



April 2<sup>nd</sup>, 2026  
April 15<sup>th</sup>, 2026 – Rev 1  
**May 3<sup>rd</sup>, 2026 – Rev 2**

City of Pembroke Pines  
City PM’s:

Dayana Castellon, *Project Manager*  
Christine Goulding, *Assistant City Manager/Director*

601 City Center Way,  
Pembroke Pines, FL 33025  
Date of Scoping Meeting: March 3, 2026  
City Department: Recreation and Cultural Arts

CPZ Architects, Inc.  
4316 W Broward Blvd  
Plantation, FL 33317  
Consultant PM: Keron Murrell | [keron@cpzarchitects.com](mailto:keron@cpzarchitects.com)  
Principal: Heidi Rodriguez, AIA | [heidi@cpzarchitects.com](mailto:heidi@cpzarchitects.com)

**RE: Rose G. Price Park Modernization and Improvements Project**

Dear Ms. Castellon:

We are pleased to offer the following fee proposal to provide Architectural and Engineering Services for the modernization and infrastructure improvements of Rose G. Price Park.

**PROJECT UNDERSTANDING**

CPZ Architects, Inc. understands that the City of Pembroke Pines wishes to modernize and expand approximately ±10.1 acres located within Rose G. Price Park at 901 NW 208th Avenue, Pembroke Pines, Florida, Florida, which includes:

- Renovations to the existing Community Hall building
- Renovations to the existing bathroom building
- 2-new monument signs at the park’s entrances
- 5-new pickleball courts
- 1-new 50-yard special population turf field with underdrainage
- 1-new pavilion structure – *This is anticipated to be pre-engineered and not require design other than for concrete pad.*
- 5-new exercise stations – *If replacement is necessary, these are anticipated to be selected by the City, with foundation/anchoring design by CPZ’s structural engineer.*
- New walking/jogging path to replace existing
- Resurfacing of the existing parking lot
- Addition of landscaping and tree plantings
- Replacement of baseball field rubber surface

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954-792-8525 [www.cpzarchitects.com](http://www.cpzarchitects.com)



- Client Request via email:
  - Racquetball court conversion
  - Area expansion and lighting for new pickleball courts
- **Replacement of exterior doors and windows – *Per client correspondence, existing building plans are available for the design team’s use.***

*See attached client exhibits at the end of proposal for reference.*

## **SCOPE OF SERVICES**

### **Task 1 – Data Collection**

1. (1) Site visit to document existing conditions and take measurements of the Community Hall and exterior restroom to verify existing building plans provided by Pembroke Pines. This visit will include documentation of existing site conditions and courts.
2. Building Code Research Review
  - a. Identify restrooms and any other areas within the building that may be out of compliance
3. (1) Internal virtual kick-off meeting with consultants to discuss the project, desired design elements, potential plant species, irrigation system, and to review the project schedule.

### **Task 4 – Development of Project Deliverables**

- Task 4.1 Schematic Design
  - Prepare a site plan based on the conditions desired by the client and submitted in the attached exhibits.
  - Begin Revit/BIM/3D model of the existing buildings. Revit model will be built in accordance with existing building drawings and finetuned based on dimensions verified as part of Task 1.
  - Assumed two (2) meetings with City for this phase.
- Task 4.2 Design Development
  - CPZ will implement the comments received on the schematic design plans and provide a Design Development set of plans for review.
  - Assumed one (2) meeting with City for this phase.
  - Coordination and various meetings with consultants
  - Coordination with product manufacturers
  - Prepare Site Plan Approval package for the Development Review Committee (DRC)
  - Review and provide comments on cost estimate
- Task 4.3 90% Construction Documents
  - Prepare 90% Construction Documents package and specifications on drawings.

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- Assumed one (2) meeting with City for this phase.
- Various meetings with consultants for coordination
- Coordination with product manufacturers and vendors
- Prepare renderings for presentation purposes.
- Task 4.4 100% Construction Documents
  - Finalize set of 100% Construction Documents package based on feedback from 90% set.
  - Assumed one (1) meeting with City for this phase.
  - Finalize all construction-related details.
  - Finalize renderings for presentation purposes.
  - Review and provide comments on cost estimate.

**Task 5 – Permitting Assistance**

1. Assist in the permitting process by responding to Building Department comment reviews. **It is understood that permit processing, tracking and all submittals shall be by Pembroke Pines.**
2. Provide all Signed and Sealed drawings as required and respond to drawings as required for all permit comments. If required, we will meet with plan reviewers to resolve any questions.
3. Assistance in filling out required permit applications.

**Task 6 – Procurement/Solicitation Assistance (Bidding)**

1. Attendance to (1) pre-bid meeting.
2. Attendance to (1) bid award meeting.
3. Respond to bidder RFI’s during bidding process
4. Evaluate substitution requests
5. Drawing modifications to address bidder’s questions
6. Submit written addenda with clarifications
7. Review of received bids and contractor recommendation.

**PROJECT SCHEDULE**

- Task 1 1 Month
- Task 4 8 Months
- Task 5 2 Months
- Task 6 1 Month – *Procurement/execution of GC contract by City and not included.*
- Task 7 1 Year – *Not included at the client’s request.*

**OPINION OF PROBABLE CONSTRUCTION COST**

**\$7 million to \$8.5 million**

This Opinion of Probable Construction Cost is provided for general budgeting purposes based on available information and typical costs for similar projects in South Florida. As

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the design has not commenced, the final scope has not been determined, and the project has not been bid, this estimate should be considered preliminary. Actual costs may vary, and refinement is expected as the project progresses. This estimate was not prepared by a professional cost estimator. Additionally, there are various factors that impact the cost of construction:

1. Escalation
2. Contractor
  - a. Large National vs. Local Contractor
    - i. Large:
      1. Higher overhead, strong risk management, more documentation and staffing
      2. Higher general conditions/general requirements
      3. Higher quantity of change orders
    - ii. Local:
      1. Better subcontractor relationships
      2. Lower overhead
      3. More competitive pricing
3. Poor soil conditions
4. Dewatering requirements
5. Drainage requirements
6. Underground utilities conflicts
7. Extent of building renovation and selection of finishes
8. Lighting and electrical scope
9. Unforeseen conditions

#### **CITY FURNISHED DOCUMENTS & DATA**

See attached exhibits.

#### **MEETINGS AND SITE VISITS**

See Tasks 1-6.

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**COMPENSATION**

Compensation for this effort is as follows:

Rose G. Price Park Proposal								
	Services	CPZ	MUEngineers (Structural)	Delta G (MEP)	Kimley-Horn (Civil & Landscape)	Terracon (Geotech & Asbestos)	CMS (Cost Estimator)	
<b>Task 1</b> (Data Collection)	Data Collection	\$ 9,320.00		\$ 1,535.00	\$ 6,785.00	\$ 14,260.00		
<b>Task 4</b> (Development of Project Deliverables)	Schematic Design	\$ 27,390.00	\$ 8,575.00	\$ 3,465.00	\$ 72,440.00		\$ 9,588.00	
	Design Development	\$ 31,890.00	\$ 8,575.00	\$ 5,560.00				
	90% Construction Documents	\$ 47,740.00	\$ 8,575.00	\$ 5,560.00				
	100% Construction Documents	\$ 28,635.00		\$ 4,520.00			\$ 12,054.00	
<b>Task 5</b> (Permitting)	Permitting Assistance	\$ 7,640.00	\$ 1,550.00	\$ 1,535.00	\$ 30,235.00			
<b>Task 6</b> (Bidding)	Procurement Assistance (Bidding)	\$ 9,395.00	\$ 750.00	\$ 2,055.00	\$ 2,810.00			
	<b>SUBTOTAL</b>	<b>\$ 162,010.00</b>	<b>\$ 28,025.00</b>	<b>\$ 24,230.00</b>	<b>\$ 112,270.00</b>	<b>\$ 14,260.00</b>	<b>\$ 21,642.00</b>	<b>\$ 362,437.00</b>

Compensation for architectural and engineering services is based on the projected hourly rates established in the contract for continuing services between CPZ Architects and the City of Pembroke Pines. Refer to last page for hourly breakdown.

**SERVICES NOT INCLUDED**

1. Exterior doors and windows for the restroom building and community center are being replaced under a separate project and are excluded from this scope. However, interior doors will need to be replaced and are included. Certain exterior rollup doors may need to be evaluated for replacement.
2. Roofing for the Community Hall is being replaced under a separate project and is excluded from this scope.
3. Fire Alarm system Replacement is excluded from this scope.
4. Audio/Visual (AV) is excluded from this scope.
5. Pembroke Pines is considering retaining a mural vendor for the exterior of the Community Hall. It is anticipated that Pembroke Pines will retain vendor separately and that CPZ’s scope will be limited to designing the preparation of the exterior wall to receive the mural.
6. The pool is excluded from this scope.
7. Surveying services. The City will provide a survey with boundary, utilities (inclusive of underground utilities), topography, and trees.
8. Existing tree condition assessment.
9. Construction Administration – *It is understood that Construction Administration services will be procured upon completion of design.*

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**SPECIAL CONSIDERATIONS / ASSUMPTIONS**

1. Partition layout will remain the same throughout the building except for the front reception and the restrooms if needed to bring up to code. This scope includes Health Department requirements for occupancy.
2. A phasing site plan will be provided illustrating a general approach for sequencing the exterior improvements and identifying the staging area. The building will be closed to accommodate interior improvements, provided that construction does not occur during the summer months.
  - a. Building closure from October through April is acceptable.
3. Lockers are in good condition and will remain.
4. CPZ will evaluate whether showers and lockers can be maintained as existing. Finishes will be coordinated. Locker and shower space may also be able to be used to expand the restrooms if necessary to meet code requirements.
5. There is an overhead door above counter/cabinetry that is no longer in use. The opening will be enclosed.

All terms and conditions shall be in accordance with our Master Agreement and this Work Order.

We thank you for the opportunity to offer you these services. If this proposal meets with your approval, please provide an additional work authorization. If you have any questions, please contact me at 954-792-8525.

Respectfully,  
CPZ ARCHITECTS, INC.

*Heidi Rodriguez, AIA*  
Principal

*Accepted on* \_\_\_\_\_ **2026.**

*By:* \_\_\_\_\_

*Title:* \_\_\_\_\_

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# PROPOSAL

*“Designing Quality Architecture that Builds Lasting Relationships”*



Tasks	CPZ Architects							Administrative	
	Principal (Corp. Officer)	Senior Architect (10-15 Yrs. As RA)	Project Architect (5-10 Yrs as RA)	Staff Architect (1-5 Yrs as RA)	Architect Intern (Ongoing IDP)	Arch Dsgnr/CADD (Unlicen.)			
	\$ 285.00	\$ 170.00	\$ 150.00	\$ 125.00	\$ 100.00	\$ 90.00	\$ 75.00		
<b>Task 1 Data Collection</b>									
	0	0	20	0	56	8	0		
SUB-TOTAL	\$ -	\$ -	\$ 3,000.00	\$ -	\$ 5,600.00	\$ 720.00	\$ -	\$ -	\$ 9,320.00
<b>Task 4 Development of Project Deliverables</b>									
<b>Task 4.1 Schematic Design</b>									
	14	0	68	0	132	0	0		
SUB-TOTAL	\$ 3,990.00	\$ -	\$ 10,200.00	\$ -	\$ 13,200.00	\$ -	\$ -	\$ -	\$ 27,390.00
<b>Task 4.2 Design Development</b>									
	14	0	72	0	171	0	0		
SUB-TOTAL	\$ 3,990.00	\$ -	\$ 10,800.00	\$ -	\$ 17,100.00	\$ -	\$ -	\$ -	\$ 31,890.00
<b>Task 4.3 90% Construction Documents</b>									
	24	0	122	0	226	0	0		
SUB-TOTAL	\$ 6,840.00	\$ -	\$ 18,300.00	\$ -	\$ 22,600.00	\$ -	\$ -	\$ -	\$ 47,740.00
<b>Task 4.4 100% Construction Documents</b>									
	11	0	90	0	120	0	0		
SUB-TOTAL	\$ 3,135.00	\$ -	\$ 13,500.00	\$ -	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 28,635.00
<b>Task 5 Permitting Assistance</b>									
	4	0	22	0	32	0	0		
SUB-TOTAL	\$ 1,140.00	\$ -	\$ 3,300.00	\$ -	\$ 3,200.00	\$ -	\$ -	\$ -	\$ 7,640.00
<b>Task 6 Procurement/Solicitation Assistance (Bidding)</b>									
	7	0	24	0	38	0	0		
SUB-TOTAL	\$ 1,995.00	\$ -	\$ 3,600.00	\$ -	\$ 3,800.00	\$ -	\$ -	\$ -	\$ 9,395.00
									\$ 162,010.00

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FIGURE 175 – ROSE G. PRICE PARK CONCEPT DIAGRAM

# **Project Name : Rose G. Price Park Renovation and Improvement**

**Park:** Rose G. Price Park

**Address:** 901 NW 208th Avenue, Pembroke Pines, FL 33029

**Size:** Approximately 12.5 acres

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## **Project Background & Purpose**

Rose G. Price Park is a 12.5-acre community park located on Johnson Street, east of SW 208th Avenue, serving the westernmost population of the City. The park is primarily accessed from Johnson Street via a roundabout entrance with approximately 87 surface parking spaces.

The northern edge of the park abuts a landscaped buffer and the Chapel Trail Nature Preserve. The eastern edge overlooks a canal and single-family residential properties. Surrounding neighborhoods consist primarily of gated HOA-managed communities, many of which provide private recreation amenities; however, Rose G. Price Park functions as the primary public recreation venue for this area.

Constructed in the early 1990s, the park remains heavily used but appears dated, with aging infrastructure and deferred maintenance issues. The 2023 Parks Master Plan identified this park for comprehensive modernization to improve cohesiveness, expand inclusive recreation, and address evolving community needs.

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## **Existing Amenities**

- Lighted Miracle Baseball Diamond (padded surface; special needs programming)
  - Lighted basketball court and half-court
  - Two paddleball courts (underutilized)
  - Four lighted hard tennis courts
  - Walking/jogging path
  - Shaded playground
  - Swimming pool
  - Event/party hall
  - Restroom facilities
- 

## **Key Objectives**

- Modernize aging park infrastructure and improve facility conditions

- Improve functionality and internal organization of the park
  - Expand inclusive recreation opportunities
  - Address demand for pickleball within the West District
  - Enhance the park's long-term operational sustainability
- 

### **Existing Conditions & Context**

- **Miracle Baseball Diamond:** Constructed approximately 20+ years ago and used by the Miracle League and Challenger League (two seasons per year). The rubberized surface requires replacement.
- **Underutilized Courts:** Existing paddleball/handball courts are not actively used and are proposed for removal.
- **Community Hall:** Rented on weekends; weekday evenings are largely reserved for HOA meetings. Facility condition and layout are dated.
- **Pool:** Not part of the scope, however the landscaping and aesthetics of the pool deck need to be addressed.
- **Walkpath:** Cracking and uneven walking surfaces exist throughout the park.
- **Adjacent Uses:**
  - Somerset Academy North Charter School (Facility Use Agreement in place addressing traffic impacts during drop-off and pick-up hours)
  - City-owned recreational vehicle storage lot (separate facility; not part of project scope)
  - Private manufactured home leased to a Pembroke Pines Police Department officer
- The park is bordered by residential communities to the north and west, canal frontage to the east, and Johnson Street to the south.

The primary concerns associated with the park relate to aging facilities.

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### **Proposed Improvements**

- Renovation and reorganization of the Community Hall
- Bathroom renovations
- Gateway feature and park identification signage
- Construction of pickleball courts (West District currently has none)
- Pavilion structure adjacent to pickleball courts
- 50-yard Special Population Field complementing the Miracle Diamond
- Exercise stations along paths
- Continuous walking/jogging path improvements

- Parking lot resurfacing and access improvements
- Landscaping and expanded tree canopy for shade and buffering
- Replacement of Miracle Field rubber surface

Lighting improvements are anticipated only for the new pickleball facilities, which are located adjacent to a nature preserve.

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#### **Anticipated Scope, Budget & Schedule**

- Scope: Design and construction documents
  - Design Budget: \$500,000 (funded)
  - Construction Estimate: ~\$7.2 million (future funding)
  - Design Schedule Goal: Substantially complete by April 1, 2027.
  - Construction: To proceed once funding is allocated
- 

#### **City Coordination**

- **Lead Department:** Recreation and Cultural Arts
- **Design Phase:** Recreation and Cultural Arts
- **Construction Phase Support:** Public Services Department (as needed)

**MUEngineers, Inc.**  
3440 NE 12<sup>th</sup> Avenue  
Oakland Park, FL 33334  
Phone: (954) 324-4730  
CA#: 29348  
[www.MUEngineers.com](http://www.MUEngineers.com)



## Proposal

Monday, April 13, 2026

CPZ Architects, Inc.  
4316 West Broward Boulevard  
Plantation, FL 33317  
Attention: Mr. Joseph Barry

Via E-Mail: [joe@cpzarchitects.com](mailto:joe@cpzarchitects.com)

Reference	Project Name:	Rose G. Price Park
	Project Address:	901 NW 208th Ave., Pembroke Pines, FL
	MUE PN:	MUE26031601

Dear Joe,

We are pleased to propose the following agreement for providing structural engineering services on this project. This proposal will remain open for acceptance for 30 days from the date above.

### MUEngineer's project scope of work (SOW)

Our scope and involvement in this project will be limited to the following structural consulting services:

1. Perform one initial site visit to observe and familiarize us with the existing community center and restroom facility building structure and their current conditions
2. Review available record construction documents related to the original design and construction of the existing community center and restroom facility building structure.
3. Structural design of a new monument sign structure replacing the existing one at the same location.
4. Provide wind pressures for exterior door and window replacements (exterior window and door openings will remain the same and not be altered).
5. Structural design of foundation slabs to support new fitness equipment
6. Structural design of a new open pavilion structure
7. Structural assessment of the interior walls of the existing community center and restroom to determine if / which walls are load-bearing and provide structural engineering input in the form of written recommendations and not to scale sketches in pdf format related to supporting new mechanical equipment.

See the Engineering Compensation Schedule below for other professional services provided and their associated fees.

### Engineering Compensation

- |   |                         |
|---|-------------------------|
| 1. Structural Design and Permit Documents (PDs) |                         |
| 1.1. 30% CDs / SDs                              | Fixed fee of \$8,575.00 |
| 1.2. 60% CDs / DDs                              | Fixed fee of \$8,575.00 |

1.3. 90% CDs /100% Permit Documents (PD)	Fixed fee of \$8,575.00
2. Bidding Assistance (responding to bidders RFIs and attending up to one bidding phase conference call)	Fixed Fee of \$750.00
3. Permit Phase Assistance (limited to response to structural related permit comments, revising structural construction documents as per the permit comments) and issuing 100% Construction Documents (CDs)	Fixed Fee of \$1,500.00
4. Provide CSI technical specifications related to the structural design of the building structure in 8-1/2" x 11" format	Not included in our fee and scope
5. Structural design of any site, civil, and land scape structures not specifically included in the SOW above such as but not limited to e.g., privacy walls, retaining walls, generator supports and enclosures, dumpster enclosures, etc. located more than 5'-0" off the building envelope	Not included in our fee and scope
6. Time related to value engineering tasks	Not included in our fee and scope
7. Time related to private peer reviews and peer reviews demanded by any authorities such as the local building department.	Not included in our fee and scope
8. Reimbursable expenses for printing and shipping of 2 permit sets per official building department permit review, printing and shipping of 2 signed and sealed sets of construction documents and printing and shipping of 2 sets of official building department permit revisions.	Fixed fee of \$250.00(only applies if printed documents are requested and / or required)
9. Construction Administration Services (CA)	Not included in our fee and scope
10. Construction Administration Services (CA)	On an as needed and hourly rate basis per our standard rate schedule
11. Site visits and attending site meetings during construction.	On an as needed and hourly rate basis (including travel time between MUE's office and meeting location) with a minimum charge of \$525.00 per scheduled site visit and site meeting
12. Special Inspections and additional site visits during construction	Not included in our scope and fee; Available as additional service or separate contract with ownership

Initial: \_\_\_\_\_

## Fee Estimate

Resource	Service Item	Planned Work [hours]	Rate [\$/hour]	Subtotal [S]
_MUE Project Engineer 01	Initial Engineering Site Visit	4	\$ 175.00	\$ 700.00
_MUE Project Manager	Initial Engineering Site Visit	4	\$ 200.00	\$ 800.00
_MUE Project Engineer 01	Geotech Report Review	1	\$ 175.00	\$ 175.00
_MUE Project Manager	Geotech Report Review	0.5	\$ 200.00	\$ 100.00
_MUE Project Manager	Structural Notes, Sheet Notes, Abbreviations, Typ. Details, Symbols and Sheet List Setup	1.5	\$ 200.00	\$ 300.00
_MUE Project Engineer 01	Structural Notes, Sheet Notes, Abbreviations, Typ. Details, Symbols and Sheet List Setup	3	\$ 175.00	\$ 525.00
_MUE REVIT Technician 01	Structural Notes, Sheet Notes, Abbreviations, Typ. Details, Symbols and Sheet List Setup	5	\$ 125.00	\$ 625.00
_MUE Project Manager	Monument Sign and Pavillion: Structural analysis, design and floor plan markups	6	\$ 200.00	\$ 1,200.00
_MUE Project Engineer 01	Monument Sign and Pavillion: Structural analysis, design and floor plan markups	16	\$ 175.00	\$ 2,800.00
_MUE REVIT Technician 01	Monument Sign and Pavillion: Revit model, plan view setups, sheet setups and schedule setups	30	\$ 125.00	\$ 3,750.00
_MUE Project Engineer 01	Monument Sign and Pavillion: Sections and details updates and additional details as needed	16	\$ 175.00	\$ 2,800.00
_MUE Project Manager	Monument Sign and Pavillion: Sections and details updates and additional details as needed	2.25	\$ 200.00	\$ 450.00
_MUE REVIT Technician 01	Monument Sign and Pavillion: Sections and details updates and additional details as needed	36	\$ 125.00	\$ 4,500.00
_MUE REVIT Technician 01	Monument Sign and Pavillion: Isometric View Setups (Annotated)	2	\$ 125.00	\$ 250.00
_MUE Project Manager	Design Coordination & Reviews	5	\$ 200.00	\$ 1,000.00
_MUE Project Manager	Bidding Phase Assistance	3.75	\$ 200.00	\$ 750.00
_MUE Project Manager	Permit Phase Assistance	4	\$ 200.00	\$ 800.00
_MUE Project Engineer 01	Permit Phase Assistance	4	\$ 175.00	\$ 700.00
_MUE Project Engineer 01	Review available record construction documents related to the original design and construction of the existing community center and restroom facility building structure	2	\$ 175.00	\$ 350.00
_MUE Project Manager	Review available record construction documents related to the original design and construction of the existing community center and restroom facility building structure	1	\$ 200.00	\$ 200.00
_MUE Project Engineer 01	Structural assessment of the interior walls of the existing community center and restroom to determine if / which walls are load-bearing and provide structural engineering input related to support	6	\$ 175.00	\$ 1,050.00
_MUE Project Manager	Structural assessment of the interior walls of the existing community center and restroom to determine if / which walls are load-bearing and provide structural engineering input related to support	1	\$ 200.00	\$ 200.00
_MUE Project Engineer 01	Determine and Provide wind pressures for exterior door and window replacemtns	4	\$ 175.00	\$ 700.00
_MUE Project Engineer 01	Foundation slab design and detailing to support new fitness equipment	6	\$ 175.00	\$ 1,050.00
_MUE REVIT Technician 01	Foundation slab design and detailing to support new fitness equipment	4	\$ 125.00	\$ 500.00
_MUE Project Engineer 01	Light pole foundation design	4	\$ 175.00	\$ 700.00
_MUE REVIT Technician 01	Light pole foundation design	8	\$ 125.00	\$ 1,000.00
<b>Total</b>		<b>180</b>		<b>\$ 27,975.00</b>

Any revisions to the scope of work, additional services, any changes to a portion of the structure for which the structural design has been completed more than 25% or additional services will be done at the prevailing hourly rates for the personnel involved.

### 2026 Hourly rate schedule

Principal	\$290.00 per hour
Vice President	\$250.00 per hour
Engineering Manager	\$225.00 per hour
Project Manager	\$200.00 per hour
Project Engineer	\$175.00 per hour
Structural Designer	\$150.00 per hour
Structural Inspector	\$130.00 per hour
BIM Technician	\$125.00 per hour
Administrative	\$115.00 per hour

The hourly rates above are subject to the following multipliers:

- Multiplier of 1.5 for work on Saturdays and on workdays before 8:00 AM or after 5:00 PM
- Multiplier of 2.0 for work on Sundays
- Multiplier of 2.5 for work on National Holidays

This rate schedule is subject to review and adjustment on or about the first of each year.

### Specifications, documents, and deliverables

- Electronically Signed and Sealed Structural Plans for Permitting and Construction in pdf file format.
- Electronically Signed and Sealed Structural Calculation Package in 8-1/2"x11" pdf file format.

Initial:



Additional services / scope items not included in our fee or scope.

Additional services are those that arise because of services not part of our basic scope of services [SOW] and engineering compensation schedule above. If requested, the performance of such work may be billed on an hourly basis or on a mutually agreed lump sum basis.

Additional services would include, but are not limited to:

- Cost estimating
- Design of items not related to the main building structure or indicated above such as:
  - Design of miscellaneous site structures which extend more than 5'-0" beyond the building footprint and not specifically indicated in the SOW above, such as but not limited to site amenities, dumpster enclosures, emergency generator enclosures, generator foundation slabs, site walls, seawalls and bulkheads, fountains, pools, entry signs and footings, light pole and flagpole foundations, benches, sidewalks, ramps, curbs, decks, civil and landscape structures, etc.
  - Design of specialty-engineered items and miscellaneous items not related to the main building structure such as concrete tilt wall panels, decorative and architectural precast concrete components, heavy timber framing and connections, wood trusses, light gauge steel framing, steel joists and girders, windows and doors and their attachments, trellises, canopies, screen framing, fabric structures, any type of stair framing and stair structures (other than conventional cast in place concrete stairs or wood framed stairs, ladders, railings, RTU curbs and stands, cooling tower support framing, trellises, elevated wood decks, etc., mechanical equipment support framing and hangers, etc.
- Circumstances beyond MUEngineers' control that require additional work, rework, or out of sequence work after the design development phase may require additional fees. This work may be required by governmental agencies, peer reviews, design or value engineering changes after the building configuration has been approved by ownership at the completion of the design development phase, field conditions, or non-compliant construction.
- Design related construction means and methods, construction sequencing, construction loading conditions, sheathing, shoring, scaffolding, formwork, temporary bracing, etc.
- Redesign required to accommodate alternative materials or methods of construction proposed by the contractor after construction documents have been completed.
- Redesign of any part of the structure required due to unforeseen site conditions that may be discovered during construction.
- Design of foundations and tiebacks for construction equipment including, but not limited to, cranes, placement booms, buck hoists, etc.
- Any changes to a portion of the structure after the schematic design phase has been completed and for which the structural design has been completed more than 25%.
- Full-time site representation during construction. This service can be provided at the rates stipulated for construction administration services or a negotiated lump sum fee. We will require appropriate office space on-site for our personnel with phone, high-speed internet, fax, copier, and desk space.
- Resolution of design problems arising from fabrication or construction errors, or contractor's failure to pass quality assurance tests.
- Any time that is required to interact, to respond to or redesign related to an engineering peer review or value engineering review.

Initial: \_\_\_\_\_

- Revisions and changes to the construction documents required by the local governing agency after the issuance of a building permit.

This proposal is based on the following assumptions.

- MUE will not produce any construction documents related to the existing community center and restroom building. Any miscellaneous structural related items will be addressed and incorporated in the architectural permit documents as per MUE's input and recommendations.
- Structural record drawings of any currently existing or previously existing and demolished structures at the same site will be made available to MUEngineers Inc.
- Lifts, ladders, or other appropriate means to access existing elevated roof or floor framing including a certified lift operator will be made available to MUEngineers at the time of the scheduled site visit(s)
- A Geotechnical Engineer will be retained by others and MUE will coordinate its foundation design with the Geotechnical Engineer's written report. The client understands, agrees, and accepts that MUE may use the Geotechnical Engineer's written report and is entitled to rely upon its accuracy and completeness. The client recognizes and understands that the Geotechnical Engineer is responsible for the accuracy and completeness of the Geotechnical Engineer's written report.
- The General Contractor or Construction Manager is solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with this work, including meeting all current OSHA regulations. MUEngineers, Inc. is not responsible for the means and methods of construction or for related safety precautions and programs.

#### Additional Provisions

In the event that the Client requests termination of the work prior to completion, we reserve the right to complete such analysis and records as necessary to place our files in order and, where we consider necessary to protect our professional reputation, to complete a report on the work performed to date. A termination charge to cover the cost thereof in an amount not to exceed 30 percent of all charges incurred up to the date of the stoppage of work may, at the discretion of MUEngineers, Inc., be applicable.

All work prepared by MUEngineers Inc. is the property of the corporation and may only be used for its intended use. Said work may not be used at any other location for any other use without MUEngineers' written authorization.

This Letter of Agreement and Exhibit A constitute the entire agreement between the parties. Please examine these documents, sign, and return one copy as your approval and authorization to commence with the SOW and services indicated above.

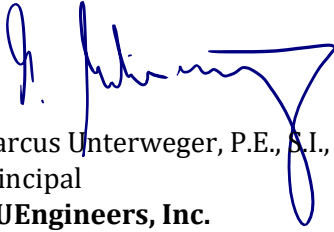
Initial:

\_\_\_\_\_



We are looking forward to working with you on this project.

Sincerely,



Marcus Unterweger, P.E., S.I., LEED AP  
Principal  
**MUEngineers, Inc.**

THE PARTIES ACKNOWLEDGE THAT THEY HAVE READ THIS AGREEMENT, UNDERSTAND IT AND AGREE TO BE BOUND BY ITS TERMS, AND THE PERSON SIGNING ON BEHALF OF EACH HAS BEEN AUTHORIZED TO DO SO. IF THE PERSON SIGNING BELOW AS CUSTOMER IS ENTERING INTO THIS AGREEMENT ON BEHALF OF A COMPANY OR OTHER LEGAL ENTITY, SUCH PERSON REPRESENTS THAT HE OR SHE HAS THE AUTHORITY TO BIND SUCH ENTITY AND ITS AFFILIATES TO THESE TERMS AND CONDITION.

**CPZ Architects, Inc.:**

**MUEngineers, Inc.**

Authorize Signature: \_\_\_\_\_  
Print Full Name: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Signature Date: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_  
Print Full Name: Marcus Unterweger  
Job Title: Principal  
Signature Date: \_\_\_\_\_

NOTE: PLEASE RETURN A SIGNED COPY OF THE ACCEPTED PROPOSAL TO MUENGINEERS AS YOUR APPROVAL AND AUTHORIZATION TO COMMENCE WITH THESE DESIGN SERVICES

Initial: \_\_\_\_\_



## EXHIBIT A – TERMS AND CONDITIONS

This is an exhibit attached to and made part of the Letter of Agreement dated Monday, April 13, 2026 between CPZ Architects, Inc. and MUEngineers, Inc. MUEngineers, Inc. (SE) shall perform the services outlined in this Agreement for the stated fee arrangement.

### Fee

The total fee, except stated as fixed fee or lump sum, shall be understood to be an estimate, based upon Scope of Services, and shall not be exceeded by more than ten percent without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered.

### Billings/Payments

Invoices for services and reimbursable expenses and are due when rendered. Invoices shall be considered past due if not paid within 14 calendar days after the invoice date and MUE may, without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at an interest rate of 1.5% (or the legal rate) per month on unpaid balance. MUEngineers reserves the right to place the client's account with a collection agency when payment is not received within 90 days. The client will be charged the cost of collection and attorney cost; in the event their account is placed with the collection agency or is past due.

### Additional Reimbursable Expenses

Additional reimbursable expenses incurred directly or indirectly in connection with the project such as, but not limited to, printing and shipping expenses for additional sets of structural documents as / if requested, travel expenses [including travel time], overnight deliveries, etc.

### Access to Site

Unless otherwise stated, MUE will have access to the site for activities necessary for the performance of the services. MUE will take precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage.

### Hidden Conditions and Hazardous Materials

A structural condition is hidden if it is concealed by an existing finish or if it cannot be investigated by reasonable visual observation. If MUE has reason to believe that a structurally deficient condition may exist, MUE shall notify the Client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) MUE has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and MUE shall not be responsible for the existing condition nor any resulting damages to persons or property. SE shall have no responsibility for the discovery, presence, handling, removal, disposal, or exposure of persons to hazardous materials of any form.

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\_\_\_\_\_



### Indemnifications

MUE shall indemnify and hold harmless the Client and its personnel against any and all claims, damages, losses, and expenses to the extent they are caused by the negligent acts or omissions of MUE or its employees in the performance of its services under this agreement, subject to the Risk Allocation provisions. The Client shall indemnify and hold harmless MUE and all of its personnel from and against any and all claims, damages, losses and expenses arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except MUE) or anyone for whose acts any of them may be liable. This indemnification shall include any claim, damage, or loss due to the presence of hazardous materials.

### Risk Allocation

In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant and Consultant's officers, directors, partners, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant and Consultants officers, directors, partners, employees, shareholders, owners and subconsultants shall not exceed \$100,000.00, or the Consultant's total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to all liability or cause of action, however alleged or arising, unless otherwise prohibited by law.

### Termination of Services

This Agreement may be terminated upon 10 days written notice by either party should the other fail to perform their obligations hereunder. In the event of termination, the Client shall pay MUE for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

### Ownership Documents

All documents produced by MUE under this Agreement shall remain the property of MUE and may not be used by the Client for any other endeavor without the written consent of MUE.

### Dispute Resolution

Any claim or dispute between the Client and MUE shall be submitted to mediation, subject to the parties agreeing to a mediator. This agreement shall be governed by the laws of the principal place of business of MUEngineers, Inc.

It is intended by the parties to this Agreement that the Consultant's services in connection with the project shall not subject the Consultant's individual employees, officers, or directors to any personal legal exposure for the risks associated with this project. The Owner agrees that as the Owner's sole and exclusive remedy, any claim, demand, or suit shall be directed and/or asserted only against the Consultant, a Florida corporation, and not against any of the Consultant's employees, officers, or directors.

Initial:

\_\_\_\_\_

**PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER, OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT.**

S:\FormsAndTemplates\MUE-Proposal-DesignSF.docx

Initial: \_\_\_\_\_





CPZ Architects, Inc.  
4316 West Broward Blvd.  
Plantation, FL 33317  
954-792-8525  
[Joe@cpzarchitects.com](mailto:Joe@cpzarchitects.com)

13 April 2026

Re: Proposal for professional engineering construction documents for the **Rose G Price Park Renovation and Improvement Project** located at 901 NW 208th Avenue, Pembroke Pines, FL 33029. The MEP scope is generally as follows:

**Monument Signs (2)** – Existing sign to be replaced in same locations

**Pickle Ball** – existing Racquet ball courts to be replaced with pickle ball courts; lighting requirements to be confirmed/replace fixtures with LED one-for-one with area expansion and lighting for new pickleball courts.

**Parking Lot** – Lighting requirements to be confirmed/replace fixtures with LED; quantity as per code requirements as determined by the photometrics

**Community Center and restroom** – update interior finishes; Electric & HVAC if reconfiguring of spaces

Dear Joe,

Thank you for considering us with regard to this project. Delta G Consulting Engineers, Inc. agrees to provide professional services to design systems for the above project as required for permit and code compliance. Services shall include detailed construction documents with electrical, plumbing and mechanical systems with specifications and coordination with regulatory agencies and building departments for permit.

#### **Electrical Systems**

Site, field, courts and parking Lighting with photometrics

Lighting – Normal, Emergency and Egress Illumination

Power Distribution from existing infrastructure on site

On-site Fire Alarm system: existing conditions evaluation

Fire Alarm replacement, if necessary, by code and/or poor condition

#### **Heating Ventilation and Air Conditioning**

HVAC Load Calculations and Florida State Energy Calculations

System Design with Unit Sizing and Equipment Selections

Ductwork layout with Distribution System

Ventilation for Toilets

#### **Plumbing and Piping Systems**

Domestic Water Distribution

Sanitary Collection and disposal system

**Specifications and Documents Complete**

Delivery of two sign and seal sets of documents with specifications on plans; or Digital S/S  
Coordination Meetings with Architect and Design Team  
Responses to Building Department comments and Contractor bidding questions

**EXCLUSIONS**

Changes to Documents for Value Engineering or after DD's are completed  
Record Drawings or As-Builts; by Contractor  
Construction Administration Services

**SERVICES NOT INCLUDED**

Changes to documents after Design Development Phase is approved  
On site Construction Observation

**SPECIFICATIONS AND DOCUMENTS COMPLETE**

All coordination meetings with Design team as needed.  
All construction documents can be completed within your schedule

**REIMBURSABLE EXPENSES**

Additional Prints and Courier Fees Cost +10%

**HOURLY SERVICES**

Should additional service beyond the scope of those listed above be required, these services shall be separately negotiated at the time of the request. Typical hourly fees for services are:

Principal Time	\$250.00
Project Manager Time	\$175.00
Senior Engineering Time	\$155.00
Senior Technician (Designer) Time	\$135.00
Revit/CAD Specialist	\$ 85.00
Clerical Time	\$ 70.00

**SCOPE OF WORK FEES**

**FEES**

Task 1: Data Collection – Site visit	\$1,535.00
Task 4 Development of Project Deliverables:	
SD 30% Design	\$3,465.00
DD 60% Design	\$5,560.00
CD 90%	\$5,560.00
CD 100%	\$4,520.00
Task 5: Permitting Assistance	\$1,535.00
Task 6: Procurement/Solicitation Assistance	\$2,055.00
<b>Total Fee (See attached fee breakdown):</b>	<b>\$24,230.00</b>

## **GENERAL CONTRACT TERMS AND CONDITIONS**

### **Proposals:**

As applicable, Delta G Consulting Engineers, Inc., (Delta G), extends this proposal to perform the services or invoices for having performed the services as identified in the proposal, invoice, or agreement, (written), for the stated fee arrangement. Proposals offered by Delta G to the Client shall be valid for 30 days. Invoices shall be payable upon receipt or as otherwise noted in this written agreement. If any part of this or related documents are deemed illegal or otherwise unsuitable, the remaining portions of the documents shall remain intact and enforced.

### **Access to Site:**

Unless otherwise stated, Delta G will have access to the site for activities necessary for the performance of the services noted herein. The firm will take or has taken precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damages or repairs.

### **Dispute Resolution:**

Any claim or dispute made during design, construction or post-construction between the Client and Delta G shall be submitted to non-binding mediation. Client and Delta G Consulting Engineers, Inc. agree to include a similar mediation agreement with all contractors, subcontractors, sub-consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

### **Billings/Payments:**

Invoices for Delta G's services shall be submitted at Delta G's option, or per written project schedule; either upon completion of services or as agreed. Invoices shall be payable upon receipt. If the invoice is not paid within 15 days Delta G may, without waving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminated the performance of the service. Retainers shall be credited on final invoice.

### **Late Payment:**

A lien for professional services may be filed if Delta G's invoices are not paid in full upon delivery. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5%, (or the maximum legal rate in the state), on the unpaid balance. In the event any portion or all of an account remains unpaid 45 days after the billing, the Client shall pay all costs of collection, including Notices to Owner and all attorneys' fees.

### **Indemnification:**

The client shall, to the fullest extent permitted by law, indemnify and hold harmless Delta G, its officers, directors, employees, agents and sub-consultants from and against any damage, liability and cost, including all attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named of the services under this agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of Delta G Consulting Engineers, Inc.

### **Certifications:**

Guarantees and Warranties: Delta G shall not be required to execute any document that would result in its certifying, guaranteeing, or warranting the existence of conditions whose existence Delta G cannot ascertain.

**Limitation of Liability:**

In recognition of the relative risks, rewards and benefits of the project to both Client and Delta G the risks have been allocated such that the Client agrees that, to the fullest extent permitted by the law, the Firm's total liability to the Client for any and all injuries, claims losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed one half of the fees actually paid under this invoice or contract as applicable. Such causes include, but are not limited to, Delta G's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

**Termination of Services:**

This agreement may be terminated by the Client or Delta G should the other fail to perform its obligation hereunder. In the event of termination, the Client shall pay for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

**Ownership of Documents:**

All documents produced by Delta G Consulting Engineers, Inc. under this agreement shall remain the property of Delta G and may not be used by the Client for any endeavor without the written consent of Delta G.

Accepted:

CPZ Architects

Delta G Consulting Engineers, Inc.  
George San Juan, P. E., LEED AP, President

By \_\_\_\_\_

By **George SanJuan**

Date \_\_\_\_\_

Date: **13 April 2026**



**DELTA G CONSULTING ENGINEERS, INC.**

**Delta G Consulting Engineering**  
 1800 Eller Drive, Suite 570  
 Fort Lauderdale, FL 33316  
 954-527-1112

**Project Name: Rose G Price Park Renovation and Improvement**  
**Proposal Date: 4/3/2026**

Task by Person			Task 1: Data Collection - Site Visit		Task 4: SD (30% Design)		Task 4: DD (60% Design)		Task 4: Construction Documents (90%)		Task 4: Construction Documents (100%)		Task 5: Permitting Assitance		Task 6: Procurement Solicitation (Response to RFIs Adjust Dwgs)		Grand Total	
Title	Employee	Rate	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee
Principal	George SanJuan	\$ 250.00	1	\$ 250.00	2	\$ 500.00		\$ -	0	\$ -	1	\$ 250.00	1	\$ 250.00		\$ -	5	\$ 1,250.00
Project Manager	Stephen Bender	\$ 175.00	2	\$ 350.00	4	\$ 700.00	2	\$ 350.00	2	\$ 350.00	2	\$ 350.00	2	\$ 350.00	6	\$ 1,050.00	20	\$ 3,500.00
Senior Engineer (Mechanical)	Agustin Sanchez	\$ 155.00	2	\$ 310.00	6	\$ 930.00	14	\$ 2,170.00	14	\$ 2,170.00	12	\$ 1,860.00	2	\$ 310.00	3	\$ 465.00	53	\$ 8,215.00
Senior Designer (Electrical)	Jason Rivas	\$ 135.00	2	\$ 270.00	4	\$ 540.00	12	\$ 1,620.00	12	\$ 1,620.00	8	\$ 1,080.00	2	\$ 270.00	2	\$ 270.00	42	\$ 5,670.00
Senior Designer (Plumbing)	Eddy Carmona	\$ 135.00	2	\$ 270.00	4	\$ 540.00	8	\$ 1,080.00	8	\$ 1,080.00	6	\$ 810.00	2	\$ 270.00	2	\$ 270.00	32	\$ 4,320.00
Revit/CAD Specialist	Yazmin Rodriguez	\$ 85.00	1	\$ 85.00	3	\$ 255.00	4	\$ 340.00	4	\$ 340.00	2	\$ 170.00	1	\$ 85.00	0	\$ -	15	\$ 1,275.00
			<b>10</b>	<b>\$ 1,535.00</b>	<b>23</b>	<b>\$ 3,465.00</b>	<b>40</b>	<b>\$ 5,560.00</b>	<b>40</b>	<b>\$ 5,560.00</b>	<b>31</b>	<b>\$ 4,520.00</b>	<b>10</b>	<b>\$ 1,535.00</b>	<b>13</b>	<b>\$ 2,055.00</b>	<b>167</b>	<b>\$ 24,230.00</b>



May 1, 2026

Joseph Barry, A1A  
CPZ Architects, Inc.  
4316 West Broward Boulevard  
Plantation, Florida 33317

Re: Letter Agreement for Professional Services for  
City of Pembroke Pines, Rose G. Price Park  
901 NW 208th Ave, Pembroke Pines, Florida 33029

Dear Mr. Barry:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") submits this Letter Agreement ("Agreement") to CPZ Architects, Inc. ("Client") for providing professional engineering and landscape architecture services for the enhancement of a park ("Project") for the City of Pembroke Pines, Florida ("City").

### **Project Understanding**

Kimley-Horn understands that Client has been retained by the City under *CCNA Continuing Professional Services Agreement Citywide Professional Architectural, Engineering, Surveying and Mapping between the City of Pembroke Pines and CPZ Architects, Inc.*, executed on January 14, 2026, for development of approximately  $\pm 10.1$  acres located within Rose G. Price Park at 901 NW 208<sup>th</sup> Avenue, Pembroke Pines, Florida, Florida (see Figure 1). The Client wishes for Kimley-Horn to analyze, design, submit for permits, and provide bidding assistance for the Project's proposed paving, grading, drainage, landscaping, and irrigation systems. The park redevelopment design is limited to the following:

- Renovations to the existing Community Hall building
- Renovations to the existing bathroom building
- 2-new monument signs at the park's entrances
- 5-new pickleball courts
- 1-new 50-yard special population turf field with underdrainage
- 1-new pavilion structure
- 5-new exercise stations
- New walking/jogging path
- Resurfacing of the existing parking lot
- Addition of landscaping and tree plantings
- Replacement of baseball field rubber surface
- Racquetball court conversion to pickleball courts



Figure 1-Project Location

**Assumptions**

Kimley-Horn’s scope and fee are based on the following assumptions:

- City is to provide a boundary and topographic survey in PDF and AutoCAD format created by City’s surveyor, including locations for all trees 4” DBH and larger and all palms 6’ H and taller will be provided by others. Survey services are excluded from this agreement.
- Kimley-Horn will coordinate with the Client and other consultants as retained by the Client under separate contracts (herein after referred to as “Design Team”). It is our understanding that; survey, environmental evaluations, testing and reports will be prepared and provided in a timely manner by others under a separate contract.
- It is assumed the site has the capacity to support the proposed drainage infrastructure required for the Project by a combination of exfiltration trench, swales, and retention areas. No stormwater pumps are included in this scope of service.
- It is assumed that the existing site infrastructure has the capacity to support the proposed water and sanitary sewer demands for the Project. Water and/or wastewater design is not included in this scope of services.
- No sanitary sewer lift stations are included in this scope of services.
- All application/permit fees shall be provided by the Client or City.
- Arboriculture services for existing tree valuation or existing tree condition assessment are excluded from this agreement but can be provided as an additional service.
- Proposed irrigation improvements are assumed to use an existing on-site source and are limited to amendments to existing site irrigation to tie into the existing water source. If a new source is requested or required, it will be considered additional services.
- Hardscape Design services are excluded from this agreement.

- Athletic complex and facilities components such as fencing, bleachers, shade structures and other site elements are assumed to be provided by the Architect and are excluded from this scope of services. Pickleball court design to be provided by Kimley-Horn. Athletic facilities design can be provided by Kimley-Horn as an amendment to the project, if requested.
- Exercise equipment and equipment surface treatment(s) are assumed to be provided by the Client or others. Only grading exercise areas are included with this scope of work.
- Rendering services are excluded from this agreement.
- Dry utility service layout and coordination including electric, phone, gas etc. are not part of these services but can be provided at the request of the Client as an additional service at our current hourly rates.
- Traffic improvements are not anticipated for this project and are excluded from this scope of services.
- Photometrics evaluation is not included in this scope of services but can be added as an additional service.
- Leadership in Energy and Environmental Design (LEED) services are not part of this scope of services.
- No public outreach or meetings are included with this scope of services
- Construction to last no longer than nine (9) months.
- Any plan revisions or comments that are required due to a significant design change by the Client, City or Design Team past schematic design shall result in an additional service.
- Design and permitting of additional parking, if needed, is not included in this scope of services and can be included for an additional fee.
- It is assumed that the parking lot improvements will be limited to pavement milling and resurfacing with new pavement markings. No pavement design nor regrading of the parking lot is included in this scope of services. No changes to the existing geometry is included in this scope of services.
- Renovations to the existing Community Center and bathrooms will not impact the building footprint.
- No wetland permitting nor delineation is included with this scope of work and can be provided for an additional fee.
- Monument signs design to be done by others. Only grading and surrounding landscaping are included in this scope of services. Location of monument signs are to be provide for Schematic Design, any change to sign location past Design Development is not included in this scope and will be done as an additional service.
- Structural design of pavilions is to be done by others.
- It is assumed that the City will release the project for competitive bid. When the project goes to construction, construction phase services will be done as an additional service.

If any of these assumptions are not correct, then the scope and fee will change.

## **Scope of Services**

Kimley-Horn will provide the services specifically set forth below.

## **Task 1: Data Collection**

Kimley-Horn will engage with design team geotechnical sub-consultant for locations of requested geotechnical testing.

Kimley-Horn shall perform up to one (1) site visit to observe the existing conditions, existing vegetation, and observe the existing irrigation system in operation. Kimley-Horn shall attend up to one (1) virtual kick-off meeting with the design team to discuss the project, desired design elements, potential plant species, irrigation system, and to review the project schedule.

As part of this task, Kimley-Horn shall request existing utility as-built information from the major utility providers within the project area to include water, sewer, drainage, electrical, cable. It is not anticipated that existing irrigation system information will be received as part of this task. Kimley-Horn will incorporate and overlay as-built information received from utility providers on the Client/City provided survey to create existing conditions to be used for the development of design plans.

## **Task 4: Design Development**

Kimley-Horn will prepare civil engineering and landscaping architectural plans, calculations, and cost estimates in support of Client submittals to City as listed below.

### **Task 4.1 Schematic Design**

Kimley-Horn will use the existing conditions along with the Client provided site plan to prepare a schematic horizontal control plan depicting the surface level features of the Project for Client and City review. Landscape and Irrigation design is excluded from Task 4.1 and will be provided after the completion of Task 4.1. Plan sheets will be prepared in 24"x36" format using AutoCAD 2026 and will be submitted electronically in PDF. Kimley-Horn will submit Schematic Plans and will address up to one (1) round of Client/City comments and incorporate the changes into the Design Development Plans as part of Task 4.2. Kimley-Horn will provide schematic site Plan in AutoCAD format for Client use and archival.

The Schematic Plans will include the following sheets:

- Site Plan

*Deliverables: Schematic Plans*

### **Task 4.2 Design Development**

Kimley-Horn will implement the comments received on the schematic design plans and provide one (1) design development set of plans for the Project for review and comment by Client and City. Once Client/City comments have been incorporated into the plans, Kimley-Horn shall prepare civil permit plans for drainage permitting.

The plans will include the following:

- *Cover Sheet*
- *Geometry, Signing, and Pavement Marking Plan and Details* - plan to include an overall view of the surface features planned for the project as well as geometric control of the Project.
- *Erosion and Sediment Control Plan and Details* - plan will show overall erosion and sediment control needed for construction as required by South Florida Water Management District and South Broward Drainage District.
- *Paving, Grading, and Drainage Plan and Details* - Kimley-Horn will design grading for the project based on proposed survey grades, with proposed elevations identified at high points, low points, and intermittent points every 100 feet. Kimley-Horn will provide details for proposed paving for the Project. Kimley-Horn will design the drainage infrastructure for the Project including pipe elevations, size, materials, and locations as well as structure elevations, type, and locations. Plans are to include construction details for the paving, grading, and drainage designs.
- *Cross Sections* - Kimley-Horn will prepare up to six (6) typical cross-sections for the Project that meet the requirements of South Broward Drainage District (SBDD).
- *Preliminary Tree Disposition Plans and Details* - Kimley-Horn will use the tree survey and field observations to produce a plan that indicates existing tree locations keyed to a chart that describes species, height, Diameter at Breast Height (DBH), canopy spread. This plan will tabulate trees to remain, to be removed, and/or to be relocated. Kimley-Horn will provide notes and details to support the trees' disposition, and in accordance with code requirements, as well as mitigation calculations.
- *Preliminary Planting Plans and Details* - Kimley-Horn will specify concept-level Tree and Palm planting , quantities, schedules, specifications and project-specific planting details for the area identified in the Project Understanding.

Kimley-Horn to coordinate with manufacturers of rubberized surface for baseball field, turf for 50-yard special population field, and underdrainage system for special population field. Kimley-Horn will include details for these features in the Paving, Grading, and Drainage plans as per the manufacturer's requirements.

Kimley-Horn will prepare a hydrologic model and calculations per SFWMD, SBDD, and City of Pembroke Pines' stormwater requirements analyzing the pre- and post-development hydrologic conditions. The modeling and calculations will be summarized in a report and submitted to SBDD with the permitting application.

Kimley-Horn will address up to one (1) round of Client/City comments and incorporate the changes into the 90% Construction Documents as part of Task 4.3.

*Deliverables: Design Development Plans, Permit Plans, and Drainage Report*

### Task 4.3 90% Construction Documents

Kimley-Horn will prepare 90% progress Construction Documents based on agency reviews for the proposed improvements. The 90% Construction Documents will include the following:

- Cover Sheet
- Geometry, Signing, and Pavement Marking Plan and Details
- Erosion and Sediment Control Plan and Details
- Paving, Grading, and Drainage Plan and Details
- Tree Disposition Plan and Details
- Landscaping Plan and Details

As part of this task, Kimley-Horn will also provide a preliminary Opinion of Probable Construction Cost (OPCC) for the civil and landscaping work for proposed improvements. Kimley-Horn has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. OPCC's are based on the information known to Kimley-Horn at the time and represent only Kimley-Horn's judgment as a design professional. Kimley-Horn cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from the OPCC.

Kimley-Horn will address up to one (1) round of Client/City comments and incorporate the changes into the 100% Construction Document Plans as part of Task 4.4.

*Deliverables: 90% Construction Documents, 90% Opinion of Probable Construction Cost*

### Task 4.4 100% Construction Documents

Kimley-Horn shall prepare 100% Construction Documents based on Client review for the proposed improvements at a scale suitable for bidding purposes. The 100% Construction Documents will include the following:

- Cover Sheet
- Geometry, Signing, and Pavement Marking Plan and Details
- Erosion and Sediment Control Plan and Details
- Paving, Grading, and Drainage Plan and Details
- Tree Disposition Plan and Details
- Landscaping Plan and Details
- Irrigation Plans and Details: Kimley-Horn will design the irrigation system to provide 100% irrigation coverage for all exterior proposed landscaped areas as identified within the project understanding. Kimley-Horn will provide the following irrigation design services, after Client approval of the Planting Plan:
  - Calculation of irrigation system requirements based on water application per week and water window availability as determined by local municipality and SFWMD.
  - Irrigation mainlines and sub-mainline sizing with recommended routing.
  - Coordination with project civil engineer for sleeve and mainline routing, as applicable.
  - Material legend of all components.

- Ancillary notes, calculations, and labels required to develop a master irrigation system.
- Irrigation system is assumed to connect to existing park master irrigation system.

Kimley-Horn will update the 90% OPCC to reflect any changes to the design.

Kimley-Horn shall provide quantities and bid item notes for incorporation into the bid package, prepared on the Client provided template.

*Deliverables: Construction Documents, Opinion of Probable Construction Cost, Bid Tabulation and Notes*

**Task 5: Permitting**

Kimley-Horn will assist the Client/City/Contractor in the preparation of permit applications with supporting documentation to the following jurisdictional regulatory agencies. Kimley-Horn will provide digitally signed and sealed permit plan sets in pdf format for each submittal. Permit coordination for these permits is assumed to be done by Client/City/Contractor.

- 1) Florida Department of Environmental Protection
  - a) National Pollutant Discharge Elimination Systems Permitting (NPDES)
- 2) City of Pembroke Pines
  - a) Design Review
  - b) Building Permit
  - c) Landscape Permit

Kimley-Horn will prepare permit applications with supporting documentation to the following jurisdictional regulatory agencies and respond to up to two (2) rounds of comments each. Kimley-Horn will provide digitally signed and sealed permit plan sets in pdf format for each submittal. Permit coordination for these permits is assumed to be done by Kimley-Horn.

- 1) South Broward Drainage Control District (SBDD)
  - a) Stormwater Management Permit
- 2) South Florida Water Management District (SFWMD)
  - a) Consumptive Water Use Permit for Irrigation
- 3) Broward County Tree Removal

Kimley-Horn does not guarantee the issuance of permits or approvals. If permits are issued for this project, the conditions and expiration dates are the sole responsibility of the Client. Kimley-Horn is not responsible for extending time limited entitlements or permits. Kimley-Horn can provide hourly additional services to file for extensions, if applicable, provided the Client issues a direct written request for each requested entitlement, prior to the dates of expirations. The Client shall provide all permit fees.

**Task 6: Procurement/Solicitation Assistance**

Kimley-Horn shall consult with and advise the Client for the proposed improvements during bidding process. This task is limited to attendance of up to one (1) pre-bid meeting and issuance of addenda

in response to interested contractor questions of request for information during the bid process. All responses by Kimley-Horn shall be approved by Client and City prior to issuance.

### **Services Not Included**

Any other services, including but not limited to the following, are not included in this Agreement:

1. Multiple phased project
2. Value Engineering
3. Construction Phase Services

### **Additional Services**

Any services not specifically provided for in the above scope will be billed as additional services and performed at Kimley-Horn's then-current hourly rates.

### **Information Provided By Client**

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

1. Site plan (PDF and AutoCAD)
2. Signed and sealed boundary and topographic survey (PDF and AutoCAD)
3. Geotechnical Reports (PDF)
4. Certified Tree Survey (PDF)

### **Schedule**

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

**Fee and Expenses**

Kimley-Horn will perform the services in Tasks 1, and 4 - 6 for the total lump sum fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Task Number & Name		Fee	Type
1	Data Collection	\$6,785.00	Lump Sum
2	Project Management	-	Lump Sum
3	Planning	-	Lump Sum
4	Design Development	\$72,440.00	Lump Sum
5	Permitting Assistance	\$30,235.00	Lump Sum
6	Procurement/Solicitation Assistance	\$2,810.00	Lump Sum
Total		\$112,270.00	

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment terms are per Subcontract for Professional Service between Architect and Consultant Agreement between Client and Consultant for the Project. Invoices should include the invoice number and Kimley-horn project number.

## Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to CPZ Architects, Inc.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

\_\_\_\_\_ Please email all invoices to \_\_\_\_\_

\_\_\_\_\_ Please copy \_\_\_\_\_

To proceed with the services, please have an authorized person sign this Agreement below and return to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

To ensure proper set up of your projects so that we can get started, please complete and return with the signed copy of this Agreement the attached Request for Information. Failure to supply this information could result in delay in starting work on this project.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



By: Stefano F. Viola, P.E.  
**Senior Vice President**



Tiffany Stanton, P.E.  
**Project Manager**

Consultant Fee Proposal Worksheet

Consultant Name: Kimley-Horn and Associates, Inc.  
 Contract No.: No.  
 Date: 5/1/2026  
 Work Order No: No.

Project: Rose Price Park  
 Project No.: No.

Description: Civil Engineering and Landscaping Architecture for Redevelopment of Rose Price Park

Job Classification Approved Rate	STAFF CLASSIFICATION																								Staff Hours By Task	Salary Cost By Task	Average Rate Per Task		
	Principal Rate: \$295.00		Project Manager Rate: \$250.00		Senior Prof. Engineer Rate: \$220.00		Project Engineer Rate: \$185.00		Engineer Rate: \$160.00		Eng. Intern Rate: \$145.00		Sr. Landscape Arch Rate: \$180.00		Project Landscape Arch Rate: \$150.00		Landscape Arch Rate: \$135.00		Senior Designer Rate: \$160.00		CAD Tech Rate: \$125.00		Admin Rate: \$85.00						
	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task				Man hours	Cost/ Task
1 Task 1- Project Initiation, Survey, Geotechnical																													
2 Project Set Up, Kick Off, and Site Visit			8	\$2,000			4	\$740					8	\$1,440	2	\$300	8	\$1,080							1	\$85	31	\$5,645	\$182.10
3 Data Collection											6	\$870					2	\$270									8	\$1,140	\$142.50
4																													
5 Task 4- Design Development																													
6 Schematic Plans			4	\$1,000			8	\$1,480			20	\$2,900	6	\$1,080	4	\$600	20	\$2,700									62	\$9,760	\$157.42
7 Design Development Plans			10	\$2,500			20	\$3,700			40	\$5,800	6	\$1,080	12	\$1,800	40	\$5,400									128	\$20,280	\$158.44
8 Drainage Calculations			6	\$1,500			40	\$7,400			4	\$580													1	\$85	51	\$9,565	\$187.55
9 Permit Plans			2	\$500							8	\$1,160															10	\$1,660	\$166.00
10 90% Construction Documents			2	\$500			16	\$2,960			32	\$4,640	4	\$720	12	\$1,800	20	\$2,700									86	\$13,320	\$154.88
11 Opinion of Probable Cost/Bid Tabulation			2	\$500			8	\$1,480			20	\$2,900	2	\$360	12	\$1,800	2	\$270							1	\$85	47	\$7,395	\$157.34
12 100% Construction Documents			4	\$1,000			16	\$2,960			20	\$2,900	4	\$720	12	\$1,800	8	\$1,080									64	\$10,460	\$163.44
13																													
14 Task 5-Permitting																													
15 Permit Applications and Submittals			8	\$2,000			14	\$2,590			12	\$1,740	2	\$360	8	\$1,200									1	\$85	45	\$7,975	\$177.22
16 RAI's			8	\$2,000			48	\$8,880			40	\$5,800	6	\$1,080	30	\$4,500											132	\$22,260	\$168.64
17																													
18 Task 6-Procurement/Solicitation Assistance																													
19 Bidding Assistance/Response to RFIs			4	\$1,000			8	\$1,480					1	\$180	1	\$150											14	\$2,810	\$200.71
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<b>Total Staff Hours</b>			58				182				202		39		93		100								4		678		
<b>Total Staff Cost</b>				\$14,500.00			\$33,670.00				\$29,290.00		\$7,020.00		\$13,950.00		\$13,500.00							\$340.00		\$112,270.00	\$165.59		
<b>Total % of Work by Position</b>			8.6%				26.8%				29.8%		5.8%		13.7%		14.7%							0.6%					

Note: Fee for the Principal(s) of the firm are not to be included above as the multiplier is not applicable to their hours. The fee is to be shown below and entered as a separately

Estimate of Principal's Fee  
 \_\_\_\_\_ Total hours \_\_\_\_\_ No. / hour = \$ \_\_\_\_\_

- Notes:
- This sheet is to be used by Prime Consultant to calculate the Grand Total Fee and one is to be used for each Subconsultant
  - Manually enter fee from each subconsultant. Unused subconsultant rows may be hidden
  - Where applicable the basis for work activity descriptions shall be the FICE/FDOT Standard Scope and Staff Hour Estimation Handbook.

Town of Miami Lakes: Revised 9/02/2021

<b>1 - SUBTOTAL ESTIMATED FEE:</b>	\$112,270.00
Subconsultant: Sub 1	
Subconsultant: Sub 2	
Subconsultant: Sub 3	
Subconsultant: Sub 4	
Principal's Fee	
<b>2 - SUBTOTAL ESTIMATED FEE:</b>	\$112,270.00
Geotechnical Field/Lab Testing:	
Survey Fee (or Survey Crew Fee):	\$ -
Other Misc. Fee:	
<b>3 - SUBTOTAL ESTIMATED FEE:</b>	\$112,270.00
Additional Services (Allowance)	
Reimbursable (Allowance)	
<b>GRAND TOTAL ESTIMATED FEE:</b>	\$112,270.00



3347 NW 55<sup>th</sup> Street  
Fort Lauderdale, FL 33309  
P 954-741-8282  
F 954-741-8240  
**Terracon.com**

March 12, 2026

CPZ Architects, Inc.  
4316 W Broward Blvd  
Plantation, FL 33317

**Attn:** Joseph J. Barry  
P: (954) 483 0898  
E: joe@cpzarchitects.com

**RE:** Proposal for Geotechnical Engineering Services  
Rose G Price Park Renovation and Improvements  
901 NW 208th Ave  
Pembroke Pines, FL 33029  
Terracon Proposal No. P34265034

Dear Mr. Barry:

We appreciate the opportunity to submit this proposal to CPZ Architects, Inc. to provide Geotechnical Engineering services for the above referenced project. The following are exhibits to the attached Agreement for Services.

Exhibit A	Project Understanding
Exhibit B	Scope of Services
Exhibit C	Compensation and Project Schedule
Exhibit D	Site Location
Exhibit E	Anticipated Exploration Plan

Our base fee to perform the Scope of Services described in this proposal is **\$10,060** with an anticipated delivery date of the report 25 working days from notice to proceed. Exhibit C includes details of our fees and consideration of additional services as well as a general breakdown of our anticipated schedule.

Your authorization for Terracon to proceed in accordance with this proposal can be issued by signing the Agreement for services between CPZ Architects, Inc. and Terracon and returning it to us.

**Terracon**

Edwin Roa Ramos  
Senior Staff Engineer

Ritu Nulkar, P.E.  
Operations Manager

## AGREEMENT FOR SERVICES

This **AGREEMENT** is between CPZ Architects Inc ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Rose G Price Park project ("Project"), as described in Consultant's Proposal dated 03/12/2026 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

- 1. Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
- 2. Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
- 3. Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
- 4. Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
- 5. Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
- 6. LIMITATION OF LIABILITY. CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.**
- 7. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
- 8. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
- 9. Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability (\$5,000,000 occ / agg); and (v) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

- 10. CONSEQUENTIAL DAMAGES. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Florida law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
- 14. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
- 15. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 16. Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 17. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

**PURSUANT TO SECTION 558.0035 OF FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE.**

Consultant: **Terracon Consultants, Inc.**

By:  Date: **3/12/2026**

Name/Title: **Rutugandha H Nulkar / Senior Associate/Operations Manager**

Address: **3347 NW 55th St  
Fort Lauderdale, FL 33309-6306**

Phone: **(954) 741-8282** Fax: \_\_\_\_\_

Email: **Rutu.Nulkar@terracon.com**

Client: **CPZ Architects Inc**

By: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: **Joseph Barry, AIA / President, Principal**

Address: **4316 W Broward Blvd  
Plantation, FL 33317-3762**

Phone: **(954) 792-8525** Fax: \_\_\_\_\_

Email: **joe@cpzarchitects.com**

## Exhibit A – Project Understanding

Our Scope of Services is based on our understanding of the project as described by CPZ Architects, Inc. and the expected subsurface conditions as described below. We have not visited the project site to confirm the information provided. Aspects of the project, undefined or assumed, are highlighted as shown below. We request CPZ Architects, Inc. and/or the design team verify all information prior to our initiation of field exploration activities.

### Planned Construction

Item	Description
<b>Information Provided</b>	The project information was provided to us via email dated March 3, 2026.
<b>Project Description</b>	The project consists of constructing a new pavilion structure and installing two monument signs. The existing monument signs will be removed and replaced in the same respective locations.  Additional improvements are planned for existing structures, including pavements, sidewalks, the community center, and the restroom facilities. However, based on the information provided, geotechnical recommendations are not required for these improvements.
<b>Proposed Structure</b>	Pavilion structure.
<b>Maximum Loads (assumed)</b>	The loading conditions for the pavilion structure have not been provided. The following loads are assumed based on our experience with similar projects: <ul style="list-style-type: none"> <li>■ Compression = 35 kips</li> <li>■ Uplift = 16.5 kips</li> </ul>

### Site Location and Anticipated Conditions

Item	Description
<b>Parcel Information</b>	The project is located at 901 NW 208th Ave in Pembroke Pines, FL 33029. (See Exhibit D)
<b>Existing Improvements</b>	The project site is currently occupied by a green area within Rose G Price Park Renovation and Improvements.

**Proposal for Geotechnical Engineering Services**

Rose G Price Park Renovation and Improvements | Pembroke Pines, FL 33029

March 12, 2026 | Terracon Proposal No. P34265034



<b>Item</b>	<b>Description</b>
<b>Existing Topography</b>	The site is relatively flat
<b>Site Access</b>	Based on the google earth imagery we anticipate that all exploration locations, are accessible with our truck-mounted drilling equipment and support vehicles.

## Exhibit B – Scope of Services

Our proposed Scope of Services consists of field exploration, laboratory testing, and engineering/project delivery. These services are described in the following sections.

### Field Exploration

Based on input provided by CPZ Architects, Inc., and our experience with similar projects in the vicinity of the project site, we propose the following field exploration program. We have assumed that any permits required to perform borings within the project area will be provided to Terracon by others.

Number of Borings	Planned Boring Depth (feet)	Planned Location <sup>1</sup>
1	25	Proposed Pavilion Boring B-1
2	15	Proposed monument signs B-2 and B-3

1. The **Anticipated Exploration Plan** will be delivered upon confirmation of the restroom locations by the client. Percolation test locations will be confirmed with the Civil Engineer

**Boring Layout and Elevations:** We will use handheld GPS equipment to locate borings with an estimated horizontal accuracy of  $\pm 10$  feet. Field measurements from existing site features may be utilized. If available, approximate elevations will be obtained by interpolation from a site specific, surveyed topographic map. We can alternatively coordinate with your Project Surveyor to include locations and surface elevations in project information if so requested.

**Subsurface Exploration Procedures:** We will advance borings with a truck-mounted drill rig using rotary wash boring techniques. Five samples will be obtained in the upper 10 feet of each boring and at intervals of 5 feet thereafter. Soil sampling is typically performed using split-barrel sampling procedures. The split-barrel samplers are driven in accordance with the standard penetration test (SPT). The samples will be placed in appropriate containers, taken to our soil laboratory for testing, and classified by a Geotechnical Engineer. In addition, we will observe and record groundwater levels during drilling and sampling.

Our exploration team will prepare field boring logs as part of standard drilling operations including sampling depths, penetration distances, and other relevant sampling

information. Field logs include visual classifications of materials observed during drilling and our interpretation of subsurface conditions between samples. Final boring logs, prepared from field logs, represent the Geotechnical Engineer's interpretation and include modifications based on observations and laboratory tests.

**Property Disturbance:** Terracon will take reasonable efforts to reduce damage to the property. However, it should be understood that in the normal course of our work some disturbance could occur.

We will backfill borings with grout upon completion. Excess auger cuttings will be dispersed in the general vicinity of the borehole.

## Safety

Terracon is not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our Scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but identification of unusual or unnatural materials observed while drilling will be noted on our logs.

Exploration efforts require borings (and possibly excavations) into the subsurface, therefore Terracon will comply with local regulations to request a utility location service through SSOCOF. We will consult with the landowner/client regarding potential utilities or other unmarked underground hazards. Based upon the results of this consultation, we will consider the need for alternative subsurface exploration methods as the safety of our field crew is a priority.

Private utilities should be marked by the owner/client prior to commencement of field exploration. Terracon will not be responsible for damage to private utilities not disclosed to us. Terracon proposes to provide private utility locating services using a subcontractor. Fees associated with this service are included in our Scope of Services (See Exhibit C).

The detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities are comprised of non-electrically conductive materials and may not be readily detected. The use of a private utility locate service would not relieve the landowner/client of their responsibilities in identifying private underground utilities.

**Site Access:** Terracon must be granted access to the site by the property owner. Without information to the contrary, we consider acceptance of this proposal as authorization to access the property for conducting field exploration in accordance with the Scope of Services. Our proposed fees do not include time to negotiate and coordinate access with landowners or tenants. Terracon will conduct field services during normal business hours

(Monday through Friday between 7:00am and 5:00pm). If our exploration must take place over a weekend or at night, please contact us so we can adjust our schedule and fee.

## Laboratory Testing

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil and rock strata. Exact types and number of tests cannot be defined until completion of fieldwork, but we anticipate the following laboratory testing may be performed:

- Water content
- Grain size analysis (-200 sieve only)
- Organic content

Our laboratory testing program often includes examination of soil samples by an engineer. Based on the results of our field and laboratory programs, we will describe and classify soil samples in accordance with the Unified Soil Classification System (USCS).

## Engineering and Project Delivery

The results of our field and laboratory programs will be evaluated, and a geotechnical engineering report will be prepared under the supervision of a licensed professional engineer. Upon completion of borings for field exploration study, a data report will be provided.

The Geotechnical report will include:

- Boring logs with field and laboratory data
- Stratification based on visual soil (and rock) classification
- Groundwater levels observed during drilling
- Site Location and Exploration Plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Recommendations for design and construction of proposed pavilion
- Estimated settlement of foundations
- Recommended foundation options and engineering design parameters
- Subgrade preparation/earthwork recommendations

We welcome the opportunity to have project kickoff conversations with the team to discuss key elements of the project. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan

## Proposal for Geotechnical Engineering Services

Rose G Price Park Renovation and Improvements | Pembroke Pines, FL 33029

March 12, 2026 | Terracon Proposal No. P34265034



- Site Characterization – Findings of the site exploration and laboratory results
- Geotechnical Engineering Report

When services are complete, we will provide a digital version of our completed Geotechnical Engineering, including the professional engineer's seal and signature, which documents our services.

### Additional Services

In addition to the services noted above, the following are often associated with geotechnical services. Fees for services noted above do not include the following:

**Review of Plans and Specifications:** Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of project plans and specifications is a vital part of our geotechnical engineering services. This consists of review of project plans and specifications related to site preparation, foundation, and pavement construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

**Observation and Testing of Pertinent Construction Materials:** Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. Our assessment is based on widely spaced exploration locations and the assumption that construction methods will be performed in a manner sufficient to meet our expectations and consistent with recommendations made at the time the geotechnical engineering report is issued. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation, foundation, and pavement construction. These services allow a more comprehensive understanding of subsurface conditions and necessary documentation of construction to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

## Exhibit C – Compensation and Project Schedule

### Compensation

Based upon our understanding of the site, the project as summarized in Exhibit A, and our planned Scope of Services outlined in Exhibit B, our base fee is shown in the following table:

Task	Lump Sum Fee <sup>1,2</sup>
Geotechnical Report – Subsurface Exploration, Laboratory Testing and Geotechnical Report	<b>\$8,560</b>
Private Utility Locates	<b>\$1,500</b>
<b>TOTAL FEES</b>	<b>\$10,060</b>

1. The lump sum fee considers one drill rig mobilization and no unexpected onsite delays. If additional drill rig mobilizations are required, an additional fee of \$1,250 would be invoiced. A drill crew standby rate of \$300 per hour would be invoiced for unexpected delays.
2. Proposed fees noted above are effective for 90 days from the date of the proposal.

Our Scope of Services does not include services associated with site clearing, wet ground conditions. If such services are desired by the owner/client, we should be notified so we can adjust our Scope of Services.

Additional Services	Lump Sum Fee	Initial for approval
Preparation of Specifications and review of Plans	TBD	
Construction Material Testing Services	TBD	

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval, prior to initiating services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

## Project Schedule

We developed a schedule to complete the Scope of Services for the Geotechnical Report based upon our existing availability and understanding of your project schedule. However, our schedule does not account for delays in field exploration beyond our control, such as weather conditions, delays resulting from utility clearance, or lack of permission to access the boring locations. In the event the schedule provided is inconsistent with your needs, please contact us so we may consider alternatives.

<b>Delivery on Client Portal</b>	<b>Schedule <sup>1</sup></b>
Mark Borings and Clearing Underground Utilities	6 days after notice to proceed
Field Services and Site Characterization	2 days
Geotechnical Engineering Report	17 days
Total Working Days	25 days from Notice to proceed

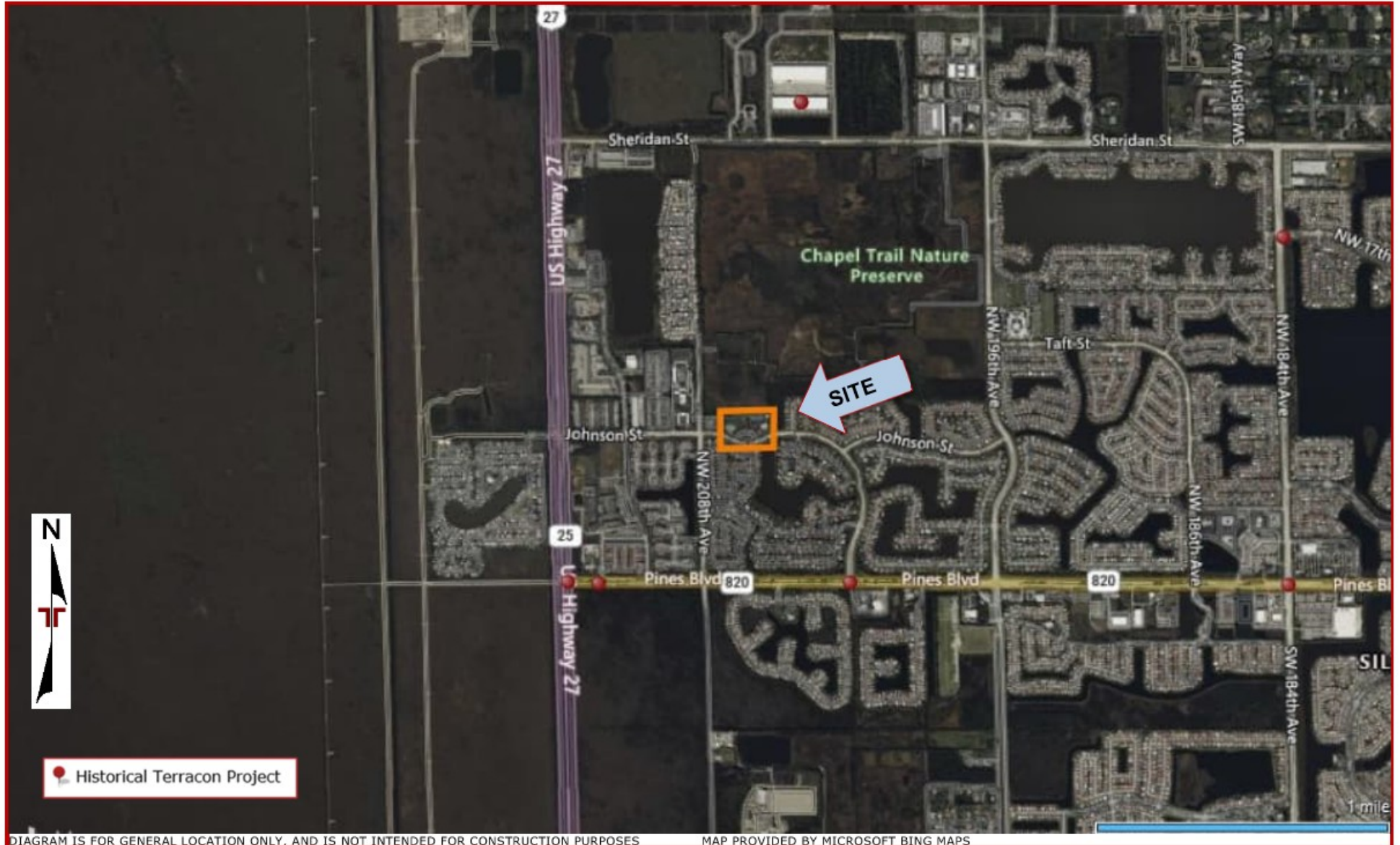
1. Standard workdays. We will maintain an activities calendar. The schedule will be updated to maintain a current awareness of our plans for delivery

# Proposal for Geotechnical Engineering Services

Rose G Price Park | Pembroke Pines, Florida  
March 12, 2026 | Terracon Proposal No.P34265034



## Exhibit D - Site Location



**Proposal for Geotechnical Engineering Services**

Rose G Price Park | Pembroke Pines, Florida

March 12, 2026 | Terracon Proposal No.P34265034



**Exhibit E - Anticipated Exploration Plan**



**Exhibit E - Anticipated Exploration Plan**





3347 NW 55<sup>th</sup> Street  
Ft. Lauderdale, FL 33309  
P: (954) 741-8282  
**Terracon.com**

April 3, 2026

CPZ Architects  
4316 W. Broward Boulevard  
Plantation, Florida 33317

Attn: Heidi Rodriguez, Principal  
P: (954) 792-8525 ext 102  
E: [heidi@cpzarchitects.com](mailto:heidi@cpzarchitects.com)

Re: Proposal for Pre-Renovation Asbestos Survey  
Rose G Price Park  
Community Center and Restroom  
901 NW 208<sup>th</sup> Avenue  
Pembroke Pines, Florida 33029  
Terracon Proposal No. P34267090

Dear Ms. Rodriguez:

Terracon Consultants, Inc. (Terracon) is pleased to submit our proposal to CPZ Architects (Client) to conduct a pre-renovation asbestos survey at the above-referenced subject property in Pembroke Pines, Florida.

## **A. Project Information**

The pre-renovation survey will encompass the interior of two one-story structures, with a combined floor area of 9,000 square feet. Terracon acknowledges that the facilities are currently occupied and under consideration for interior renovation. The proposed scope of services is based on information provided by CPZ Architects. If any of the above information is incorrect, please inform us immediately.

## **B. Scope of Services**

### **NESHAP Asbestos Survey**

Terracon will mobilize an Asbestos Hazard Emergency Response Act (AHERA)-accredited asbestos building inspector to conduct an asbestos survey of the interior of the structures as required by U.S. Environmental Protection Agency (USEPA) regulation 40 CFR Part 61, National Emission Standards for Hazardous Air Pollutants (NESHAP). Terracon will conduct a visual assessment of the structures to identify materials suspected of containing asbestos (suspect ACM) such as thermal system insulation, surfacing materials, and miscellaneous materials that are anticipated to be impacted by planned renovation activities. Suspect materials will be physically assessed for friability

and evidence of damage or degradation. Samples of suspect ACM will be collected for laboratory analysis. Bulk sample collection will be conducted in general accordance with the sampling protocols outlined in USEPA 40 CFR 763.86.

To the extent reasonable Terracon will limit sampling to locations that are discrete. Sample collection will result in some isolated damage to building materials; however, attempts will be made to limit such damage to the extent necessary for sample collection. Some materials cannot be sampled without significant damage to the finish or function of a material including ceramic tile adhesives or mortar beds and roofing. **Destructive material sampling will not be conducted without prior client and/or owner approval.** Materials that cannot be discretely sampled will be recorded and quantified like other suspect ACM, but will be assumed to contain asbestos. Terracon will not be responsible for repair or touch-up of sample locations. Utilities and service lines are assumed to be live and materials which come in contact with such utilities will not be sampled.

Terracon will not perform sampling that requires dismantling of equipment or removal of protective coverings. Reasonable efforts to access suspect materials within known areas of restricted access will be made provided these areas are not determined to be permit-required confined spaces, or to pose a health or safety risk to Terracon personnel. Sampling will not include suspect materials that cannot be safely reached with available ladders or aerial lifts.

A laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP), will analyze bulk material samples using polarized light microscopy (PLM). The laboratory will analyze all samples of each material unless instructed otherwise by Terracon. Samples of materials that are identified as containing asbestos in concentrations greater than zero percent but less than 10% will be assumed to be asbestos containing unless the client authorizes additional laboratory costs associated with point counting the materials. Eligible materials such as drywall systems will not be subjected to composite analysis unless requested by the client.

For the preparation of this proposal, our fee below is based on the analysis of up to 75 samples with a 48-hour analytical turnaround time from sample receipt by the laboratory.

## Conditions

In order to complete the above services, the client will provide:

- Access and right of entry to all areas within the structures
- Information about any restrictions or special access requirements regarding the site shall be made known to Terracon prior to site mobilization.
- Information about any known environmental conditions at the site (e.g., hazardous materials or processes, specialized protective equipment requirements,

unsound structural members, etc.) shall also be communicated to Terracon prior to site mobilization.

## Report

Terracon will issue an asbestos survey report, which will be delivered electronically in PDF form and will describe the sampling methods and the results of the asbestos survey. The report will include a description of the numbers, types, and locations of building material samples collected, the analytical results, and the estimated quantity of materials identified as containing asbestos. No estimates of ACM removal costs will be provided.

Samples of friable materials analyzed only by PLM visual estimation and containing less than 10% asbestos will be listed in the report as ACM as required by the NESHAP regulations in 40 CFR 61 Subpart M. To establish their status as non-ACM (<1%), additional analysis by point counting must be performed on these materials. Materials determined by point counting to contain less than 1% asbestos will be listed separately in the report with their asbestos content to assist the client in complying with OSHA regulations. According to a July 31, 1992, Applicability Determination memo from the EPA, asbestos-containing non-friable caulks in good condition may be classed as Category 1 non-friable materials. This classification decision will be made at the sole discretion of our inspector at the time of the survey.

Unless otherwise instructed, the final report will be submitted to the email address supplied to Terracon above. Verbal results of the laboratory analyses may be available earlier. The findings and conclusions presented in our final reports will take precedence over any verbal or written information communicated to the client prior to the issuance of the final report.

## Reliance

The final report will be prepared for the exclusive use and reliance of the Client. Reliance by any other party is prohibited without the written authorization of the Client and Terracon. If the Client is aware of additional parties that will require reliance on the report, the names, addresses, and relationships of these parties should be provided for Terracon approval prior to the time of authorization to proceed. Terracon will grant reliance to those approved parties upon receipt of a fully executed Reliance Agreement (available upon request).

Reliance on the report by the Client and all authorized parties will be subject to the terms, conditions, and limitations stated in the Agreement for Services, the Reliance Agreement, and the report.

## Safety

At Terracon, we all have a personal and uncompromising commitment to everyone going home safely each and every day. Our Incident and Injury-Free (IIF) program is about care and concern for people. It is our personal and organizational commitment at all levels of the company and is where safety is held as a core value as well as an operational priority. Working safely is an inseparable part of working correctly, just as much as other operational priorities, quality, profitability and schedule. IIF is our commitment to our people and others, who we value for who they are and what they do. IIF is not just something we do; it is in everything we do.

As part of our IIF process, we will prepare a pre-task plan for this project where we will identify the potential site safety and job hazards associated with your site. Our pre-task plan will identify and prepare our personnel to be able to handle conditions such as but not limited to public safety, environmental contamination, site access issues, overhead and underground utilities, adverse weather conditions, and personal protective equipment and will continually be reviewed and reevaluated throughout the field work activities. Each site is unique and may contain different safety conditions. We understand that to protect our personnel as well as others we must look at each site individually to identify potential concerns.

## Schedule

Field work is expected to be completed in one business day. Laboratory analysis will take 48 hours from receipt by the analyzing laboratory. Our report will be completed within approximately ten business days following receipt of the laboratory results. The findings and conclusions presented in our final report will take precedence over any verbal information communicated to the client prior to the issuance of the final report.

In order to comply with the proposed schedule, please provide the following items at the time of notification to proceed.

- Signed Agreement for Services
- Signed Sampling Authorization Form
- Right of entry to conduct the survey, including unrestricted access to the interior of the structures
- Notification of any restrictions or specific requirements (such as confidentiality, scheduling, or site safety requirements) regarding accessing the site

## C. Compensation

Our fee for the scope of services described above will be **\$4,200.00**. Fees for the asbestos survey include collection and analysis of up to 75 asbestos samples with 48-hour turnaround time from sample receipt by the lab.

Terracon will attempt to contact the client while on site before incurring extra costs if collection of additional asbestos samples over the proposed 75 samples is required to comply with NESHAP regulations.

In order to avoid a second mobilization, additional authorization will not be considered a requirement before collection of additional samples if the client is unavailable when contacted.

Additional asbestos samples will be invoiced at \$30 each including collection, laboratory analysis, and reporting.

If laboratory analysis indicates need for additional analysis by point-counting, as permitted by NESHAP regulations, then the client will be contacted, and the circumstances will be explained. In this event, Terracon may make a recommendation as to whether point-counting analysis should be performed and will seek authorization from the client to do so. Point-counted samples will be invoiced at \$65 per sample analyzed. Point counted results will be indicated as such in the report. The above lump sum fee is based on the assumptions and conditions provided at the time of this proposal.

## **D. Authorization**

If this scope of services meets with your approval, work may be initiated by returning a signed original copy of this Agreement for Services to our office. Project initiation may be expedited by faxing a copy of the signed Agreement for Services to the undersigned below at (954) 741-8240 and/or emailing an executed copy to Mr. Sergio A. Adasme at [sergio.adasme@terracon.com](mailto:sergio.adasme@terracon.com).

The terms, conditions, and limitations stated in the Agreement for Services (and sections of this proposal incorporated therein), shall constitute the exclusive terms and conditions and services to be performed for this project. This proposal is valid only if authorized within 60 days of the proposal date. We appreciate the opportunity to provide this proposal and look forward to working with you on this project. If you have any questions or comments regarding this proposal or require additional services, please give me a call.

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. If you have any questions or comments regarding this proposal or require additional services, please give me a call.

Sincerely,


**Terracon Consultants, Inc.**

*Asbestos Business License ZA-337*

A blue ink signature of Sergio A. Adasme, written in a cursive style.

Sergio A. Adasme

Project Industrial Hygienist

A black ink signature of Alicia Coley, written in a cursive style.

Alicia Coley, CIH, LAC

Licensed Asbestos Consultant AX138

Attachments: Agreement for Services  
Sampling Authorization Form



### SAMPLING AUTHORIZATION

Terracon Consultants, Inc. has been requested to sample the currently installed building materials, excluding exterior and roofing materials, for determination of the presence of asbestos-containing materials. The sampling and analysis are being conducted in anticipation of planned renovation of the Community Center and Restroom buildings.

As part of the sampling procedures, it will be necessary for Terracon to remove coverings/finishes, make penetrations/cuts, exploratory holes, etc. in currently installed building materials. All parties should be aware that several materials cannot be sampled without significant damage to the finish or function of a material including, but not limited to, plaster, ceramic tile, terrazzo, marble, floor finishes, select adhesives, and mortar beds.

Terracon will not repair, replace, or refinish sample locations in the interior of the buildings. If suspect ACM is not authorized to be sampled, those materials will be assumed to be ACM for the purposes of this inspection.

Your acknowledgment of the proposed Survey Activities is requested below (both sections).

**Bulk Sample / Damage Authorization**

I have read the above and authorize destructive investigation, as required, to complete a thorough inspection.

I have read the above and will not authorize damage to the following materials (material description and location required):

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Building Name or Address

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Building Owner Representative / Entity

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Printed Name of Authorized Person

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Signature of Authorized Person

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Date

## AGREEMENT FOR SERVICES

This **AGREEMENT** is between CPZ Architects Inc ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the CPZ - Rose G Park project ("Project"), as described in Consultant's Proposal dated 04/02/2026 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

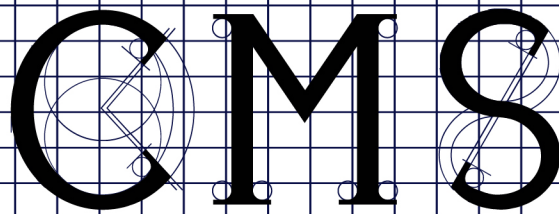
- 1. Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
- 2. Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
- 3. Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
- 4. Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
- 5. Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
- 6. LIMITATION OF LIABILITY.** CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.
- 7. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
- 8. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
- 9. Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability (\$5,000,000 occ / agg); and (v) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

- 10. CONSEQUENTIAL DAMAGES.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
- 14. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
- 15. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 16. Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 17. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

**PURSUANT TO SECTION 558.0035 OF FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE.**

Consultant: **Terracon Consultants, Inc.**  
 By: Alicia Coley Date: **4/3/2026**  
 Name/Title: **Alicia N Coley / Regional Services Specialist**  
 Address: **3347 NW 55th St**  
**Fort Lauderdale, FL 33309-6306**  
 Phone: **(954) 741-8282** Fax: \_\_\_\_\_  
 Email: **Alicia.Coley@terracon.com**

Client: **CPZ Architects Inc**  
 By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Name/Title: **Heidi Rodriguez, AIA / Vice President, Principal**  
 Address: **4316 W Broward Blvd**  
**Plantation, FL 33317-3762**  
 Phone: **(954) 792-8525** Fax: \_\_\_\_\_  
 Email: **heidi@cpzarchitects.com**



# CONSTRUCTION MANAGEMENT SERVICES

11555 Heron Bay Blvd, Suite 204, Coral Springs FL 33076 – 954-481-1611

## Proposal

**CMS-Construction Management Services, Inc.**  
11555 Heron Bay Blvd., Suite 204  
Coral Springs, FL 33076

**Contact:** Wayne Birch  
**Phone:** (954) 481-1611  
**Email:** [wbirch@cms-construction-services.com](mailto:wbirch@cms-construction-services.com)

## Rose G Price Park Master Plan Improvements

Proposal Date: **3/16/2026**

Proposal Valid Through: **9/16/2026**

### Customer

Company: CPZ Architects  
Project  
Address: 901 NW 208th Avenue,  
Pembroke Pines, FL 33029

### Customer Contact

Contact: **Heidi Rodriguez**  
Title: Principal  
Phone: 954.792.8525 ext # 102  
Email: [Heidi@cpzarchitects.com](mailto:Heidi@cpzarchitects.com)

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CMS, Inc. is delighted to offer Professional Cost Estimating Services in response to your request. Our estimates will adhere to the CSI MasterFormat standards for construction cost estimating and will incorporate localized line-item construction costs specific to the region. We are committed to delivering the necessary services to prepare detailed cost estimates for the following items.

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### Scope of Basic Services:

CMS will prepare a Design Documents and 100% Construction Documents Cost Estimate for the Rosie Park Master Plan Improvements project. These deliverables will be based on the plans, narrative, and scope of work provided by CPZ Architects.

### Meetings and Revisions:

The scope includes one revision meeting to review and refine the estimate(s), incorporating all necessary adjustments. All items proposed for revision must be submitted concurrently during this meeting. Additional revisions or meetings beyond this scope may result in a change order request.

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# CMS

<b>DD Cost Estimate</b>			
<i>Title</i>	<i>Hours</i>	<i>Rate</i>	<i>Total</i>
Project Manager	6	\$ 138.00	\$ 828.00
Senior Estimator	60	\$ 146.00	\$ 8,760.00
<b>Total</b>			<b>\$ 9,588.00</b>

<b>100% CD Cost Estimate</b>			
<i>Title</i>	<i>Hours</i>	<i>Rate</i>	<i>Total</i>
Project Manager	8	\$ 138.00	\$ 1,104.00
Senior Estimator	75	\$ 146.00	\$ 10,950.00
<b>Total</b>			<b>\$ 12,054.00</b>

<b>Summary of Fees</b>	
Class 3 Cost Estimate	\$ 9,558.00
Pre Construction Schedule	\$ 12,054.00
<b>Total</b>	<b>\$ 21,642.00</b>

# CMS

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## Payment Terms

Payment terms are set at NET 30 days unless otherwise mutually agreed upon or superseded by subcontractor agreements or other prevailing contractual obligations.

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We appreciate your consideration and are eager to collaborate with you on this project. If you agree to the terms outlined above, please kindly sign in the designated space below and return a copy to our office for processing at your earliest convenience.

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### CMS –Construction Management Services Inc.

By: Wayne Birch  
Signature - Wayne Birch

Principal  
Title

3/16/2026  
Date

### CPZ Architects

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date