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March 16, 2026

Jocelyn Brown
Environmental Compliance & Asset Manager
City of Hallandale Beach Public Works Department
630 NW 2nd Street
Hallandale Beach, Florida 33009

**Subject: Proposal for Lake Risk Assessment Scope Development
Chaves Lake Park
Hallandale Beach, Broward County, Florida
RES Proposal Number PRJ111497 Revision 1**

Dear Ms. Brown,

RES Florida Consulting, LLC (RES) is pleased to submit this proposal to the City of Hallandale Beach (City) to provide additional consulting services to assist the City with evaluating how to resolve FDEP's comments regarding a risk assessment associated with the lake portion of the Chaves Lake Park property (the Site). This proposal has been revised from a September 13, 2024 version previously submitted to the City. Included, and incorporated as part of this proposal, is an outline of the project information provided to us, the proposed scope of services, our fee, the proposed schedule, and authorization procedures including the terms and conditions governing the project.

Background Information

RES' initial understanding of the project was based upon meetings with the City, the following documents that were provided to us by the City, and assessment activities that we have conducted for the City:

- Phase I Environmental Site Assessment (Phase I ESA) dated March 19, 2019 prepared by Kimberly Ann Brown and Associates, Inc. (KABA).
- Phase II Environmental Site Assessment Report for the Chaves Lake Property dated June 13, 2019 prepared by LandScience, Inc. (LandScience)

RES then conducted assessments to assist the City with resolving contamination issues identified by LandScience to help to facilitate redevelopment of the Site for use as a park, RES prepared the following assessment reports for the City.

- SAR and Risk Assessment dated January 31, 2022
- SARA dated April 7, 2023
- SARA II dated June 20, 2023
- SARA III & NFAC Proposal dated September 14, 2023

Although Broward County was the lead regulatory agency, they provided the Risk Assessment to FDEP for their review. FDEP issued regulatory comments regarding both the upland portion of the Site and the lake in correspondence dated June 27, 2022. At that time, the City determined that the use of the lake would be restricted and therefore Broward County did not require that the City address the FDEP comments regarding the risk assessment as they related to the lake. The assessments concluded that the regulatory closure for the Site would result in a conditional closure with land use restrictions. A draft Declaration of Restrictive Covenant was developed for the Site by FDEP. The restrictions are outlined below:



1. *Land Use Restrictions. The following uses of the Property are prohibited:*
 - *Use of site surface water (Exhibit B) for recreational use is prohibited.*
 - *Proper signage stating that fishing, swimming, and boating are prohibited must be placed along the water's edge.*
 - *Land use for the area depicted on Exhibit B will be restricted to recreational and/or commercial/industrial use.*
3. *Broward County must review construction and dewatering plans for any proposed construction or dewatering to ensure that no contaminant exposure from contaminated groundwater will occur.*
4. *The current stormwater management configuration on the property may not change without approval from Broward County.*

However, the conditions to be imposed were based on the assumption that the lake would not be used for recreational activities. Therefore, assessments regarding the lake were halted and only the land portion of the Site was assessed.

The City has since decided to forego signing the Declarative of Restrictive Covenant. The City informed Broward County of the decision not to sign the DRC and to move forward with some level of assessment and/or remediation. The City hired Terracon Consultants, Inc. (Terracon) to conduct additional assessment of the upland and lake portion of the property. The City provided RES with a copy of an April 26, 2025 Limited Site Investigation – Executive Summary prepared by Terracon. In that summary, Terracon documented additional assessment activities that included collection of surface water samples from seven locations and sediment samples from two locations. Laboratory analysis of the collected surface water samples reported exceedances of the Freshwater Surface Water Cleanup Target Level (FSWC) Bis (2-Ethylhexyl) Phthalate and PFOS above the FDEP provisional surface water screening level, but the compound was also detected in blanks. Previously detected silver and aluminum were not detected. Terracon reported exceedances of numerical values outlined in FDEPs Sediment Quality Assessment Guidelines for Benzo(a)pyrene, Benzo(b)anthracene, Chrysene, Fluoranthene, Phenanthrene and Pyrene.

On March 4, 2025, the City requested that RES prepare a proposal to assist the City with developing a scope to address the FDEP's comments regarding the lake that will require that an additional sampling scope be developed and implemented for the lake at the Site. Additionally, the City requested that a toxicological assessment of fish be conducted. RES will work with our subconsultant, Geosyntec Consultants to develop a risk assessment sampling scope that will satisfy the comments from the FDEP as well as work toward the City's goal of being able to use the lake portion of the site for recreational uses. The purpose of this proposal is to identify the remaining services needed to resolve the FDEP's comments on the use of the lake for recreational purposes, with the ultimate goal of removing restriction number 1 of the land use restrictions cited above.

Proposed Scope of Services

RES proposes to conduct up to three virtual meetings to gain an understanding of the City's needs and identify the actions needed to address FDEP's comments, including the assessment scope that will be needed and the steps needed to address FDEP's risk assessment requirements. The information gained in those meetings will assist RES and Geosyntec Consultants to develop a risk assessment and sampling scope that will attempt to allow for the use of the lake for recreation as well as satisfy the FDEP requirements. Our scope includes incorporating the Terracon lake data into our previously collected data and a re-review of the dataset to evaluate potential impacts of that data on our risk assessment approach. RES will prepare meeting agendas and meeting minutes.

The first meeting will be between the City, Geosyntec, and RES. The purpose of this initial meeting is to review the comments in the FDEP letter dated June 27, 2022 and discuss the assumptions for which the scope will be developed. This meeting will be followed by an email to the City outlining our general approach and an approximate cost estimate of the sampling scope.



The second meeting will be between the City, FDEP, Broward County, Geosyntec and RES. The purpose of this meeting is to present our approach and obtain input from the regulatory agencies and to provide clarification about the comments in the FDEP letter dated June 27, 2022.

A third meeting is included in this proposal in case the second meeting with the agencies produces additional requirements that need to be addressed beyond our proposed approach so that we can present the impact of those changes to the City.

Our deliverables will be a meeting agendas and minutes, and a scope and fee that outlines our understanding of the scope needed to address the FDEP comments.

Assumptions

Please note that this proposal is based upon the following assumptions:

- Any additional meetings, conference calls and regulatory coordination beyond the meetings included herein are beyond the scope of this proposal.
- Our scope is based on our previous work conducted, our understanding of the 2022 regulatory comments and the Terracon executive summary document. RES assumes that there is no additional relevant test data for our consideration. If additional comments, studies or information becomes available that affect the scope herein, we will notify you in advance of conducting work outside of the scope of this proposal.
- Our fee does not include providing a response to the regulatory agencies, conducting testing or addressing any outstanding regulatory issues that exist or may arise as part of this process.
- Our fee does not include coordination with the contamination or regulatory closure issues associated with the upland property or the restrictive covenant.

Fee

We propose performing the above scope of services for a lump sum fee of \$28,500. You will be invoiced for services completed on a monthly basis. If unforeseen conditions should require services beyond the scope of services described herein or you request that our scope be expanded, RES will notify you of additional costs that may be incurred.

Schedule

We anticipate it will take up to two weeks to schedule the initial meeting with the City. Following that meeting, we anticipate an additional two weeks for us to prepare an approach to present to the agencies, at which time we will schedule the meeting with the City and regulatory agencies. Following our meeting with the agencies, our deliverable should be provided within an additional two weeks.

Authorization

Please issue a work authorization referencing this proposal and the Agreement between the City and RES for RFP # FY 2024-2025-14 Consultant Competitive Negotiation Act (CCNA) Continuing Professional Architectural and Engineering Services and Other Services.



We appreciate the opportunity to offer our professional services on this project. If you have any questions concerning this proposal, please contact us at 954-484-8500.

Sincerely,

RES FLORIDA CONSULTING, LLC

Kathryn Eisnor
Senior Scientist

Nadia Locke, PE
Senior Engineer



Project Name: Chaves Lake
 Client: City of Hallandale Beach, Florida
 PRJ#: PRJ111497

Billing Rate Card Hallandale Beach

Name of the Task	Meeting 1		Meeting 2		Meeting 3		Sampling Plan/Project Approach		Subconsultant		TOTALS		
	Rate	Hrs	Amount	Hrs	Amount	Hrs	Amount	Hrs	Amount	Hrs	Amount	Hrs	Amount
Director, Engineering	\$302		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Project Manager	\$270	4	\$ 1,080.00	4	\$ 1,080.00	4	\$ 1,080.00	2	\$ 540.00		\$ -	14	\$ 3,780.00
Project Engineer	\$240	4	\$ 960.00	4	\$ 960.00	4	\$ 960.00	4	\$ 960.00		\$ -	16	\$ 3,840.00
Engineer	\$190		\$ -		\$ -		\$ -	8	\$ 1,520.00		\$ -	8	\$ 1,520.00
Junior Engineer	\$160		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Senior CADD Tech Manager	\$195		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
CADD Technician	\$145		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Permit Administrator	\$130		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
TOTAL LABOR		8	\$ 2,040.00	8	\$ 2,040.00	8	\$ 2,040.00	14	\$ 3,020.00	0	\$ -	38	\$ 9,140.00
SUBCONTRACTORS													
	Price	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount
Geosyntec	\$17,600.00		\$ -		\$ -		\$ -		\$ -	1	\$ 19,360.00	1	\$ 19,360.00
TOTAL SUBCONTRACTORS + Ma	10%	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	\$ 19,360.00	1	\$ 19,360.00
TOTAL LABOR			\$ 2,040.00		\$ 2,040.00		\$ 2,040.00		\$ 3,020.00		\$ -		\$ 9,140.00
TOTAL SUBCONTRACTORS			\$ -		\$ -		\$ -		\$ -		\$ 19,360.00		\$ 19,360.00
TOTAL ODC			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
TOTAL FIXED COSTS			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
TOTAL LABOR AND EXPENSES			\$ 2,040.00		\$ 2,040.00		\$ 2,040.00		\$ 3,020.00		\$ 19,360.00		\$ 28,500.00