

April 9, 2026

Ms. Christina Goulding  
Assistant City Manager/Director  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, Florida 33025

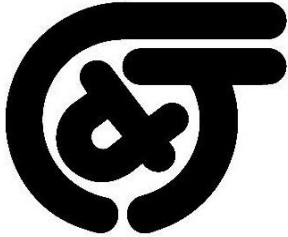
**RE: WORK ORDER REC07 - WEST PINES SOCCER PARK ARTIFICIAL TURF  
CITY OF PEMBROKE PINES, FLORIDA  
CTA PROPOSAL NO. 2026-R04.104**

Dear Ms. Goulding,

The firm of Craven Thompson & Associates, Inc. (CTA) is pleased to provide you with the following proposal for professional Surveying and Civil Engineering Services for the proposed West Pines Soccer Park Artificial Turf Conversion Project in the City of Pembroke Pines pursuant to the terms and conditions of *RFQ No. PSPW 23-20, Continuing Services for Citywide Professional Architectural, Engineering, Surveying and Mapping*. West Pines Soccer Park is located south of Pines Boulevard, west of NW 196<sup>th</sup> Avenue. The proposed improvements include the conversion of the existing northwestern two soccer fields from grass turf to artificial turf surface, re-grading of the fields and adjacent areas, upgrading the drainage system to accommodate the conversion, and the permitting necessary for constructing these improvements. Specifically, our proposed scope of services and fees is as follows:

**SITE LIMITS: ±5.7 ACRES**

CRAVEN THOMPSON



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors  
Landscape Architects



**I. TASK 1: DATA COLLECTION**

1.1 Topographic Survey (CTA Task No. 12160)

The scope of work to be provided by Craven Thompson & Associates, Inc. (CTA) includes professional services for the elements listed below.

The scope of work includes a Topographic Survey for design purposes.

**Scope of Work:**

Survey shall meet current Surveying requirements of the Board of Professional Surveyors and Mappers of the State of Florida, as defined in Chapter 51-17, Florida Administrative Code. Survey shall include the following:

- Recovery of sufficient existing boundary and/or right-of-way monumentation to determine the right-of-way lines needed to tie all visible improvements.
- Locations of all aboveground and visible improvements, including buildings, pavement, slabs, fences, signs, overhead wires, utility poles, wire pull boxes, trees, and other utility features within the proposed site limits.
- Rims, inverts, and pipe sizes shall be measured on all sanitary and storm drainage structures found within approximately 100 feet of the project limits, if accessible and physically unobstructed, otherwise they will be noted on the drawing.
- Capture surface elevations on an approximate 100-foot grid. More frequent in areas of identified swales and other areas that are designed to receive surface water
- Identify all existing easements and reference recorded documents (OR Book and page) that show on recorded Plats within the Public Records of Broward County. A title search is not included in this Task.
- Existing trees, four (4) inches in diameter and above, at four (4) feet above ground, shall be located and identified with diameter and common name.
- Two (2) survey control points will be set on site. Benchmarks will be provided on or immediately adjacent to the project and shown on the survey for future construction.
- The elevations shall be relative to the North American Vertical Datum of 1988 (NAVD88) and based on National Geodetic Survey (NGS), Florida Department of Transportation.
- The surveys shall be in the horizontal projection: State Plane, Florida East Zone, NAD 83(2011), US Survey feet.
- Survey drawings shall be prepared in AutoCAD Civil 3D or higher.
- The final deliverable shall be provided in hard copy, signed and sealed surveys, and electronically signed PDFs. Surveys shall be prepared at 22" x 34", suitable for offset printing on 24" x 36" paper.

*Lump Sum..... \$12,800.00*

**Note: Approximate time of completion for this Task will be two to three (2-3) weeks, after receipt of Notice to Proceed.**

- 1.2 Geotechnical Engineering (Provided by Tierra South Florida, Inc.)  
Obtain four (4) soil borings (15' in depth) within the two existing fields which are being converted to artificial turf. Prepare geotechnical analysis and recommendations for soil/subgrade preparation.  
*Lump Sum*..... \$9,900.00
- 1.3 Subsurface Utility Locates (Provided by InfraMap Corp)  
Provide three (3) Level A underground utility locates including survey of horizontal and vertical locations.  
*Lump Sum*..... \$3,400.00
- 1.4 Information Gathering (CTA Task No. 33010)  
Gather existing information including as-builts, existing permit information, and any existing soil and environmental information on the site, Submit for 811 design ticket for project area and follow up with utility companies.  
*Lump Sum*..... \$11,000.00
- 1.5 Engineering Data Collection Phase Meetings (CTA Task No. 31100)  
Includes two (2) - three-hour meetings for an Engineer IV @ \$250.00/hour  
*Hourly, Not-to-Exceed*..... \$1,500.00

**II. TASK 2: PROJECT MANAGEMENT**

- 2.1 Project Administration & Coordination with City (CTA Task No. 33020)  
The lead department for this phase of the project will be the Recreation and Cultural Arts Department which will be working in tandem with the City Manager's Office and other City Departments including, but not limited to: Building Department, and Public Services Department. The work includes engaging with the City' project manager throughout the process with administrative and project management related issues.  
*Lump Sum*..... \$10,000.00
- 2.2 Quality Assurance/Quality Control (CTA Task No. 34080)  
This includes internal quality assurance and quality control throughout the project duration and more specifically at the 50%, 90% and 100% Documents Complete Process.  
*Lump Sum*..... \$13,980.00

**III. TASK 3: PLANNING (Not Applicable)**

**IV. TASK 4: DEVELOPMENT OF PROJECT DELIVERABLES**

- 4.1 50% Design Development Civil Engineering Plans, Calculations, Specifications, and Cost Estimate (CTA Task No. 31030)  
Prepare 50% Design Development plans for artificial turf installation including cross sections and details, grading and drainage of project area, demolition plans, erosion control plans, stormwater/drainage calculations, project specifications, and a 50% Design Development Cost Estimate.  
*Lump Sum*..... \$47,360.00

- 4.2 90% Design Development Civil Engineering Plans, Calculations, Specifications, and Cost Estimate (CTA Task No. 31030)  
After review of 50% Design Development plans by City, further develop project documents to 90% Final Design Documents for artificial turf installation including cross sections and details, grading and drainage of project area, demolition plans, erosion control plans, stormwater/drainage calculations, project specifications, and a 90% Design Development Cost Estimate.

*Lump Sum*..... \$40,360.00

- 4.3 100% Design Development Civil Engineering Plans, Calculations, Specifications, and Cost Estimate (CTA Task No. 31030)  
After review of 90% Design Development plans by City, further develop project documents to 100% Construction Documents for artificial turf installation including cross sections and details, grading and drainage of project area, demolition plans, erosion control plans, stormwater/drainage calculations, project specifications, and a 100% Design Development Cost Estimate.

*Lump Sum*..... \$25,560.00

- 4.4 Meetings During Project Deliverables Phase (CTA Task No. 31101)  
Prepare for and attend coordination meetings and conference calls regarding the proposed project. This task shall include meetings with the City, and local permitting agencies This assumes up to eight (8) three-hour meetings for an Engineer IV.

*Hourly, Not to Exceed* ..... \$6,000.00

**V. TASK 5: CIVIL PERMITTING ASSISTANCE**

- 5.1 Prepare and Process On-Site Permit Applications (CTA Task No. 31080)  
Prepare and process permit applications and supporting documents through state and local agencies including:

- City of Pembroke Pines Engineering Permit
- South Broward Drainage District (SBDD) - Surface Water

*Lump Sum*..... \$9,200.00

**VI. TASK 6: BIDDING ASSISTANCE**

- 6.1 Bidding Assistance (CTA Task No. 31115)  
Provide Bidding Assistance to City including addressing RFIs; attend pre-bid meeting and issue addenda, etc., as related to proposed project.

*Hourly, Not to Exceed* ..... \$6,800.00

**VII. MISCELLANEOUS**

- 7.1 Reimbursable (CTA Task No. 31140)  
Reimbursable expenses such as courier services, mailing of public participation notices, progress prints, permit prints, set of reproducible Mylar, etc.

*Estimated Budget*..... \$500.00

**SUMMARY OF FEES**

I.	TASK 1: DATA COLLECTION .....	\$38,600.00
II.	TASK 2: PROJECT MANAGEMENT .....	\$23,980.00
III.	TASK 3: PLANNING (NOT APPLICABLE)	
IV.	TASK 4: PROJECT DELIVERABLES.....	\$119,280.00
V.	TASK 5: CIVIL PERMITTING ASSISTANCE .....	\$9,200.00
VI.	TASK 6; BID ASSISTANCE .....	\$6,800.00
VII.	MISCELLANEOUS .....	\$500.00
	<b>GRAND TOTAL .....</b>	<b>\$198,360.00</b>

**SERVICES NOT INCLUDED**

Additional services will be performed as authorized in writing by the Client. Additional services include but are not limited to the following:

1. Construction Services, Management, Inspection, Observation, Certifications, etc.
2. Irrigation plans
3. Landscape Architecture Services
4. Water and Sewer Plans
5. Lift Station Design or Lift Station Upgrades if necessary
6. Phasing of any of the construction documents
7. Paving Plans
8. Material testing.
9. Environmental Services
10. Traffic studies
11. Traffic Signal Plans
12. Grant Related Services
13. Any services required in connection with threatened or endangered species.
14. Services required by additional governmental regulations which might be put into effect after the date of this agreement.
15. Any additional services requested by City.

**The following is a list of items which are to be provided by Client:**

1. Any documents, plans, permits, etc., associated with this Project.

**Acceptance**

This proposal and fee schedules are based on acceptance within 30 days of the date of preparation. If not accepted by you within that time-period, we reserve the right to re-evaluate the terms and conditions contained herein.

The above will be subject to the terms and conditions as specified in the Contract Documents. If the proposed work and fees contained herein are agreeable with you, please provide a Purchase Order and a Notice to Proceed.

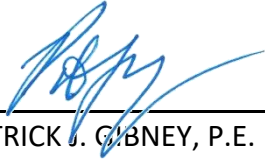
Should you have any questions regarding the above, please do not hesitate to call.

Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**



DOUG R. TAYLOR, P.E.  
Director of Business Development



PATRICK J. GIBNEY, P.E.  
Vice President, Engineering

DRT/tg

CITY OF PEMBROKE PINES  
 WORK ORDER NO. REC07 - WEST PINES SOCCER PARK ARTIFICIAL TURF  
 CTA PROPOSAL NO. 2026-R04.104

Labor Classification	PRINCIPAL ENGINEER		ENGINEER IV		ENGINEER II		ENGINEER I		PRINCIPAL SURVEYOR		SURVEYOR III		SURVEY CREW - 3 MAN		SUB-SURFACE UTILITY LOCATES (InfraMap)		GEOTECHNICAL ENGINEERING (Tierra)		MISCELLANEOUS (Reimbursable Expenses)		PER TASK	COST PER TASK
	Hours	Billing Rate	Hours	Billing Rate	Hours	Billing Rate	Hours	Billing Rate	Hours	Billing Rate	Hours	Billing Rate	Hours	Billing Rate	Per Day	Billing Rate	Lump Sum	Billing Rate	As Needed	Billing Rate		
<b>SUMMARY OF TASKS</b>		\$ 295.00		\$ 250.00		\$ 200.00		\$ 175.00		\$ 300.00		\$ 200.00		\$ 240.00		\$ 1,700.00						
<b>I. TASK 1: DATA COLLECTION</b>																						
1.1 Topographic Survey		\$ -		\$ -		\$ -		\$ -	8	\$ 2,400.00	16	\$ 3,200.00	30	\$ 7,200.00		\$ -		\$ -			54	\$ 12,800.00
1.2 Geotechnical Engineering		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	1	\$ 9,900.00			1	\$ 9,900.00
1.3 Surface Utility Locates		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	2	\$ 3,400.00		\$ -			2	\$ 3,400.00
1.4 Information Gathering		\$ -	16	\$ 4,000.00		\$ -	40	\$ 7,000.00		\$ -		\$ -		\$ -		\$ -		\$ -			56	\$ 11,000.00
1.5 Engineering Data Collection Phase Meetings		\$ -	6	\$ 1,500.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			6	\$ 1,500.00
<b>II. TASK 2: PROJECT MANAGEMENT</b>																						
2.1 Project Administration & Coordination with City		\$ -	40	\$ 10,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			40	\$ 10,000.00
2.2 Quality Assurance / Quality Control	4	\$ 1,180.00	40	\$ 10,000.00		\$ -	16	\$ 2,800.00		\$ -		\$ -		\$ -		\$ -		\$ -			60	\$ 13,980.00
<b>III. TASK 3: PLANNING (NOT APPLICABLE)</b>																						
<b>IV. TASK 4: DEVELOPMENT OF PROJECT DELIVERABLES</b>																						
4.1 50% Design Development	8	\$ 2,360.00	36	\$ 9,000.00	40	\$ 8,000.00	160	\$ 28,000.00		\$ -		\$ -		\$ -		\$ -		\$ -			244	\$ 47,360.00
4.2 90% Design Development	8	\$ 2,360.00	36	\$ 9,000.00	40	\$ 8,000.00	120	\$ 21,000.00		\$ -		\$ -		\$ -		\$ -		\$ -			204	\$ 40,360.00
4.3 100% Design Development	8	\$ 2,360.00	24	\$ 6,000.00	16	\$ 3,200.00	80	\$ 14,000.00		\$ -		\$ -		\$ -		\$ -		\$ -			128	\$ 25,560.00
4.4 Meeting During Project Deliverables Phase		\$ -	24	\$ 6,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			24	\$ 6,000.00
<b>TASK 5: CIVIL PERMITTING ASSISTANCE</b>																						
5.1 Prepare and Process On-Site Permit Applications		\$ -	20	\$ 5,000.00		\$ -	24	\$ 4,200.00		\$ -		\$ -		\$ -		\$ -		\$ -			44	\$ 9,200.00
<b>TASK 6: BIDDING ASSISTANCE</b>																						
6.1 Bidding Assistance		\$ -	16	\$ 4,000.00		\$ -	16	\$ 2,800.00		\$ -		\$ -		\$ -		\$ -		\$ -			32	\$ 6,800.00
<b>TASK 7: MISCELLANEOUS</b>																						
7.1 Reimbursable Expenses		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			0	\$ 500.00
<b>TOTALS</b>	<b>28</b>	<b>\$ 8,260.00</b>	<b>258</b>	<b>\$ 64,500.00</b>	<b>96</b>	<b>\$ 19,200.00</b>	<b>456</b>	<b>\$ 79,800.00</b>	<b>8</b>	<b>\$ 2,400.00</b>	<b>16</b>	<b>\$ 3,200.00</b>	<b>30</b>	<b>\$ 7,200.00</b>	<b>2</b>	<b>\$ 3,400.00</b>	<b>1</b>	<b>\$ 9,900.00</b>		<b>\$500.00</b>	<b>895</b>	<b>\$ 198,360.00</b>



April 8, 2026

Craven Thompson & Associates, Inc.  
3563 NW 53rd Street  
Fort Lauderdale, Florida 33309

Attn: Mr. Patrick J. Gibney, P.E., Vice President Engineering  
Email: [pgibney@craventhompson.com](mailto:pgibney@craventhompson.com)

RE: **Proposal for Geotechnical Services**  
**West Pines Park – Soccer Field Improvement**  
**200 SW 196<sup>th</sup> Avenue**  
**Pembroke Pines, Florida 33029**  
**TSFGEO Proposal No. 2604-261**

Dear Pat:

As requested, TSFGEO is pleased to submit this proposal for the above-referenced project. Based on information provided to this office, the project will consist of soccer field improvement at West Pines Park, located at 200 SW 196<sup>th</sup> Avenue, Pembroke Pines, Florida 33029. This proposal includes an outline of our proposed scope of work, an estimate of the total fees, and our anticipated schedule for completion of the work.

### **PROPOSED SCOPE OF WORK**

As requested, the following field testing will be performed:

<b>Table 1 – Proposed Field Testing</b>	
<b>Location</b>	<b>Proposed Services</b>
Soccer Field	- Four (4) Standard Penetration Test (SPT) borings to a depth of 15 feet below existing grade.

Prior to drilling at the project site, TSFGEO will notify the local utility companies and request that underground utilities be marked (Sunshine State One Call). **Our experience, however, is that the utility companies will not mark privately owned utilities. Our proposal assumes that the Client will locate private utility lines, if any, in the field or clear boring locations of utility**

**conflicts prior to mobilization of the drill rig. TSFGeo can recommend a utility line locating service upon request.**

Upon completion of the field exploration, some laboratory testing and visual classifications will be performed on selected samples.

A geotechnical engineer will evaluate the results of all drilling and laboratory testing. Upon completion of the field testing, a data report will be issued that contains the exploration data.

### **ESTIMATED FEES**

It is proposed that the fee for the performance of the services outlined above is determined on a **lump sum** price basis and that the work be performed pursuant to TSFGeo's General Conditions enclosed herewith and incorporated into this proposal. On the basis of the proposed quantities, our **lump sum** fee for the proposed geotechnical services will be **\$9,900.00**.

**The above estimate assumes that the site is open and accessible to our track-mounted drill rig.** Our estimate covers the work needed to provide drilling services and geotechnical report. Not included are clearing to access boring location, reports, reviews of foundation drawings, preparation of construction specifications, special conferences and any other work requested after submittal of our report.

**Borings are completed with track-mounted equipment, and the boring location will likely be in grass areas. Some damage might occur to the landscape, TSFGeo will endeavor to minimize impacts to grass or landscape from the track tires. However, our fees do not include a fee to restore the grass or landscape.**


### **SCHEDULE AND AUTHORIZATION**

TSFGeo will proceed with the work after receipt of a signed copy of this proposal. With our present schedule, we can commence work within a few days of project approval (weather permitting and permit approval) and after utilities have been cleared. The fieldwork is expected to take about 1 to 2 days to complete, depending on the accessibility of the site. The report can be submitted about 3 weeks after completion of the field exploration. Verbal preliminary results can be made to appropriate parties prior to submittal of the report.

We at TSFGeo appreciate the opportunity to submit this proposal and look forward to working with you on this project. If you should have any questions concerning our proposal, please contact our office.

Respectfully submitted,

**TSFGeo**



Ramakumar Vedula, P.E.  
Principal Engineer



Esvard Janvier  
Staff Engineer

Attachments:

- Site Location
- General Conditions

<b>AUTHORIZED BY:</b>	<b>INVOICE TO:</b>
<b>Name:</b>	<b>Firm:</b>
<b>Title:</b>	<b>Name:</b>
<b>Date:</b>	<b>Address:</b>
	<b>Phone :</b>

## Site Location

MASTER PLAN DEVELOPMENT



FIGURE 176 – WEST PINES SOCCER PARK CONCEPT DIAGRAM

**Proposal for Geotechnical Services  
West Pines Park – Soccer Field Improvement**

**TSFGeo's General Conditions**

1. **SCOPE OF WORK:** Work means the specific geotechnical, analytical, testing or other service to be performed by Tierra South Florida, Inc. (TSFGeo) as set forth in TSFGeo's proposal, Client's acceptance of the scope of work and these General Conditions. Additional work ordered by Client shall also be subject to these General Conditions. "Client" refers to the person or business entity ordering the work to be done by TSFGeo. Client shall communicate these General Conditions to each and every third party to whom Client transmits any part of TSFGeo's work. TSFGeo shall have no duty or obligation to any third party greater than that set forth in TSFGeo's proposal, Client's acceptance of TSFGeo's proposal and these General Conditions. The ordering of work from TSFGeo, or the reliance on any of TSFGeo's work, shall represent acceptance of the terms of TSFGeo's proposal and these General Conditions, regardless of the terms of any subsequently issued document.
2. **RIGHT-OF-ENTRY** -The client will provide right-of-entry for TSFGeo and all necessary equipment in order to complete the work. While TSFGeo will take all reasonable precautions to minimize any damage to the property, it is understood by Client that in the normal course of work some damage may occur; the correction of which is not part of this agreement.
3. **DAMAGE TO EXISTING MAN-MADE OBJECTS** -The Client, will provide the location of all underground utilities or obstructions to TSFGeo who, in the prosecution of their work, will take all reasonable precautions to avoid damage or injury to any such subterranean structure or utility. The Owner agrees to hold TSFGeo harmless for any damages to subterranean structures which are not called to TSFGeo's attention and correctly shown on the plans furnished and will reimburse TSFGeo for any expenses in connection with any claims or suits including reasonable attorney fees at the trial and appellate levels.
4. **IN-PLACE MATERIALS TESTING** - TSFGeo will not be responsible for repair or damage to portions of structures designated for in-place materials testing. Repairs can be made for aesthetic reasons if requested in advance of the work to be performed. The cost for labor and materials would be charged.
5. **SAMPLE RETENTION** - TSFGeo will retain all soil and rock samples obtained for geotechnical explorations for 30 days. Samples subjected to Construction Materials and Laboratory testing are disposed of subsequent to testing. Further storage or transfer of samples can be made at Client's expense upon written authorization.
6. **DEFINITION OF RESPONSIBILITY (OBSERVATION SERVICES)** - The presence of our field representative will be for the purpose of providing observation and field testing. Our work does not include supervision or direction of the actual work of the contractor, his employees or agents. The contractor for this project should be so advised.
  - 6.1. The Contractor should also be informed that neither the presence of our field representative or the observation and testing by our firm shall excuse him in any way for defects discovered in his work. It is understood that TSFGeo will not be responsible for the Contractor's job or site safety on his project. That will be the sole responsibility of the contractor.
7. **STANDARD OF CARE** -Service performed by TSFGeo under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.
  - 7.1. Client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are made by TSFGeo and that the data, interpretations and recommendations of TSFGeo are based solely on the information available to it. TSFGeo shall not be responsible for the interpretation by others of information developed.
8. **ORAL AGREEMENTS** -No oral agreement, guarantee, promise, representation or warranty shall be binding.
9. **OWNERSHIP OF DOCUMENTS** -All reports, boring logs, field data and notes, laboratory test data, calculations, estimates and other documents prepared by TSFGeo, as instruments of service, shall remain the property of TSFGeo until final payment is received and a letter of copyright transfer been executed.
10. **BASIS OF PAYMENT** -Payment is due within 30 days of date of invoice. Payments not made when due shall bear interest at eighteen (18) percent annum or at the maximum rate allowed by law from the date of the invoice until same is paid.
  - 10.1. If the Client fails to make any payment due to TSFGeo for service and/or expenses within 60 days of date of invoice, TSFGeo may, after giving seven days' written notice to Client, suspend services until all outstanding amounts have been paid to TSFGeo in full. Further, TSFGeo may, in addition to withholding services, or singularly, withhold reports, plans and other documents not paid in full by the Client. In the event that final payment for completed work is not made, TSFGeo shall request that all copyrighted documents which were submitted to client be returned and all information used in project plans be removed from project documents.
  - 10.2. In the event it is necessary to take legal action to effect collection, whether or not litigation is commenced, the Client agrees to reimburse TSFGeo for expenses in connection with any claims or suits, including reasonable attorney's fees, including but not limited to the trial and appellate levels.
  - 10.3. This contract shall be governed by the laws of the State of Florida.
11. **CONSTRUCTION REVIEW** - TSFGeo cannot accept responsibility for any design work unless the work includes services for construction review to determine whether or not the work performed is in substantial compliance with TSFGeo's conclusions and recommendations.
12. **INDEMNIFICATION** -TSFGeo agrees to hold harmless and indemnify Client from and against liability arising out of TSFGeo's negligent performance of the work. Client agrees to indemnify and hold TSFGeo harmless from all liability including all costs, attorney's fees and expenses of defense for any claims by any other person or corporation which may arise out of the performance or breach of this contract for which TSFGeo was not solely negligent.
13. **LIMITATION OF LIABILITY** -The Client/Owner agrees to limit TSFGeo's liability for negligent professional acts, errors or omissions, such that the total aggregate liability of TSFGeo shall not exceed \$50,000 or the total fee for the services rendered on this project; whichever is greater. The Owner further agrees to require the contractor and his subcontractors a similar limitation of liability suffered by the contractor or the subcontractors arising from TSFGeo's negligent professional acts, errors or omissions.
  - 13.1. If Client prefers to have higher limits on professional liability, TSFGeo agrees to increase the limits up to a maximum of \$1,000,000 upon Client's written request at the time of accepting our proposal provided that Client agrees to pay an additional consideration of 5 percent of our total fee. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.
14. **INSURANCE** -TSFGeo represents that it and its agents, staff and consultants employed by it are protected by Worker's Compensation insurance and Employer's Liability Insurance in conformance with applicable state laws. TSFGeo has such coverage under public liability and property damage insurance policies that TSFGeo deems to be adequate. A Certificate of Insurance can be supplied evidencing such coverage upon request.
  - 14.1. Within the limits and conditions of such insurance, TSFGeo agrees to indemnify and save client harmless from and against any loss, damage or liability arising from any negligent acts by TSFGeo, its agents, staff and consultants employed by it. TSFGeo shall not be responsible for any loss, damage or liability beyond the amounts, limits and considerations of such insurance. TSFGeo shall not be responsible for any loss, damage or liability arising from any acts by clients, its agents, staff and other consultants employed by it.
  - 14.2. Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, TSFGeo will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.
15. **TERMINATION** -This agreement may be terminated by either party upon seven days written notice in the event of substantial failure by the other party to perform in accordance with the terms thereof. Such termination shall not be effective if the substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, TSFGeo shall be paid for services performed to the termination notice date plus reasonable termination expenses.
  - 15.1. In the event of termination or suspension for more than three months, prior to completion of all reports contemplated by this Agreement, TSFGeo may complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs for TSFGeo in completing such analyses, records and reports.
16. **CLIENT'S OBLIGATION TO NOTIFY TSFGeo** - Client represents and warrants that it has advised TSFGeo of any known or suspected hazardous materials or conditions, utility lines and pollutants at any site at which TSFGeo is to do work hereunder, and unless TSFGeo has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, Client agrees to defend, indemnify and save TSFGeo harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to TSFGeo's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof were not revealed to TSFGeo by Client.
17. **HAZARDOUS MATERIALS** -This agreement shall not be interpreted as requiring TSFGeo to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility as those terms appear within RCRA or within any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants.

Initial \_\_\_\_\_



QUALITY      PROFESSIONAL      EXPERTISE

April 30, 2026

Craven Thompson & Associates  
3563 NW 53 Street  
Fort Lauderdale, Florida 33309

Richard G. Crawford, Jr., RLS/PSM  
E: rcrawford@craventhompson.com  
O: 954.739.6400

Re: West Pines Soccer Park Artificial Turf Conversion Project  
Pembroke Pines, FL  
Subsurface Utility Engineering Services

Dear Mr. Crawford:

We have prepared this proposal to perform subsurface utility engineering services including utility designating and surveying for the above referenced project. We have received the following files by email dated April 30, 2026 attached identifying the project locations:

- Location Map for Chapel Trail & West Pines Soccer Park

Our scope of work shall be performed in accordance with the Procedures, Exclusions and Assumptions identified below and will include the following:

1. **Level A Underground Utility Locates** – Air vacuum excavation test holes will be performed at the proposed test hole locations. This proposal includes up to 4 test holes.

### **Air Vacuum Excavation Test Holes**

During utility locating by air / vacuum test holes InfraMap will complete the following tasks:

1. **Agency Coordination** – InfraMap will comply with laws and regulations concerning excavation by coordinating with utility inspectors, property owners, "ONE CALL" and others as required.
2. **Anticipated Permits** – InfraMap will prepare and coordinate throughout the permitting process and will bill the associated fees as a direct expense.
3. **Test hole conflict identification and field locate** – If InfraMap has not performed the utility designating prior to the test hole task, and we identify a discrepancy between existing utility location on client provided plans and what is in the field, we will notify the Client prior to any test hole work. We will make recommendations if utilities are not where the records maps indicate, or a utility is discovered that is not shown on any records and is not detectable during the electronic sweep. InfraMap will contact the client and discuss strategies to address the unpredictable field conditions. InfraMap will work with the client in the identification of additional test holes or removal of test holes from future scope of work.
4. **MOT** - The fee estimate presented in this proposal includes cost for time, material, and labor to perform the air vacuum excavation test holes. Maintenance of Traffic costs have not been included in this fee estimate. If temporary traffic control and/or maintenance of traffic expenses are anticipated prior to mobilization, InfraMap will notify the client and if approved, will bill the additional expense as a direct / pass-through expense.



5. **Test hole** – InfraMap will perform the following for the test hole task:
  - a. Excavate a test hole using air/ vacuum excavation. Provide all precautions necessary to perform the work safely and to cause no damage to the utility. The test hole will be of the minimum size required to expose the utility and record the following information:
    - i. Depth below grade (cover).
    - ii. Utility material, shape, and overall condition.
    - iii. Approximate diameter of pipes, cables, conduits, and the configuration of multiple conduit systems.
    - iv. The general directional trend of the utility.
    - v. Thickness, type, and condition of paving material.
    - vi. General soil conditions.
  - b. Install a survey marker (PK or hub and tack) directly over the centerline of pipes or edge of concrete structures or conduit banks at grade. Ribbon of appropriate APWA / ULCC color will be installed in the backfill from utility to grade. Indicate on the test hole form the placement of the marker relative to the utility cross section. Record the location of the marker with a minimum of three swing tie measurements to convenient existing permanent structures on site.
  - c. Backfill test hole with excavated material in 6-inch lifts by air pneumatic tamping. Restore test hole area to the original condition. Repair and restore all pavement cuts to ensure a long-lasting repair utilizing asphalt cold patch.
6. **Survey** - Survey of test hole locations to provide northing, easting and elevations of pin or hub associated with each test hole. Survey will be performed by utilizing applicable State Plane Coordinate System or client provided established survey control.
7. **CAD** - The survey data will be processed into a test hole utility file in AutoCAD (dwg) format with symbols depicting horizontal locations of test holes.
8. **Quality Assurance / Quality Control review** – QA/QC review of the test hole reports will be completed to compare the findings of the test hole to the available utility information. InfraMap will evaluate and resolve any discrepancies.
9. **Deliverables** – Deliverables will include a test hole inventory summary table, individual test hole reports, and updated existing utility file in AutoCAD (dwg) format.

#### **Exclusions and Assumptions:**

1. The targeting of subsurface utilities, although highly reliable, is expressly understood to represent an approximate location of the target facility as marked on the ground surface. The accuracy of targeting is subject to certain factors beyond our control such as limitations of available technology and field conditions that may include, but are not limited to depth of utility, electrical conductivity of utility, site conditions and access.
2. Our electronic equipment cannot locate non-conductive pipe systems and or fiber optic line without tracer wire.
3. Concrete Pavement with reinforcement, as well as guide rails and chain link fence, could interfere with our electronic equipment at times to locate utilities.
4. Overhead utilities, irrigation systems, septic drain fields, residential/commercial services, and confined space entry are not included in this scope of work. In addition, gravity structure investigations including storm water and sanitary sewer are not included.



5. At this time, geotechnical borings or subgrade information have not been provided. Large stones, shale, coral, construction debris, or other subsurface conditions including a high groundwater table may limit the ability of our equipment to excavate to the utility and or make it very difficult to visually verify the utility condition and material.
6. In order to provide a cost-effective service that causes minimal disturbance to site amenities and utilities, and is acceptable to permitting agencies, the size of the Test Hole excavation is kept to a minimum. The diameter of most pipes greater than 24" cannot be recovered directly from one test hole and it may be necessary to perform additional holes.
7. This proposal assumes test holes will be repaired consistent with the cold patch specifications above. Depending upon test holes locations and/or local, county and state permit requirements, permanent asphalt patch repairs either using hot mix asphalt, asphalt infrared services or cement subbase, are out of the scope of these services. If required, an out-of-scope proposal or supplemental agreement will be prepared before proceeding further.
8. If a single test hole location is selected at a point where two or more utilities intersect (or trend close together), a single test hole may not be feasible to obtain information for all requested utilities. The utility of higher elevation may be of sufficient size as to prohibit further excavation in the existing test hole. To reach the utility of lower elevation in this instance a separate (additional) test hole will be required.
9. Encased systems and non-encased conduit banks are typically exposed on one edge. This allows the test hole to be excavated down the side of the utility until a discernable bottom edge can be evaluated. Although it is usually possible to determine the bottom edge of these systems, it is not possible to determine conditions under these or other utility systems, such as concrete over pour and other utilities. It is important for the designer to remember that the bottom edge of an encased system or unencased conduit bank may not represent its lowest point, and that the shape of the system may not be the same on both sides. The width of these systems may not be determined from a single test hole. Encased systems and unencased conduit banks may require two test holes to document the width (and both of the sides top and bottom elevations).
10. Recoverable and accurate survey control, which can be accessed during mobilization, will be provided by the client. In the event the survey control is not located near the proposed utility investigation, we anticipate utilizing NRTK GPS. Note, the use of NRTK GPS may affect horizontal and vertical accuracies. If NRTK GPS cannot be utilized due to significant tree cover or satellite loss, a survey traverse will be required. This proposal does not include services to perform a survey traverse to transfer control to the work site. If required, same will be included on a time and materials basis if it cannot be absorbed into the existing budget.
11. The fee estimate presented in this proposal includes cost for time, material, and labor to perform the air vacuum excavation test holes. Maintenance of Traffic costs have not been included in this fee estimate. If temporary traffic control and/or maintenance of traffic expenses are anticipated prior to mobilization, InfraMap will notify the client and if approved, will bill the additional expense as a direct / pass-through expense.
12. This service will be provided with due diligence and in a manner consistent with standards of the subsurface utility mapping industry. Every reasonable effort will be made to locate all systems of interest whether indicated on records available to us or not. However, we do not guarantee that all existing utility systems can or will be detected. It may not be possible to detect utilities that we do not have prior knowledge of, such as systems that are not depicted on records available to us. Further, this service is not intended to detect non-utility structures such as but not limited to foundations, buried tanks, septic systems, wells, tunnels, concrete or metal structures, or the true size and limits of subsurface utility vaults and manholes.



**FEE SCHEDULE**

<b>LEVEL A UNDERGROUND UTILITY LOCATES</b>				
<u>Resource</u>	<u>Rate</u>	<u>Units (Days)</u>	<u>Fee</u>	
Lump Sum	\$ 3,400.00	1	\$	3,400.00
<b>TOTAL FEE ESTIMATE</b>				<b>\$ 3,400.00</b>

If you have any questions or concerns regarding this proposal, please do not hesitate to call at (561) 315-5714 or email [agarcia@inframap.net](mailto:agarcia@inframap.net). We look forward to working with Chen Moore & Associates on this project.

Regards,

Andres Garcia  
Sr. Project Manager

## Scoping Meeting Report Template

Project Name: West Pines Soccer Park Artificial Turf

Work Order Request No.: REC07

Consultant Name: Craven Thompson & Associates

Consultant Address: 3563 NW 53<sup>rd</sup> Street Fort Lauderdale FL 33309

Consultant Project Manager: Patrick Gibney, P.E.

Date of Scoping Meeting: 3/26/2026

Project Location / Address: West Pines Soccer Park 350 SW 196th Avenue, Pembroke Pines, FL 33029

City Department: Recreation and Cultural Arts

City Project Manager: Dyana Castellon

Communication Matrix: Dyana Castellon, Project Manager

[dcastellon@ppines.com](mailto:dcastellon@ppines.com)

954-818-9064

Christina Goulding, Assistant City Manager/Director

[cgoulding@ppines.com](mailto:cgoulding@ppines.com)

954-392-2130

Patrick Gibney, Project Manager

[pgibney@craventhompson.com](mailto:pgibney@craventhompson.com)

954-739-6400

Richard Crawford, Survey

[rcrawford@craventhompson.com](mailto:rcrawford@craventhompson.com)

954-739-6400

PROJECT DETAILS:

1. PROJECT UNDERSTANDING – Project consists of replacing the existing grass soccer fields 1 and 2 with synthetic turf fields. It is the intent to keep all existing lighting in place, remove/relocate existing trees along the eastern berm as necessary to install the proposed fields, adjustments to the perimeter path improvements for ADA compliance and restore all work areas to equal or better condition.

2. SCOPE OF SERVICES

TASK 1 - DATA COLLECTION

- 1.1 - Topographic Design Survey
- 1.2 - Geotechnical Engineering
- 1.3 - S.U.E. (Test Holes)
- 1.4 – Information Gathering (Initial Utility Coordination and 811 Design Ticket)
- 1.5 – Engineering Preliminary Phase Meetings

TASK 2 - PROJECT MANAGEMENT

- 2.1 – Project Administration & Coordination with City
- 2.2 – Quality Assurance/Quality Control

~~TASK 3 – PLANNING (N/A)~~

- ~~• 3.1 – Preliminary Planning~~

TASK 4 - DEVELOPMENT OF PROJECT DELIVERABLES

- 4.1 – 50% Design Development Civil Engineering Plans, Calculations, Specifications, and Cost Estimate
- 4.2 – 90% Final Design Civil Engineering Plans, Calculations, Specifications, and Cost Estimate
- 4.3 – 100% Civil Engineering Construction Plans, Calculations, Specifications, and Cost Estimate
- 4.4 - Civil Engineering Meetings During Design Phase

TASK 5 - PERMITTING ASSISTANCE

- 5.1 – Civil Engineering Permit/Approval Preparation & Processing

TASK 6 - PROCUREMENT/SOLICITATION ASSISTANCE

- 6.1 – Civil Engineering Bid Assistance

## EXHIBIT D

3. PROJECT SCHEDULE - Project schedule is attached. The anticipated schedule for completion of work through Procurement is approximately 1 Year.
4. OPINION OF PROBABLE CONSTRUCTION COST = The Construction budget for the proposed field improvements is \$2,400,000.
  - SUBCONSULTANTS
  - Tierra South Florida – Geotechnical Engineering
  - InfraMap - SUE
5. CITY FURNISHED DOCUMENTS & DATA (*Identify surveys, drawings, reports, or other materials to be provided by the CITY in accordance with Article 5 of the Agreement.*)
6. MEETINGS AND SITE VISITS – A kick off scope meeting was held March 26, 2026 via Teams. CTA performed a site visit the week of March 30<sup>th</sup>.
7. COMPENSATION - TBD
8. SERVICES NOT INCLUDED – The following services are not included:
  - Electrical Engineering, Landscape Architecture, Irrigation, Structural Engineering, Environmental Services, Coordination with School or HOA's, Public Outreach, Offsite Improvements and Construction Phase Services.
9. ADDITIONAL SERVICES – Any services not listed in Scope of Services.
10. SPECIAL CONSIDERATIONS/NOTES/ASSUMPTIONS N/A
11. OTHER INFORMATION

