

**PLANNING AND CONCEPTUAL DESIGN OF INTERSECTION
IMPROVEMENTS
SPECIFIC AUTHORIZATION No. KH-003**

to

**AGREEMENT FOR PROFESSIONAL PLANNING AND
ENGINEERING SERVICES**

between

The City of Sanibel

and

Kimley-Horn and Associates, Inc.

DESCRIPTION OF SERVICES

Consultant understands the Owner is requesting engineering data collection and intersection planning and conceptual design as noted below.

SCOPE OF WORK

TASK 1 – ENGINEERING DATA COLLECTION AND ANALYSIS / REVIEW OF EXISTING DATA

- A. CONSULTANT will hire a SUBCONSULTANT to perform the following Survey and Mapping Tasks:
 - i. Establish Site Control: Horizontal Datum will be based on the State Plane NAD83 (2011 adj.), Vertical Datum will be based on the North American Vertical Datum of 1988 (NAVD88) unless otherwise specified.
 - ii. Perform full topographic survey outlined in the attached exhibit. Topographic data will be collected using one or more of the following methods, Conventional Setups, GPS RTK, or Terrestrial Scanning based on site conditions. Create a 3D Topographic Surface for the project area.
 - iii. Perform sufficient Alignment and Property Corner recovery to establish Right of Way, Centerline Alignment on Periwinkle Way, and Causeway Blvd. through project limits per Right of Way maps and Parcel last deed of record.
- B. CONSULTANT will hire a SUBCONSULTANT to perform the following geotechnical tasks:
 - i. Four (4) total hand auger soil borings at 100' intervals along Periwinkle Way, Lindgren Blvd and Causeway Blvd within the project extents with SHGW analysis.
 - ii. Allowance for 1 Standard Penetration Test (SPT) for potential pond location.
 - iii. Allowing for 1 Permeability Test for potential pond location.
- C. CONSULTANT will conduct basic utility coordination consisting of the following tasks:
 - i. Initial Utility Contacts and Greenline request
 - ii. Collection and review of data provided by Utility Agency Owner (UAO).

TASK 2 – PLANNING AND CONCEPTUAL DESIGN OF INTERSECTION IMPROVEMENTS

- A. Development of (3) Typical Sections

- B. Traffic Operational Analysis for (1) Roundabout based on NCHRP Report 1043 Guidance Limited to the following tasks:
 - i. Fastest path analysis
 - ii. Truck turning movement analysis for design vehicle using AutoTurn software.
- C. Horizontal Intersection Design limited to the following tasks:
 - i. Roundabout Conceptual Geometric design
 - ii. Design of driveway connections to Periwinkle Way, Causeway Blvd., and Lindgren Blvd. within project limits
 - iii. Project Construction cost estimate based on “30%” conceptual design
- D. Vertical Design limited to the following tasks:
 - i. Preliminary Roundabout grading plan to establish feasibility and preliminary Right of Way needs
- E. (1) Field Review with Drainage and Roadway staff
- F. Conceptual Drainage Design limited to the following tasks:
 - i. Base Clearance Analysis to determine minimum road elevation
 - ii. Determination of a viable pond site at concept level
 - iii. Conceptual horizontal stormwater management facility design
 - iv. Conceptual storm drain horizontal layout
 - v. Project construction cost estimate based on conceptual drainage design
- G. Environmental Permitting Analysis limited to the following tasks:
 - i. Pre-application meeting with SFWMD
- H. Signing and Pavement Marking Analysis Limited to the following tasks:
 - i. Conceptual striping layout (no signage) based on 30% conceptual geometric design.
 - ii. Project construction cost estimate based on 30% conceptual design.
- I. Deliverables will be limited to the following plan sheets and documents:
 - i. Key Sheet (1)
 - ii. Typical Sections (2)
 - iii. General Notes (1)
 - iv. Plan Sheets (4)
 - v. Profile Sheets (4)
 - vi. Conceptual Signing and Pavement Marking (SAPM) Layout (1)
 - vii. Stormwater Facility Conceptual Layout (1)
 - viii. Project construction cost estimate spreadsheet
- J. This task will be converted to Signalized Intersection design if this alternative is selected.

TASK 2A – SIGNALIZED INTERSECTION CONCEPTUAL LAYOUT ALTERNATIVE

- A. Geometric conceptual roadway design of 1 signalized intersection at Causeway Blvd. and Periwinkle Way
 - a. This task will not include signal timing design, vertical design, grading design or drainage design, and will be limited to a concept level horizontal design of the signalized intersection to confirm viability and to create a graphic for use in discussion with the City.
- B. Development of 1 concept plan sheet with aerial background in 24x36 paper size to use for presentation and discussion of concept.
 - a. This graphic will feature basic labels such as street names, landmarks, right of way, and design elements to convey basic intent of design.
 - b. This task will not include construction labels such as station/offset labels or radii.
- C. Analysis of signalized option versus already developed options for one lane or two-lane roundabout.
 - a. This task will include a presentation to the city about the operational and right-of-way implications of each option (signalized intersection, one-lane roundabout, two-lane roundabout).
 - b. This task will not include developing additional graphics or conceptual plan sheets of already developed one-lane and two-lane roundabout concepts. This task will not include analysis or development of any additional alternatives.

TASK 3 – ENHANCED GRAPHICS PRODUCTION

CONSULTANT will prepare enhanced graphics as part of the intersection analysis process. These enhanced graphics will supplement the technical documentation and exhibits, and will be suitable for presentation to the OWNER, stakeholders, Planning Commission, and City Council. Enhanced graphics/exhibits will consist of:

- A. Illustrative color graphics effectively depicting the final roadway/intersection improvement conceptual design.
- B. 3D illustrative model of recommended improvement(s). This model will utilize the existing previously prepared 3D model and be based upon updated geometry developed as a part of Task 2.
- C. Additional graphics and slide presentation(s) as appropriate for presentation to the stakeholders noted above.
- D. Final documents in PDF.

TASK 4 – COORDINATION MEETINGS AND PRESENTATIONS

CONSULTANT will conduct/ attend and facilitate meetings with the OWNER and stakeholder groups as outlined below.

- A. Kickoff meeting with the OWNER (virtual or in person) to review proposed roadway and conceptual intersection design process and schedule.
- B. Up to two (2) additional virtual meetings with OWNER to review the proposed design.
- C. Conduct one (1) public town hall meeting to review signal option
- D. Conduct one (1) public town hall/workshop to review conceptual design.

- E. Conduct two (2) to three (3) key stakeholder meetings of up to 10 attendees each, to discuss the design.
- F. One (1) Pre-Application meeting with SFWMD.
- G. Two (2) Planning Commission or Master Plan Steering Committee meetings.
- H. Two (2) City Council meetings.

TASK 5 – SANIBEL CHARTER AND CODE REVIEW

- A. Consultant will review the Sanibel Charter, applicable codes and ordinances, and other provided information to evaluate proposed roundabout consistency with relevant documents noted above.
- B. Consultant will also review findings with City staff and City attorney.

SCHEDULE

OWNER and CONSULTANT will agree on a mutually agreeable schedule at the project kickoff meeting.

SERVICES NOT INCLUDED

- Other services beyond those included in the above scope of services.

COMPENSATION

Based on the Scope of Services and the schedule outlined above, CONSULTANT has prepared a Task-based level of effort fee budget matrix provided in **Exhibit A** that identifies the anticipated person-hours by classification and contract billing rate, and subconsultant fees.

Billing will be Lump Sum **\$160,115**.

The CONSULTANT's scope of services and compensation (fee for services) may be amended by mutual agreement if there are changes to the work initiated by OWNER or services to be performed that were not anticipated.

IN WITNESS WHEREOF, the parties hereto have executed **SPECIFIC AUTHORIZATION No. KH-003** to be effective as of this day, _____ of _____, 2026.

KIMLEY-HORN AND ASSOCIATES, INC.

ATTEST:

Signature:  _____

Typed Name: James R. Pankonin _____

Date February 24, 2026 _____

CITY OF SANIBEL

ATTEST:

Signature: _____

Typed Name: _____

Date: _____

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EXHIBIT A

Sanibel Planning and Conceptual Design of Intersection Improvements		Exhibit A - Workplan of Services											TOTALS BY TASK							
		Project Manager		Senior Professional		Professional		Analyst II		Analyst I		Env Scientist		Technical Support		Support Staff		Hours	Labor	Expenses
		Hours	\$ 365 per Hour	Hours	\$ 274 per Hour	Hours	\$ 205 per Hour	Hours	\$ 180	Hours	\$ 150 per Hour	Hours	\$ 205 per Hour	Hours	\$ 150 per Hour	Hours	\$ 135 per Hour			
Signalized Intersection and Alternatives Analysis																				
	Signalized Intersection Conceptual Design	1	\$ 365	2	\$ 548	3	\$ 615	4	\$ 720	6	\$ 900	0	\$ -	2	\$ 270	1	\$ 135	19	\$ 3,553	\$ -
	Signalized Intersection Concept Plan	1	\$ 365	1	\$ 274	2	\$ 410	4	\$ 720	4	\$ 600	0	\$ -	1	\$ 135	1	\$ 135	14	\$ 2,639	\$ -
	Task Sub-Total	2	\$ 730	3	\$ 822	5	\$ 1,025	8	\$ 1,440	10	\$ 1,500	0	\$ -	3	\$ 405	2	\$ 270	33	\$ 6,192	\$ -
Conceptual Roadway Design																				
	Roadway Analysis	8	\$ 2,920	8	\$ 2,192	45	\$ 9,225	45	\$ 8,100	36	\$ 5,400	0	\$ -	24	\$ 3,240	8	\$ 1,080	174	\$ 32,157	\$ -
	Roadway Plans	4	\$ 1,460	4	\$ 1,096	8	\$ 1,640	15	\$ 2,700	34	\$ 5,100	0	\$ -	8	\$ 1,080	4	\$ 540	77	\$ 13,616	\$ -
	Utilities	1	\$ 365	1	\$ 274	1	\$ 205	4	\$ 720	11	\$ 1,650	0	\$ -	2	\$ 270	1	\$ 135	21	\$ 3,619	\$ -
	Signing and Pavement Marking Analysis	1	\$ 365	1	\$ 274	4	\$ 820	6	\$ 1,080	4	\$ 600	0	\$ -	2	\$ 270	1	\$ 135	19	\$ 3,544	\$ -
	Signing and Pavement Markings Plans	0	\$ -	1	\$ 274	1	\$ 205	2	\$ 360	3	\$ 450	0	\$ -	2	\$ 270	0	\$ -	9	\$ 1,559	\$ -
	Task Sub-Total	14	\$ 5,110	15	\$ 4,110	59	\$ 12,095	72	\$ 12,960	88	\$ 13,200	0	\$ -	38	\$ 5,130	14	\$ 1,890	300	\$ 54,495	\$ -
Conceptual Drainage Design																				
	Drainage Analysis	3	\$ 1,095	3	\$ 822	17	\$ 3,485	20	\$ 3,600	12	\$ 1,800	0	\$ -	0	\$ -	3	\$ 405	58	\$ 11,207	\$ -
	Drainage Plans	2	\$ 730	2	\$ 548	2	\$ 410	6	\$ 1,080	14	\$ 2,100	2	\$ 410	3	\$ 405	2	\$ 270	33	\$ 5,953	\$ -
	Environmental Permits and Clearances	1	\$ 365	3	\$ 822	0	\$ -	0	\$ -	0	\$ -	10	\$ 2,050	0	\$ -	1	\$ 135	15	\$ 3,372	\$ -
	Task Sub-Total	6	\$ 2,190	8	\$ 2,192	19	\$ 3,895	26	\$ 4,680	26	\$ 3,900	12	\$ 2,460	3	\$ 405	6	\$ 810	106	\$ 20,532	\$ -
Enhanced Graphics Production																				
	Illustrative Improvement Graphics	2	\$ 730		\$ -	1	\$ 205	2	\$ 360	10	\$ 1,500		\$ -		\$ -	1	\$ 135	16	\$ 2,930	\$ -
	Illustrative 3D Model	2	\$ 730		\$ -	2	\$ 410	10	\$ 1,800	15	\$ 2,250		\$ -		\$ -	1	\$ 135	30	\$ 5,325	\$ -
	Miscellaneous Graphics, Summary document	4	\$ 1,460		\$ -	2	\$ 410	10	\$ 1,800	10	\$ 1,500		\$ -		\$ -	1	\$ 135	27	\$ 5,305	\$ -
	Task Sub-Total	8	\$ 2,920	0	\$ -	5	\$ 1,025	22	\$ 3,960	35	\$ 5,250	0	\$ -	0	\$ -	3	\$ 405	73	\$ 13,560	\$ -
Meetings and Review Process																				
	Client Review Meetings	8	\$ 2,920		\$ -	4	\$ 820	4	\$ 720	0	\$ -		\$ -		\$ -	1	\$ 135	17	\$ 4,595	\$ 500
	Town Hall/Public Workshop, prep	10	\$ 3,650		\$ -	10	\$ 2,050	12	\$ 2,160	0	\$ -		\$ -		\$ -	1	\$ 135	33	\$ 7,995	\$ 500
	Additional/Stakeholder Meetings	7	\$ 2,555		\$ -	7	\$ 1,435	6	\$ 1,080		\$ -		\$ -		\$ -	1	\$ 135	21	\$ 5,205	\$ 500
	Planning Commission	7	\$ 2,555		\$ -	7	\$ 1,435	0	\$ -	0	\$ -		\$ -		\$ -	1	\$ 135	15	\$ 4,125	\$ 400
	City Council	8	\$ 2,920		\$ -	8	\$ 1,640	0	\$ -	0	\$ -		\$ -		\$ -	1	\$ 135	17	\$ 4,695	\$ 400
	Task Sub-Total	40	\$ 14,600	0	\$ -	36	\$ 7,380	22	\$ 3,960	0	\$ -	0	\$ -	0	\$ -	5	\$ 675	81	\$ 26,615	\$ 2,300
Charter and Code Review																				
	Review documents and summarize findings	6	\$ 2,190	4	\$ 1,096		\$ -	12	\$ 2,160		\$ -		\$ -		\$ -	2	\$ 270	24	\$ 5,716	\$ -
	Staff and City Atty coordination/discussion	4	\$ 1,460		\$ -		\$ -	4	\$ 720		\$ -		\$ -		\$ -		\$ -	8	\$ 2,180	\$ -
	Task Sub-Total	10	\$ 3,650	4	\$ 1,096	0	\$ -	16	\$ 2,880	0	\$ -	0	\$ -	0	\$ -	2	\$ 270	32	\$ 7,896	\$ -
	TOTALS BY CLASSIFICATION	78	\$ 28,470	27	\$ 7,398	119	\$ 24,395	158	\$ 26,440	149	\$ 22,350	12	\$ 2,460	41	\$ 5,535	30	\$ 4,050	592	\$ 123,230	\$ -
	TOTALS BY EXPENSE / SUBCONSULTANTS																			\$ 30,825
PROJECT TOTAL																			\$ 160,115	
	Engineering Data Collection / Survey and Mapping - Subconsultant																		\$ 17,000.00	
	Geotechnical Exploration - Subconsultant																		\$ 11,525.00	

*Standard reimbursable expenses have been included in the hourly rates provided. Expenses shown in workplan are for subconsultants and/or travel expenses.