Analyze Central Ave / Town Center Blvd roundabout for geometrical features, markings, and signage and provide recommend modernization improvements.

EXCLUSIONS

The following services are not anticipated to be needed to complete the project, and are not included within the Scope of Services:

1. Contamination Assessment
2. Environmental Assessment (i.e. Wetland, Noise/Air)
3. Utility Design Services or Plans
4. Traffic Analysis Services
5. Signalization Design Services and/or Plans
6. Structures Design Services and/or Plans
7. Public Involvement Services
8. Post-Design Services
9. Construction Engineering and Inspection Services

If these services are needed, RS&H shall prepare a proposal for additional services at the request of the City.

SCHEDULE

Services are to commence upon issuance of a Purchase Order and Notice-to-Proceed from the City’s Contract Manager, which is anticipated to occur in March 2026. RS&H will complete the services as follows:

May 2026	Submit Concept Plan (10%)
August 2026	Submit 60% Plans Submit SJRWMD ERP Permit Application
November 2026	Submit 100% Plans

Deliverable dates shall be subject to change based on issuance of the Purchase Order and Notice-to-Proceed. RS&H will update and maintain the project schedule throughout the design process.

DELIVERABLES

The following deliverables will be produced by RS&H and its subconsultant partners as described below:

RS&H

1. One (1) set of Concept Exhibits
2. One (1) set of 11"x17" Construction Plans as described above
3. One (1) Engineer’s Opinion of Probable Cost
4. One (1) set of Design Documentation (as necessary for Roadway, Drainage, Lighting)
5. One (1) set of SJRWMD ERP Permit Application with up to two (2) responses to Requests for Additional Information



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Clary & Associates

1. Topographic Survey (3D CAD in MicroStation ORD format) within project limits
2. One (1) set of Project Network Control Sheets

Terracon Consultants

1. Roadway Geotechnical Report

METHOD OF COMPENSATION

The Scope of Services shall be performed under a Purchase Order / Work Order under the Master Services Agreement (Professional Services) under RFSQ-SWE-24-75 consistent with its terms and conditions. All work performed within the Scope of Work shall be paid as Cost Plus with Limiting Amount as summarized below and as detailed in Attachment B.

Consultant	Design Services	Fee
RS&H	Engineering and Landscape Architecture Design Services	\$ 366,747
Clary & Associates	Topographic Survey Services	\$ 63,200
Terracon Consultants	Geotechnical Exploration	\$ 107,010
Subtotal		\$ 536,957

The Optional Services identified below shall only be provided at the City’s request and written approval. These services will be adjusted as needed during the design process based upon the work.

Consultant	Optional Services	Fee
RS&H	Roundabout Analysis and Design Services	\$ 77,560
Clary & Associates	Level A Utility Locates	\$ 28,500
	Topographic Survey Services, Roundabout	\$ 32,000
Subtotal		\$ 138,060

Our total fee for services are summarized in the table below:

Services	Fee
Design Services	\$ 536,957
Optional Services	\$ 138,060
Adjustment (Budgetary Limit)	- \$ 17
Total Fee	\$ 675,000

We look forward to providing services to you on this project. If you have questions regarding this proposal, please do not hesitate to contact us.

- Attachments:
- Attachment A – Estimate of Work Effort and Cost
 - Attachment B – Proposal, Clary & Associates
 - Attachment C – Proposal, Terracon Consultants
 - Attachment D – Optional Services Proposal, RS&H
 - Attachment E – Optional Services Proposal, Clary & Associates

ESTIMATE OF WORK EFFORT AND COST - PRIME CONSULTANT

ATTACHMENT A
Estimate of Work Effort and Cost

Name of Project: City of Palm Coast - Town Center Blvd Widening

Consultant Name: RS&H

Date: 2/25/2026
Estimator: WCY / SP

Revised

Staff Classification	Total Staff Hours From "SH Summary - Firm"	Project Manager	Project Officer	Senior Engineer I	Engineer II	Engineer I	Engineering Intern	Project Landscape Architect	Landscape Designer	SH By	Salary Cost By	Average Rate Per
		\$77.00	\$103.00	\$77.00	\$57.00	\$47.00	\$38.00	\$69.00	\$50.00	Activity	Activity	Task
3. Project Common and Project General Tasks	70	63	7	0	0	0	0	0	0	70	\$5,572	\$79.60
4. Roadway Analysis	630	19	0	63	95	217	236	0	0	630	\$30,896	\$49.04
5. Roadway Plans	229	7	0	23	34	80	85	0	0	229	\$11,238	\$49.07
6a. Drainage Analysis	349	10	0	35	52	122	129	0	0	348	\$17,065	\$49.04
6b. Drainage Plans	94	3	0	9	14	33	35	0	0	94	\$4,603	\$48.97
7. Utilities	36	36	0	4	0	0	0	0	0	40	\$3,080	\$77.00
8. Environmental Permits, and Env. Clearances	121	4	0	12	18	42	45	0	0	121	\$5,942	\$49.11
19. Signing & Pavement Marking Analysis	107	3	0	11	16	37	40	0	0	107	\$5,249	\$49.06
20. Signing & Pavement Marking Plans	65	2	0	7	10	23	24	0	0	66	\$3,256	\$49.33
23. Lighting Analysis	139	4	0	14	21	49	51	0	0	139	\$6,824	\$49.09
24. Lighting Plans	83	2	0	8	12	29	31	0	0	82	\$3,995	\$48.72
25. Landscape Analysis	283	8	0	0	0	0	0	57	218	283	\$15,449	\$54.59
26. Landscape Plans	105	3	0	0	0	0	0	21	81	105	\$5,730	\$54.57
Total Staff Hours	2,311	164	7	186	272	632	676	78	299	2,314		
Total Staff Cost		\$12,628.00	\$721.00	\$14,322.00	\$15,504.00	\$29,704.00	\$25,688.00	\$5,382.00	\$14,950.00		\$118,899.00	\$51.38

Survey Field Days by Subconsultant
4 - Person Crew:

Notes:
1. This sheet to be used by Prime Consultant to calculate the Grand Total fee.

SALARY RELATED COSTS:				\$118,899.00
OVERHEAD:		170.91%		\$203,210.28
OPERATING MARGIN:		32.00%		\$38,047.68
FCCM (Facilities Capital Cost Money):		0.52%		\$621.84
EXPENSES:		5.02%		\$5,968.73
			Adjustment	\$0.00
SUBTOTAL ESTIMATED FEE:	RS&H			\$366,747.53
Subconsultant:	Clary & Associates			\$63,200.00
Subconsultant:	Terracon Consultants			\$107,009.96
SUBTOTAL ESTIMATED FEE:				\$536,957.49
Optional Services - RS&H				\$77,560.00
Optional Services - Clary & Associates				\$60,500.00
			Adjustment	(\$17.49)
GRAND TOTAL ESTIMATED FEE:				\$675,000.00

Check = \$118,899.00



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

December 09, 2025

Christian Jackson, Senior VP & Compliance Coordinator
RS&H, INC.
10748 Deerwood Park Blvd S
Jacksonville, FL 32256
chris.jackson@rsandh.com

Dear Mr. Jackson:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

- 3.1 - Minor Highway Design
- 3.2 - Major Highway Design
- 3.3 - Controlled Access Highway Design

- 4.1.1 - Miscellaneous Structures
- 4.1.2 - Minor Bridge Design
- 4.2.1 - Major Bridge Design - Concrete
- 4.2.2 - Major Bridge Design - Steel

- 5.1 - Conventional Bridge Inspection
- 5.2 - Movable Bridge Inspection
- 5.3 - Complex Bridge Inspection
- 5.4 - Bridge Load Rating

- 6.1 - Traffic Engineering Studies
- 6.2 - Traffic Signal Timing
- 6.3.1 - Intelligent Transportation Systems Analysis and Design
- 6.3.2 - Intelligent Transportation Systems Implementation
- 6.3.3 - Intelligent Transportation Traffic Engineering Systems Communications
- 6.3.4 - Intelligent Transportation Systems Software Development

- 7.1 - Signing, Pavement Marking and Channelization
- 7.2 - Lighting
- 7.3 - Signalization

- 10.1 - Roadway Construction Engineering Inspection
- 10.3 - Construction Materials Inspection

- 10.4 - Minor Bridge & Miscellaneous Structures CEI
- 10.5.1 - Major Bridge CEI - Concrete
- 10.5.2 - Major Bridge CEI - Steel
- 10.5.3 - Major Bridge CEI - Segmental

- 11.0 - Engineering Contract Administration and Management

- 13.3 - Policy Planning
- 13.4 - Systems Planning
- 13.5 - Subarea/Corridor Planning
- 13.6 - Land Planning/Engineering
- 13.7 - Transportation Statistics

- 14.0 - Architect

- 15.0 - Landscape Architect

- 21.0 - Acquisition, Negotiation, Closing, and Order of Taking

- 24.0 - Acquisition Relocation Assistance

- 25.0 - Right of Way Clearing and Leasing

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until September 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
170.91%	138.54%	0.523%	Reimbursed	5.02%	19.12%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,



Philip Pitts
Professional Services Qualification Administrator
PP/NE

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
OPERATING MARGIN JUSTIFICATION

1. CONTACT INFORMATION

a. Firm Name: RS&H, Inc.		b. Phone No.: 904-256-2500	
c. Address (including suite number): 10748 Deerwood Park Blvd S	d. City: Jacksonville	e. State: FL	f. Zip Code: 32256

2. COMPLEXITY OF PROJECT

The degree of difficulty associated with this project. Are there unique aspects to the project? Degree of coordination with others outside FDOT should be considered. This includes other agencies, municipalities, etc. multiple districts, multimodal projects
LOW – Straight-forward projects. Well defined and specific scope of services.

Typical Project Type

- **Bridge Inspection:** bridge inspection except scour; All
- **CEI:** Category 1 Bridges, 3R Rural, signalization, simple and straight-forward projects.
- **Design:** simple 3R-Rural; 3R Urban ride only.
- **Geotechnical:** standard.
- **PD&E:** Small simple projects with specific scopes.
- **Planning:** Data/traffic counts.
- **Survey:** resurfacing 3R rural/urban.
- **Traffic Operations:** turn-lane projects (design).

MEDIUM – Projects with some specialized areas requiring some specialized skills.

Typical Project Type

- **Bridge Inspection:** generally not applicable.
- **CEI:** resurfacing with some improvements; ITS, construction on new alignments, and signal system timing, development and implementation; rural arterials and rural interstate capacity improvements.
- **Design:** 3R Urban with some improvements, intersection, improvements with safety, Category 1 bridges.
- **PD&E:** widening with limited issues and bridge replacement with limited impacts.
- **Railroads:** all.
- **Survey:** survey in water areas.
- **Traffic Operations:** traffic operations studies and signal design projects.

HIGH – Complex multi-disciplined projects requiring specialized skills with significant management issues. Project that has numerous complicated traffic phases, involved highly technical construction features requiring specialized skills of the inspection staff. A complex project may also include complex involvement by multiple third parties (i.e., multiple utility relocations, railroads, airports, regulatory agencies, municipalities). The size of the project will not necessarily determine whether the construction project is complex. Large, repetitive projects on their own are not considered complex.

Typical Project Type

- **Bridge Inspection:** bridge scour.
- **CEI:** CEI for multi-level bridges in a corridor or interchange; numerous complicated traffic phases; specialized technical skills; Coating Systems; bridge projects involving movable spans, significant post-tensioning operations, pre-cast segmental components, and steel structures with large horizontal and vertical curvature; Multiple third party involvement (railroads, utilities, airports, municipalities, regulatory agencies)
- **Design:** new alignments, major widening, major reconstruction, railroad bridge design, Segmental Class 2 bridges, Movable Bridges.
- **PD&E:** PD&E with Feasibility study, multiple disciplines, significant issues;
- **Planning:** large planning (multimodal).
- **Survey:** pilings and bridges.
- **Traffic Operations:** ITS

Complexity of Project Allowed Range: 5% to 7%

Consultant %: 7.00%

JUSTIFICATION:

High: Design, major widening with multi-disciplined project (Roadway, Maintenance of Traffic, Drainage, Lighting, Signing and Pavement Markings, Landscaping.

3. DEGREE OF (FINANCIAL) RISK

Indicate the amount of financial risk assumed by the consultant in relation to this project.
LOW – Contracts with well-defined and specific scopes, minimal probability of costs overruns and low financial risk exposure. Scope clarification meeting held, if applicable.

Typical Project Type

- **Bridge Inspection:** bridge inspections.
- **CEI:** subconsultants providing support personnel, ITS.
- **Design:** simple 3R rural, 3R urban ride only.
- **Geotechnical:** all.
- **PD&E:** accurate and specific scope & pre-negotiation meetings.
- **Planning:** most planning.
- **Survey:** all, including SUE.
- **Traffic Operations:** traffic operations studies; traffic counts.

MEDIUM – Projects with potential for additional coordination efforts with outside agencies/parties; coordination with several Districts, multiple municipalities, etc.

Typical Project Type

- **Bridge Inspection:** bridge scour.
- **CEI:** standard CEI contract.
- **Design:** design for new alignments, major reconstruction, and widening.
- **PD&E:** experimental design and broad scopes.
- **Planning:** some planning.
- **Railroads:** all.
- **Traffic Operations:** traffic signal projects, ITS design

HIGH – lump sum consultant contracts with possibility of overrunning costs; experimental design; projects involving significant financial risk, hazardous materials, and potential for significant unknown issues.

Typical Project Type

- **CEI:** high visibility, lump sum CEI contracts, multiple projects.
- **Design:** projects with multiple bridges.
- **PD&E:** multiple alternatives, multiple agency approval required.
- **Planning:** large multimodal projects (airports, seaports, railroads, transit).

Degree of (Financial) Risk Allowed Range: 3% to 5%	Consultant %: 4.00%
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JUSTIFICATION:

Medium - Design, widening. Additional coordination efforts likely needed with City of Palm Coast and other stakeholders.

4. PROJECT SCHEDULE

<p>LOW – no critical short term deadlines or requirements for large staffing concentrations, unfunded projects to go on the shelf.</p> <p>Typical Project Type</p> <ul style="list-style-type: none"> • Bridge Inspection: bridge inspection; bridge scour. • CEI: resurfacing; support services. • Design: all 3R projects, standard schedule • PD&E: no design phase scheduled in Work Program. • Planning: all. • Railroads: all. • Traffic Operations: ITS. • Survey: all 3R projects. 	
<p>MEDIUM – standard schedule.</p> <p>Typical Project Type</p> <ul style="list-style-type: none"> • Bridge Inspection: generally not applicable. • CEI: ITS; push button construction. • Design: standard design; bridges, large corridors. • Traffic Operations: traffic counts. • Survey: increased number of crews needed 	
<p>HIGH – High visibility projects with short durations and aggressive schedules requiring large commitment of staff. Fast track projects with high profile and quick implementation schedule.</p> <p>Typical Project Type</p> <ul style="list-style-type: none"> • Bridge Inspection: generally not applicable. • CEI: multi-financial project contract, construction bonus, urban (day & night), high visibility; phased utility reallocations by others during the construction project. • Design: mobility/economic stimulus. • PD&E: design phase funded in the Work Program, bridge replacements. 	
<p>Project Schedule Allowed Range: 1% to 3%</p>	<p>Consultant %: 2.00%</p>
<p>JUSTIFICATION: Medium - Design, standard design and standard schedule.</p>	

5. COST CONTROL EFFORTS

<p>The degree to which the Consultant controls its costs for wages rates (by region), overhead, expenses and FCCM. The cost control is not generally dependent upon the type of project. Factors to be considered in negotiating this criteria are the following, and other project-specific items:</p> <ul style="list-style-type: none"> • Burdened salary rates (by region) by classification. • Reasonableness of the proposed distribution of staffing for the project. • Specialized services requiring specialized staff. • Reimbursed or excluded premium overtime. <p>LOW – (3% to 6%) Lower or minimal cost control efforts. MEDIUM – (7% to 15%) Moderate cost control efforts. HIGH – (16% to 27%) Substantial cost control efforts.</p>	
<p>Cost Control Efforts Allowed Range: 3% to 27%</p>	<p>Consultant %: 19.00%</p>
<p>JUSTIFICATION: High - Substantial cost control efforts, burdened salary rates are below statewide and district averages, reasonable proposed distribution of staffing for project, no premium overtime paid to RS&H associates.</p>	

6. OPERATING MARGIN JUSTIFICATION TOTAL

<p>The total for items 2 through 5 will be calculated for you.</p>	
<p>Total Allowed Range: 12% to 42%</p>	<p>Consultant %: 32.0%</p>

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
OPERATING MARGIN JUSTIFICATION

7. CONTRACT DURATION ADJUSTMENT FACTOR

For contracts of longer duration (reference table below), the Department shall allow a Contract Duration Adjustment Factor (CDAF). CDAF is defined as an economic price adjustment, necessitated by instability of labor costs for an extended period of contract performance (Reference 48 CFR Section 16.203). CDAF is not negotiated, but shall be a fixed number of points based on the overall anticipated length of contract (project schedule). CDAF points shall be allocated by the Department as follows:

	Anticipated Length of Contract	CDAF Points	
	0-12 Months	0	
	13-24 Months	0	
	25-36 Months	3	
	37-48 Months	4.5	
	49-60 Months	5.5	

- a) For new contracts, CDAF is applied beginning with the first labor hour incurred.
- b) CDAF shall only be applicable for contracts selected (contract final ranking) on or after November 1, 2014.
- c) In the event a contract selected on or after November 1, 2014 is extended (time extension) by six or more months, CDAF shall be applied prospectively to the extended/remaining services only, in accordance with the table shown above.
- d) CDAF shall not be applied to contracts selected before November 1, 2014, nor contract amendments/time extensions for contracts selected before November 1, 2014.
- e) For calculation purposes, CDAF shall be added to operating margin and applied to unloaded direct salaries.
- f) CDAF is applicable only to consultant firms who are awarded operating margin points.

For Calculation purposes, CDAF shall be added to Operating Margin and applied to direct salaries:

Allowed CDAF for this project: 0



Email: Cj.Youmans@rsandh.com

February 25, 2026

RS&H
10748 Deerwood Park Blvd S.
Jacksonville, Florida, 32256

Attn: CJ Youmans

Re: COPC- Town Center Blvd Widening
Palm Coast Florida (See Attachments)

Dear Mr. Youmans

Pursuant to your request, we are pleased to submit to you our proposal for surveying and mapping services on the above-mentioned property. The scope of our services to be provided is outlined as follows:

1. Perform a **Right of Way Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. Establish baseline, right of way lines, references and create PNC Sheets for the 1.08 miles of roadway.
2. Perform a **Topographic Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. **Extend survey 25 feet beyond the right of way, project length is 1.08 miles.**
 - Set Horizontal and Vertical control (NAVD88) Benchmarks every 1000.'
 - Locate all above ground features, Drainage, Pavement, curbing, landscaping, all trees,
3. Perform **Quality Level B Designation** within project limits.
4. Perform **Quality Level A Locates**, total of 30 VVH's @ \$950.00 each.

Optional Services

****Final Deliverable will be in MicroStation ORD****

Our fees to perform the above outlined scope of services will be according to the following schedule:

1. \$13,200.00 (Thirteen Thousand Two Hundred Dollars)
2. \$34,000.00 (Thirty-Four Thousand Dollars)
3. \$16,000.00 (Sixteen Thousand Dollars)
4. \$28,500 (Twenty-Eight Thousand Five Hundred Dollars)

Optional Services

Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates. In addition to the lump sum fees in this contract, any out-of-pocket expenses will be billed to you at our cost.

Initial _____

February 25, 2026
Page 2
RS&H

TERMS:

The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days' written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

*****There will be a 3% processing fee added to your total when processing your credit card. There is no processing fee if paid with cash or check.**

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

This proposal consists of 5 pages. Any additions or exclusions to this document are not considered a part hereof.

Sincerely,
Clary & Associates, Inc.
Professional Surveyors & Mappers

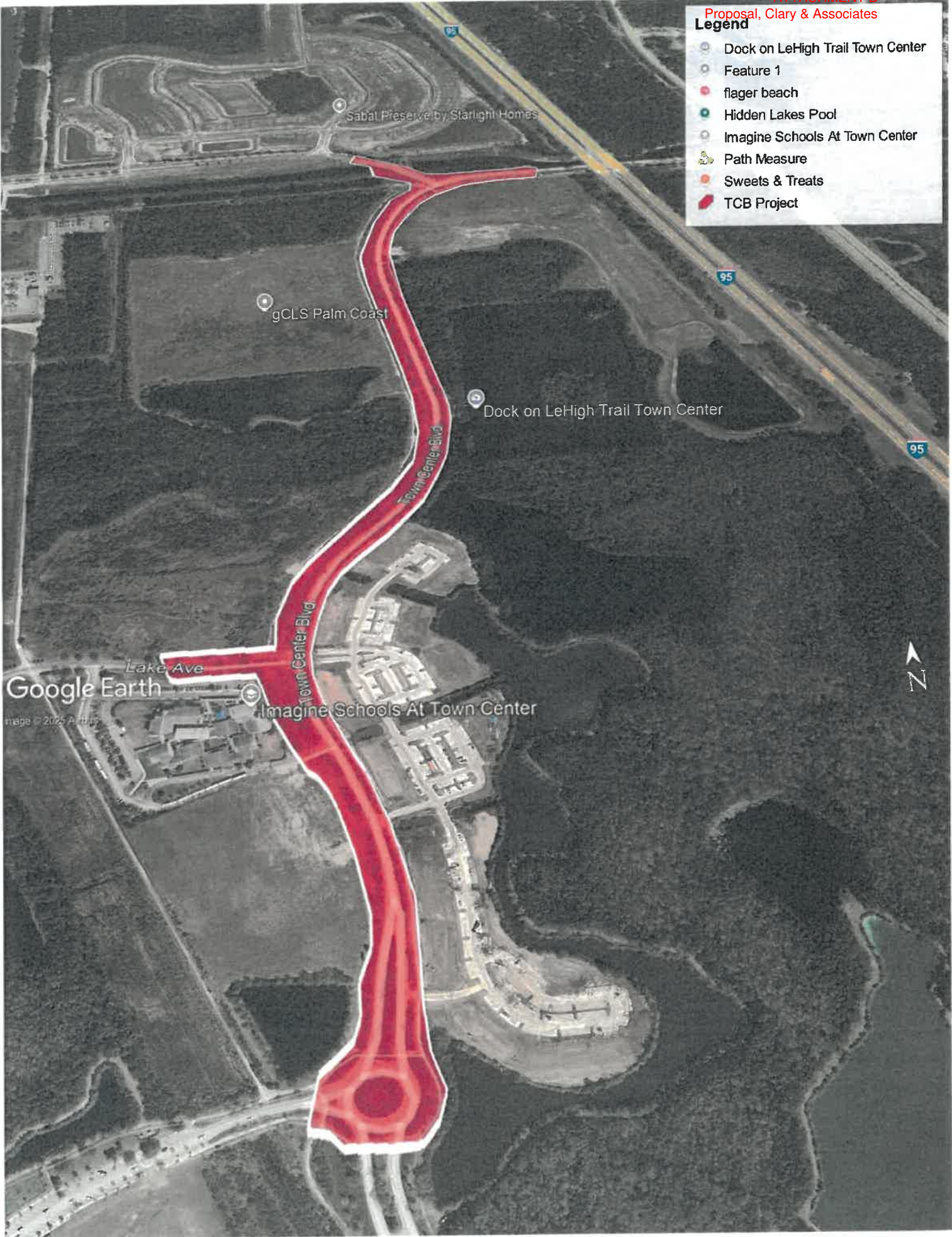


Michael Nethery
Executive Vice President

Initial _____

Legend

- Dock on LeHigh Trail Town Center
- Feature 1
- flager beach
- Hidden Lakes Pool
- Imagine Schools At Town Center
- Path Measure
- Sweets & Treats
- TCB Project





Since 1983, Clary & Associates, Inc. has been making its mark as a leading provider of professional surveying and mapping services. We have a well-earned reputation for delivering high performance and value. By blending innovation and integrity, our team of skilled professionals is committed to maintaining the highest standards of excellence while serving our clients.

Clary & Associates, Inc. has been providing subsurface utility engineering (S.U.E.) services since 1997 and has a proven track record of designating, locating, surveying, and mapping subsurface utilities in a timely and cost sufficient manner.



S.U.E. services help utility owners, designers, engineers, and contractors avoid costly delays and conflicts. Clary utilizes state-of-the-art electronic designative procedures and efficient vacuum excavation equipment to provide accurate designation and location of subsurface utilities without damaging existing casings or utilities. Clary is also certified by the American Traffic Safety Service Association for Maintenance of Traffic Levels One, Two, and Three.

Clary provides the full range of S.U.E. quality Levels to client specifications to ensure that each project had the most accurate and comprehensive utility locations. Project specifications may contain any or all of the four following quality levels:

- Quality Level D – Information comes solely from existing utility records
- Quality Level C – Visible aboveground utility facilities are surveyed and data is correlated with existing utility records
- **Quality Level B** – Surface geophysical techniques are used to determine the existence and horizontal position of underground utilities
- **Quality Level A** – Nondestructive digging equipment is used at critical points to determine the precise horizontal and vertical position of underground utilities, as well as their type, size, condition, material and other characteristics

Clary & Associates, Inc. recognizes the need for flexibility and quick response to various requests. We are available to begin services immediately. We will always dedicate the necessary personnel, equipment and resources to complete the project in accordance with the project requirements and deadlines.

Clary & Associates team members meet or exceed the minimum qualifications for their respective positions.

Clary & Associates, Inc. is a registered SBE firm with the Florida Department of Transportation.

February 24, 2026

RS&H, Inc.
10748 Deerwood Park Blvd S.
Jacksonville, Florida 32256

Attn: Mr. CJ Youmans, P.E.
P: (904) 256-2267
E: Cj.Youmans@rsandh.com

RE: Proposal for Geotechnical Engineering Services
Town Center Blvd from Central Ave to Royal Palms Pkwy
Palm Coast, Flagler County, Florida
Terracon Proposal No. PEQ265005

Dear Mr. Youmans:

We appreciate the opportunity to submit this proposal to RS&H, Inc. to provide Geotechnical Engineering services for the above referenced project.

A. PROJECT INFORMATION

Site Location

Item	Description
Location	The project site is an approximately 0.75-mile-long portion of Town Center Boulevard between Central Avenue and Royal Palms Parkway in Palm Coast, Flagler County, Florida.
Proposed Construction	We understand that the proposed construction will include the widening of Town Center Boulevard from the existing condition of 2-lanes to a 4-lane divided section with associated median curb, outside drainage swale, and sidewalk.
Current Ground Cover	Publicly available satellite imagery from Google Earth indicates that the project site is currently an existing roadway with the area of the proposed widening covered primarily in maintained grass and landscape features.

B. SCOPE OF SERVICES

Based on the available information, a summary of the Proposed Scope of Geotechnical Field Services is as follows:

Town Center Blvd. from Central Ave to Royal Palms Pkwy

FIN:

Terracon Proposal No. PEQ265005

DECRPTION OF WORK	QTY.	RATE	UNIT	AMOUNT
<u>I. FIELD EXPLORATION SUBTOTAL</u>				
401-Geo Auger Borings-H& & Truck/Mud Bug	200	\$19.00	Foot	\$ 3,800.00
418-Geo Drill Crew Support Vehicle	6	\$279.16	Day	\$ 1,674.96
434-Geo Ground Penetrating Radar	10	\$545.00	Hour	\$ 5,450.00
440-Geo Grout Boreholes-Truck/Mud Bug 0-50 Ft	200	\$11.00	Foot	\$ 2,200.00
478-Geo SPT Truck/Mud Bug 0-50 Ft	200	\$27.00	Foot	\$ 5,400.00
498-Geo Temp Casing 4in truck/Mud Bug 0-50 Ft	50	\$19.00	Foot	\$ 950.00
531-Geo Truck/Mud Bug Drill Rig and Crew (2-person)	50	\$346.00	Hour	\$ 17,300.00
612-Mobilization Drill Rig Truck Mount	2	\$1,029.00	Each	\$ 2,058.00
FIELD EXPLORATION SUBTOTAL				\$ 38,832.96
<u>II. LABORATORY TESTING</u>				
805-Soils Corrosion Series FM5-550 through F-553	3	\$394.00	Each	\$ 1,182.00
811-Soils Liquid Limit AASHTO T89	15	\$92.00	Each	\$ 1,380.00
817-Soils Moisture Content Laboratory AASHTO T265	30	\$34.00	Each	\$ 1,020.00
819-Soils Organic Content Ignition FM T-267	15	\$91.00	Each	\$ 1,365.00
822-Soils Particale size Anlyz AASHTO T88 (No Hydrometer)	30	\$152.00	Each	\$ 4,560.00
826-Soils Plastic Limit & Plasticity Index AASHTO T90	15	\$92.00	Each	\$ 1,380.00
LABORATORY TESTING SUBTOTAL				\$ 10,887.00
<u>III. PROFESSIONAL SERIVCES</u>				
Chief Engineer 2	17.00	\$350.00	Hour	\$ 5,950.00
Senior Engineer 2	68.00	\$250.00	Hour	\$ 17,000.00
Engineer 1	136.00	\$150.00	Hour	\$ 20,400.00
Senior Engineering Technician	68.00	\$120.00	Hour	\$ 8,160.00
MAT Geologist	0.00	\$250.00	Hour	\$ -
Scientist	0.00	\$100.00	Hour	\$ -
CADD/Compurter	34.00	\$120.00	Hour	\$ 4,080.00
Secretary/Clerical	17.00	\$100.00	Hour	\$ 1,700.00
PROFESSIONAL SERVICES SUBTOTAL				\$ 57,290.00
TOTAL ESTIMATED FEE				\$ 107,009.96

ESTIMATE OF WORK EFFORT AND COST - SUBCONSULTANT

Name of Project: Town Center Widening from Central Ave to Royal Palms Pkwy
 County: Flagler
 FPN: 0
 FAP No.: 1/0/1900

Consultant Name: RS&H
 Consultant No.: PEQ265005
 Date: 2/24/2026
 Estimator: M. Darden

Staff Classification	Total Staff Hours From "SH Summary Firm"	Chief Engineer 2	Senior Engineer 1	Engineer 1	Senior Engineering	MAT Geologist	Scientist	CADD/Computer	Secretary/Clerical	Staff Classification 9	Staff Classification 10	Staff Classification 11	Staff Classification 12	SH By Activity	Salary Cost By Activity	Average Rate Per Task
35. Geotechnical	341	17	68	136	68	0	0	34	17	0	0	0	0	340	\$57,290	\$168.50
Total Staff Hours	341	17	68	136	68	0	0	34	17	0	0	0	0	340	\$57,290.00	\$168.50

Check = \$57,290.00

Notes:
 1. This sheet to be used by Subconsultant to calculate its fee.

SALARY RELATED COSTS:				\$57,290.00
OVERHEAD:		0%		\$0.00
OPERATING MARGIN:		0%		\$0.00
FCCM (Facilities Capital Cost Money):		0.00%		\$0.00
EXPENSES:		0.00%		\$0.00
SUBTOTAL ESTIMATED FEE:				\$57,290.00
Survey (Field)	0	4-person crew	\$ - / day	\$0.00
Geotechnical Field and Lab Testing				\$49,719.96
SUBTOTAL ESTIMATED FEE:				\$107,009.96
Optional Services				\$0.00
GRAND TOTAL ESTIMATED FEE:				\$107,009.96

35. Geotechnical

Estimator: M. Darden

Town Center Widening from Central Ave to Royal Palms Pkwy

0

Representing	Print Name	Signature / Date
FDOT District		
Terracon		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
Roadway						
35.1	Document Collection and Review	LS	1	40	40	Review of existing data: USDA/USGS/Existing Roadway Plans, Existing Utility Plans, and Existing Structures Plans. Reviewed data will be used for evaluation of historic constructability issues and risks.
35.2	Develop Detailed Boring Location Plan	LS	1	20	20	50 total Roadway Borings (200 linear feet of SPT and 200 linear feet of Hand Augers) 1 HA to 5' every 100 LF staggered left and right of the center line with 1 SPT to 20' every 500 LF
35.3	Stake Borings/Utility Clearance	Boring	50	0.75	38	Stake and coordinate utility location for 50 borings
35.4	Muck Probing	Crew Day	0	0	0	None anticipated
35.5	Coordinate and Develop MOT Plans for Field Investigation	EA	1	8	8	Follow FDOT MOT Index as needed for borings
35.6	Drilling Access Permits	Location	0	0	0	None anticipated
35.7	Property Clearances	EA	0	0	0	None anticipated
35.8	Groundwater Monitoring	EA	0	0	0	None anticipated
35.9	LBR/Resilient Modulus Sampling	EA	6	2.5	15	1 mile x 2 select strata x 3 samples/mile = 6 samples x 1 hr x 2 person crew + 3 hrs round trip to SMO = 15 hrs, corrosion sampling 3 samples
35.10	Coordination of Field Work	100 lf of boring	4	1	4	see 35.2
35.11	Soil and Rock Classification - Roadway	100 lf of boring	4	2	8	see 35.2
35.12	Design LBR	LS	0	0	0	SMO report
35.13	Laboratory Data	100 lf of boring	4	1	4	see 35.2
35.14	Seasonal High Water Table	Boring	50	0.75	38	
35.15	Parameters for Water Retention Areas	EA	0	0	0	None anticipated
35.16	Delineate Limits of Unsuitable Material	Cross-section	0	0	0	None anticipated
35.17	Electronic Files for Cross-Sections	100 lf of boring	2	2	4	provide XML files
35.18	Embankment Settlement and Stability	Embankment Boring	0	0	0	none anticipated
35.19	Monitor Existing Structures	LS	1	4	4	identifying structures only

35. Geotechnical

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
35.20	Stormwater Volume Recovery and/or Background Seepage Analysis	EA	0	0	0	n/a
35.21	Geotechnical Recommendations	LS	1	20	20	Design Recommendations
35.22	Pavement Condition Survey and Pavement Evaluation Report	LS	0	0	0	n/a
35.23	Preliminary Roadway Report	LS	1	20	20	preliminary report
35.24	Final Report	EA	1	40	40	final report
35.25	Auger Boring Drafting	100 lf boring	2	6	12	see 35.2
35.26	SPT Boring Drafting	100 lf boring	2	8	16	see 35.2
Roadway Geotechnical Subtotal					291	
Structures						
35.27	Develop Detailed Boring Location Plan	LS	0	0	0	
35.28	Stake Borings/Utility Clearance	Boring	0	0	0	
35.29	Coordinate and Develop MOT Plans for Field Investigation	EA	0	0	0	
35.30	Drilling Access Permits	Location	0	0	0	none anticipated
35.31	Property Clearances	EA	0	0	0	none anticipated
35.32	Collection of Corrosion Samples	EA	0	0	0	
35.33	Coordination of Field Work	100 lf of boring	0	0	0	
35.34	Soil and Rock Classification - Structures	100 lf of boring	0	0	0	
35.35	Tabulation of Laboratory Data	100 lf of boring	0	0	0	
35.36	Estimate Design Groundwater Level for Structures	EA	0	0	0	
35.37	Selection of Foundation Alternatives (BDR)	Bridge boring	0	0	0	
35.38	Detailed Analysis of Selected Foundation Alternate(s)	Bridge boring	0	0	0	See Basis for reducing by 35.35
35.39	Bridge Construction and Testing Recommendations	Bridge boring	0	0	0	
35.40	Lateral Load Analysis (Optional)	Bridge boring	0	0	0	Duplication of Structural Effort?
35.41	Walls	Wall Boring	0	0	0	
35.42	Sheet Pile Wall Analysis (Optional)	Wall Boring	0	0	0	Duplication of Structural Effort?
35.43	Design Soil Parameters for Signs, Signals, High Mast Lights, and Strain Poles and Geotechnical Recommendations	Boring	0	0	0	

35. Geotechnical

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
35.44	Box Culvert Analysis	EA	0	0	0	
35.45	Preliminary Report - BDR	EA	0	0	0	
35.46	Final Report - Bridge and Associated Walls	EA	0	0	0	
35.47	Final Reports - Signs, Signals, Box Culvert, Walls and High Mast Lights	EA	0	0	0	
35.48	SPT Boring Drafting	100 lf of boring	0	0	0	
35.49	Other Geotechnical	LS	0	0	0	None anticipated
Structural Geotechnical Subtotal					0	
Geotechnical Technical Subtotal					291	
35.50	Technical Special Provisions and Modified Special Provisions	EA	0	0	0	
35.51	Field Reviews	LS	1	5	5	
35.52	Technical Meetings	LS	1	5	5	Meetings listed below
35.53	Quality Assurance/Quality Control	LS	%	5%	15	
35.54	Supervision	LS	%	5%	15	
Geotechnical Nontechnical Subtotal					40	
35.55	Coordination	LS	%	3%	10	
35. Geotechnical Total					341	

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
Kickoff Meeting with FDOT	EA	1	1	1			0
Boring Layout Approval	EA	1	1	1			0
Attend in BDR Review Meeting	EA	0	0	0			0
30/60/90% Submittal Review	EA	1	1	1			0
Other Meetings	EA	2	1	2			0
Subtotal Technical Meetings				5		Subtotal Project Manager Meetings	0
Progress Meetings (if required by FDOT)	EA	0	0	0	PM attendance at Progress Meetings is manually entered on General Task 3		--
Phase Review Meetings	EA	0	0	0	PM attendance at Phase Review Meetings is manually entered on General Task 3		--
Total Meetings				5	Total Project Manager Meetings (carries to Tab 3)		0

Carries to 35.52

Carries to Tab 3

ESTIMATE OF WORK EFFORT AND COST - PRIME CONSULTANT

Name of Project: City of Palm Coast - Town Center Blvd Widening
Optional Services

Consultant Name: RS&H

Date: 2/18/2026
Estimator: WCY / SP

Staff Classification	Total Staff Hours From "SH Summary - Firm"	Project Manager	Project Officer	Senior Engineer I	Engineer II	Engineer I	Engineering Intern	Project Landscape Architect	Landscape Designer	SH By	Salary Cost By	Average Rate Per
		\$77.00	\$103.00	\$77.00	\$57.00	\$47.00	\$38.00	\$69.00	\$50.00	Activity	Activity	Task
3. Project Common and Project General Tasks	3	3	0	0	0	0	0	0	0	3	\$231	\$77.00
4. Roadway Analysis	189	6	0	19	28	66	70	0	0	189	\$9,283	\$49.12
5. Roadway Plans	52	2	0	5	8	18	19	0	0	52	\$2,563	\$49.29
6a. Drainage Analysis	49	1	0	5	7	17	18	0	0	48	\$2,344	\$48.83
6b. Drainage Plans	25	1	0	3	4	9	9	0	0	26	\$1,301	\$50.04
19. Signing & Pavement Marking Analysis	83	2	0	8	12	29	31	0	0	82	\$3,995	\$48.72
20. Signing & Pavement Marking Plans	16	0	0	2	2	6	6	0	0	16	\$778	\$48.63
23. Lighting Analysis	74	2	0	7	11	26	27	0	0	73	\$3,568	\$48.88
24. Lighting Plans	22	1	0	2	3	8	8	0	0	22	\$1,082	\$49.18
Total Staff Hours	513	18	0	51	75	179	188	0	0	511		
Total Staff Cost		\$1,386.00	\$0.00	\$3,927.00	\$4,275.00	\$8,413.00	\$7,144.00	\$0.00	\$0.00		\$25,145.00	\$49.21

Check = \$25,145.00

Survey Field Days by Subconsultant
4 - Person Crew:

Notes:

- This sheet to be used by Prime Consultant to calculate the Grand Total fee.

SALARY RELATED COSTS:				\$25,145.00
OVERHEAD:		170.91%		\$42,975.32
OPERATING MARGIN:		32.00%		\$8,046.40
FCCM (Facilities Capital Cost Money):		0.52%		\$131.51
EXPENSES:		5.02%		\$1,262.28
SUBTOTAL ESTIMATED FEE:				\$77,560.51
Subconsultant:	Clary & Associates			\$0.00
Subconsultant:	Terracon Consultants			\$0.00
SUBTOTAL ESTIMATED FEE:				\$77,560.51
			Adjustment	-\$0.51
GRAND TOTAL ESTIMATED FEE:				\$77,560.00



Email: Cj.Youmans@rsandh.com

February 13, 2026

RS&H
10748 Deerwood Park Blvd S.
Jacksonville, Florida, 32256

Attn: CJ Youmans

Re: COPC- Landing Blvd Roundabout Topo
Palm Coast Florida (See Attachments)

Dear Mr. Youmans

Pursuant to your request, we are pleased to submit to you our proposal for surveying and mapping services on the above-mentioned property. The scope of our services to be provided is outlined as follows:

1. Perform a **Right of Way Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. **Project Limits: 400' West Central Ave, 300' East Central Ave, 300' South Landing Blvd and full roundabout.** Establish baseline, right of way lines, references and create PNC Sheets for the 0.21 miles of roadway.
2. Perform a **Topographic Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. **Full Roundabout, crosswalk 400' west on Central Ave 15' from Edge pavement south and front of walk north side, crosswalk 300' east on Central Ave back walk northside and 15' from edge pavement Southside, crosswalk 300' south on Landing Blvd front walk to front walk both sides road**
 - Set Horizontal and Vertical control (NAVD88) Two Benchmarks within limits.
 - Locate all above ground features, Drainage, Pavement, curbing, landscaping, all trees,

****Final Deliverable will be in MicroStation ORD****

Our fees to perform the above outlined scope of services will be according to the following schedule:

1. \$7,000.00 (Seven Thousand Dollars)
2. \$17,000.00 (Seventeen Thousand Dollars)

Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates. In addition to the lump sum fees in this contract, any out-of-pocket expenses will be billed to you at our cost.

Initial _____

February 13, 2026
Page 2
RS&H

TERMS:

The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days' written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

*****There will be a 3% processing fee added to your total when processing your credit card. There is no processing fee if paid with cash or check.**

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

This proposal consists of 3 pages. Any additions or exclusions to this document are not considered a part hereof.

Sincerely,
Clary & Associates, Inc.
Professional Surveyors & Mappers



Michael Nethery
Executive Vice President

Initial _____



Legend

Untitled Map

Write a description for your map.

Google Earth

Camacho Family Roofing

200 ft

Central Ave

Landing Blvd



Email: Cj.Youmans@rsandh.com

February 13, 2026

RS&H
10748 Deerwood Park Blvd S.
Jacksonville, Florida, 32256

Attn: CJ Youmans

Re: COPC- Central Ave Roundabout additional topo
Palm Coast Florida (See Attachments)

Dear Mr. Youmans

Pursuant to your request, we are pleased to submit to you our proposal for surveying and mapping services on the above-mentioned property. The scope of our services to be provided is outlined as follows:

1. Perform a **Topographic Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. **This will be an extension to the Town Center Blvd project adding to the roundabout.** From the cross walk heading west on Central Ave, extend topo 300' back of walk to back of walk, from the cross walk heading south on Town Center Blvd, extend topo 400', fifteen feet off edge pavement both sides road. Right of Way work will be performed in the initial project.
 - Recover Horizontal and Vertical control from Town Center Widening project.
 - Locate all above ground features, Drainage, Pavement, curbing, landscaping, all trees,

****Final Deliverable will be in MicroStation ORD****

Our fees to perform the above outlined scope of services will be according to the following schedule:

1. \$8,000.00 (Eight Thousand Dollars Dollars)

Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates. In addition to the lump sum fees in this contract, any out-of-pocket expenses will be billed to you at our cost.

Initial _____

February 13, 2026
Page 2
RS&H

TERMS:

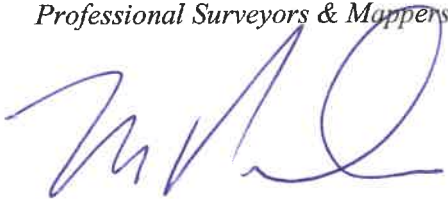
The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days' written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

*****There will be a 3% processing fee added to your total when processing your credit card. There is no processing fee if paid with cash or check.**

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

This proposal consists of 3 pages. Any additions or exclusions to this document are not considered a part hereof.

Sincerely,
Clary & Associates, Inc.
Professional Surveyors & Mappers



Michael Nethery
Executive Vice President

Initial _____



Legend

Untitled Map

Write a description for your map.

Google Earth

**City of Palm Coast, Florida
Agenda Item**

Agenda Date: April 7, 2026

Department UTILITY Division PROJECT ENGINEERING AND CONSTRUCTION	Amount \$6,394,130.00 Org/Account # 54029082-063000-82012
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Subject: RESOLUTION 2026-XX APPROVAL OF A GUARANTEED MAXIMUM PRICE (GMP) CONTRACT AMENDMENT FOR CONSTRUCTION SERVICES, ENGINEERING SERVICES, AND A PROJECT CONTINGENCY FOR THE WASTEWATER TREATMENT FACILITY NO.1 ELECTRICAL UPGRADES

Presenter: Danny Ashburn, Utility Systems Manager

Attachments:

1. Resolution
2. CEI Proposal Wharton-Smith
3. CPH Proposal

Background:

Council Priority:

D. Sustainable Environment and Infrastructure

Wastewater Treatment Facility 1 (WWTF #1) located at 26 Utility Drive uses an activated sludge treatment process. This facility is currently processing 6.83 million gallons per day (MGD) and has gone through two (2) significant modifications (being in 1994 and 2006).

This facility serves most of the customers between US Hwy 1 and the eastern city limits; approximately 75% of the City's sewer flow. WWTF #1 is currently under a Construction Management at Risk (CMAR) expansion project with Wharton-Smith, Inc. The proposed wastewater expansion project is to provide an additional 4.00 MGD. The layout maximizes the use of the site; it will utilize recommended advanced wastewater treatment processes.

This CMAR contract was originally awarded on July 15, 2025, for \$1.18 million for preconstruction activities as the first installment in a projected series of Guaranteed Maximum Price (GMP) agreements. This expansion project will be constructed in phases currently identified as GMP-1, GMP-2, and GMP-3. In addition, this CIP line item will include separate contracts for CPH, Inc., the design engineer, and a future construction management services agreement.

These contract amendments for GMP-1 are:

- CPH, Inc. for engineering drawing and technical specification documents, bid phase support, and construction management services for \$430,535.00.