



ADDITIONAL SERVICE REQUEST FOR PROFESSIONAL SERVICES

Revised January 13, 2026

Revised December 9, 2025

Revised October 6, 2025

Revised September 30, 2025

Revised September 17, 2025

Revised September 11, 2025

Revised September 5, 2025

August 28, 2025

City of Hallandale Beach

400 South Federal Highway

Hallandale Beach, FL 33009

Attn: Marc Gambrill | City Engineer

VIA EMAIL: MGambrill@hallandalebeachfl.gov

RE: City of Hallandale Beach

EV Bus Charging Stations – Standalone Phase 1 CDs

Located at 630 NW 2nd Street, Hallandale Beach, FL, 33009

SMA #2022-184 AS03

Dear Marc,

We appreciate your selection of SMA as your trusted advisor for this project. The existing Construction Documents for the above referenced project encompass both site and building construction components. This letter serves as a formal proposal for additional services to provide Architectural and Engineering (A/E) services for the preparation of a standalone Phase I Site Construction Document package, distinct and separate from the current set.

In accordance with your instructions, SMA shall remove the building and all associated work from the existing project scope either by removing it from the documents or by identifying it as future work that is shown for reference and coordination only. SMA shall deliver a revised set of Construction Documents exclusively addressing site-related work for permitting and construction purposes.

During the Value Engineering workshops the following items were discussed to be eliminated from the project:

1. Eliminate from the project, all solar panels and all related components installed atop all canopies, including mounting hardware, electrical wiring, inverters, disconnect switches, and any associated conduit or support structures required for their operation and integration into the site's electrical system.
2. Remove the large aluminum canopy identified as Canopy #1 from the project, including the complete aluminum framing, roofing materials, fastening systems, and all associated structural components, as well as the removal of the aluminum canopy concrete foundations, footings, and anchorage elements that support the canopy. Add the



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Initial: SMA RA Client: _____

installation of foundations and anchor bolts for the proposed alternate Canopy #1 to be installed in the future. Canopy design and connections to be coordinated with the City.

3. Remove the West aluminum canopy known as Canopy #2 from the project, comprising the aluminum framework, roofing materials, fasteners, and related structural elements. This includes removal of the aluminum canopy concrete foundations, footings, and any anchoring systems necessary for canopy stability and structural integrity. Add the installation of foundations and anchor bolts for the proposed alternate Canopy #2 to be installed in the future. Canopy design and connections to be coordinated with the City.
4. Remove from the project, all concrete elevated slabs, access ramps, stairs, handrails, guardrails, and any other associated site improvements located at Canopies #1 and #2. Reduce the area of the currently proposed elevated slab so that the new proposed alternate Canopy #1 and Canopy #2 width can be reduced from approx. 42ft to approx. 24 ft in width. Add D Curb and Slab on grade with thickened edges where all concrete elevated slabs were removed and raised platforms at locations of EV charging equipment.
5. Modify the layout of the 2-inch and 4-inch empty conduits installed for future electric vehicle (EV) charging stations, including all related trenching, conduit runs, pull boxes, junctions, and termination points. This includes disconnection from any electrical infrastructure and removal of associated excavation backfill and surface restoration.
6. Remove the standby generator rated at 900KW from the project, including all supporting equipment and feeders, such as fuel lines, electrical feeders, switchgear connections, control wiring, concrete pads or mounting systems and any associated site improvements related to their installation and operation. Provide empty conduits for the future installation of the 900KW generator. Keep generator rated 250KW but modify layout of panels and conduits.
7. Remove the gravity retaining walls located in areas where equipment is being removed on the south side of the site from the project, including complete removal of concrete or masonry walls, foundations, drainage provisions, backfill, and any structural supports directly associated with these walls.
8. Remove all repair work planned for the existing west masonry perimeter wall from the project, including removal of patching, reinforcement, coatings, or restoration materials applied to the wall, and return the affected wall surfaces to their original or agreed-upon condition.
9. Remove the concrete pavement driveways and parking areas from the project and replace with asphalt pavement, throughout the designated site areas including the bus wash area. A new bus wash area is no longer proposed and additional parking spaces will be designed in its place. This includes demolition and removal of concrete slabs, preparation of subgrade and base layers, asphalt paving installation, compaction, and final surface treatments to meet specified performance standards.
10. Reduce the prescribed height of the project's trees from approximately 15 feet to 10 feet.
11. Update Surface water permit and associated permits to reflect any changes.
12. Provide updated OPC for revised work scope.

The value engineering items identified above are independent of this additional service fee proposal and are being provided by the design team at no additional cost to the Owner. These value engineering items will be included in the standalone Phase I Site Construction Document package.

I. SCOPE OF WORK:

1. The drawing set shall be revised to include only site-related construction and shall be designated as the Phase I Site Construction Documents.
2. All drawings shall be amended to refer to the proposed building as the "Future Building Under Separate Permit." The drawings shall depict the edge of pavement surrounding the future building location and the area shall be raised to the elevation required by the future



building and it will remain as compacted fill ready for the construction of the structure.

3. The Grading and Drainage Plan shall be revised to ensure positive drainage is provided for the grass area at the future building pad.
4. Underground site utility conduits intended for the future building shall be shown as to be installed during the site construction phase.
5. The Phase I Site Construction Documents shall be resubmitted for review and approval by the City of Hallandale Beach, its contractor, and Broward County permitting agencies. The design team shall respond to all review comments from local agencies and to Requests for Information (RFIs) from the contractor as required.
6. Computer-Aided Design (CAD) of the construction documents will be submitted to Public Works. CAD and GIS-Shape files (Buildings Footprint as closed polygon with important attributes - utilities, pipes-lines, and structures-points with important attributes; all to be georeferenced, engineering units – Coordinates assigned NAD83 USA Florida East, Survey Foot)
7. Geographic Information System (GIS) files, of the updated staking point table and staking plan as applicable, shall be submitted to the City.
8. Coordination and Design a Soil Management plan as described in the attached proposal from TYLin.

II. FEES:

Saltz Michelson Architects and our design consultants will complete the additional scope of services for an hourly not to exceed sum of \$79,495.56 fee breakdown by discipline is as follows:

Discipline	Consultant	Fee
Architecture	Saltz Michelson Architects, Inc	\$ 16,970.00
Civil Engineer and Site Electrical	Burns & McDonnell Engineering Co.	\$ 25,185.56
Building Electrical	Bildworx	\$ 4,200.00
Landscape Architecture	Thomas White - ASLA	\$ 2,000.00
Environmental Engineering	TYLin	\$ 31,140.00
	Hourly Not to Exceed Total:	\$ 79,495.56

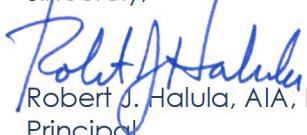
The hourly rates for each consultant are listed below.

III. SCHEDULE:

We are requesting five weeks from the time the Notice To Proceed is received to complete this work.

Marc, we welcome the opportunity of assisting you in this project. If you have any questions with regards to the above information, please do not hesitate to contact our offices

Sincerely,


 Robert J. Halula, AIA, LEED AP
 Principal
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Initial: SMA RJH Client: _____

SALTZ MICHELSON ARCHITECTS

2022 HOURLY RATE SCHEDULE

Principal	\$ 325.00
Designer	\$ 195.00
Senior Project Designer	\$ 185.00
Senior Project Manager I	\$ 185.00
Director of Interiors	\$ 165.00
Project Manager	\$ 165.00
BIM Manager	\$ 155.00
Assistant Project Manager	\$ 150.00
Project Specialist III	\$ 145.00
Project Designer	\$ 140.00
Project Specialist II	\$ 140.00
Project Specialist I	\$ 125.00
Administrative Assistant	\$ 95.00



BILDWORX DESIGN
HOURLY RATE SCHEDULE

MEP Engineering Design

Service	Hourly Rate
Senior Electrical Engineer	\$250.00
Senior Mechanical Engineer	\$250.00
Electrical Designer	\$80.00
Mechanical Designer	\$80.00
CAD/BIM Technician	\$65.00

Specialty Lighting Design

Service	Hourly Rate
Lighting Consultant (Certified LC)	\$250.00
Modeling & Rendering	\$100.00

Technology Systems Design

Service	Hourly Rate
Technology Engineer (Certified RCDD)	\$250.00
Technology Designer	\$90.00

LAND ART PLANNING AND DESIGN

HOURLY RATE SCHEDULE

LANDSCAPE ARCHITECT	\$ 165.00
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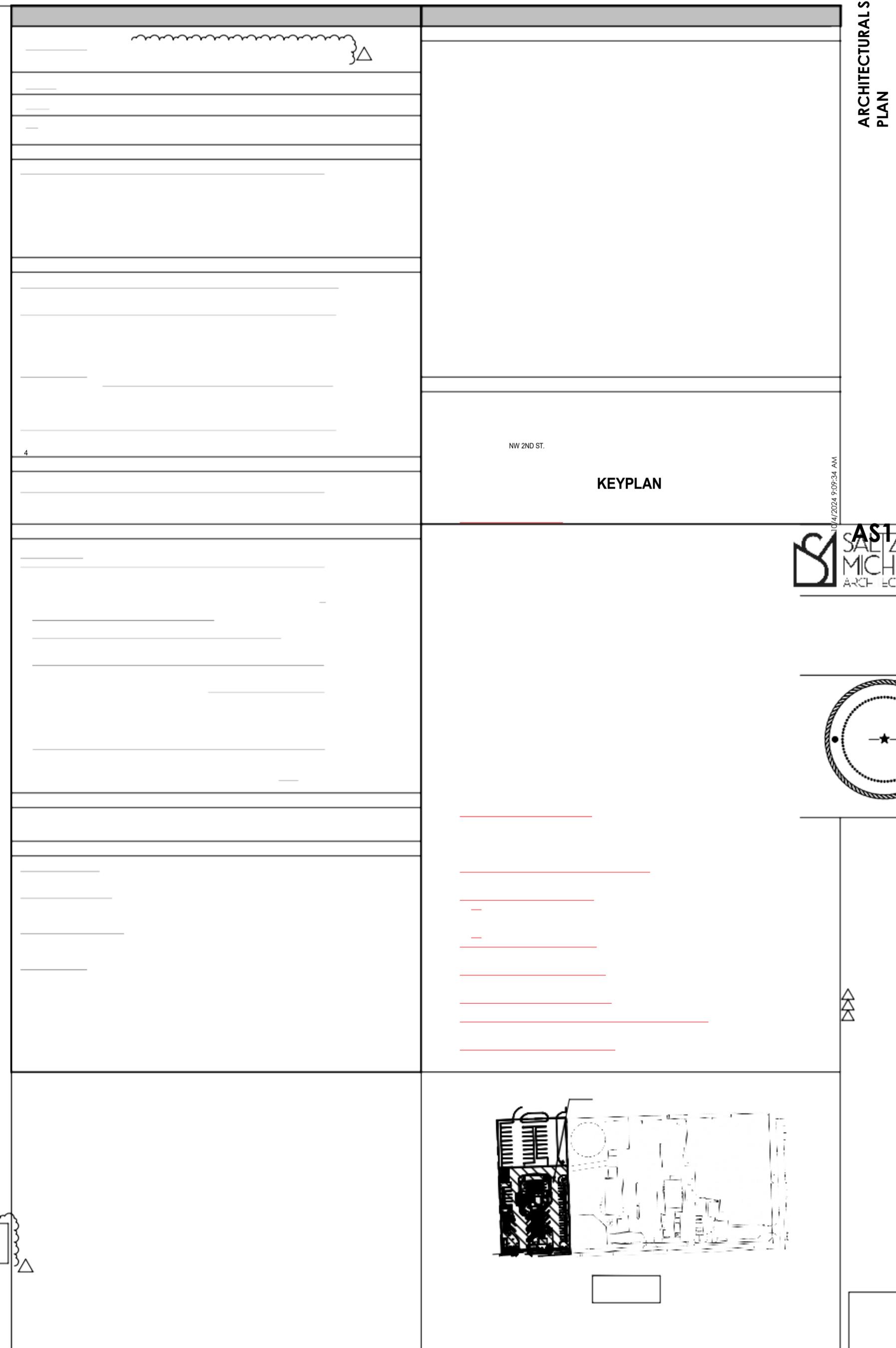
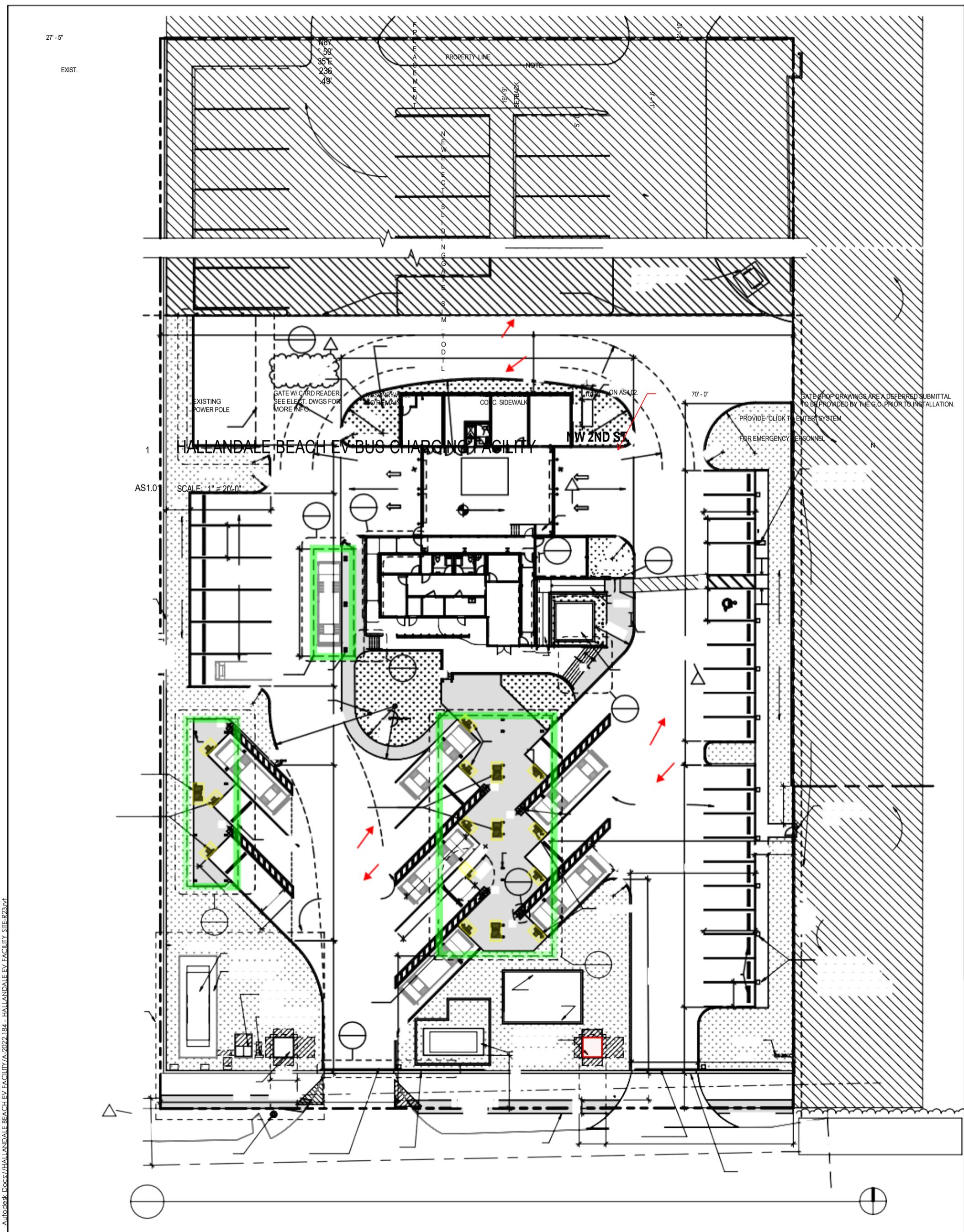


BURNS AND MCDONNELL

HOURLY RATE SCHEDULE

Project Manager	\$ 280.52
Civil Engineer Sr.	\$ 270.62
Civil Engineer Mid	\$ 184.72
Civil Engineer Jr	\$ 140.81
Structural Engineer Sr	\$ 243.84
Structural Engineer Mid	\$ 185.65
Structural Engineer Jr	\$ 145.00
Electrical Engineer Sr	\$ 271.65
Electrical Engineer Mid	\$ 207.69
Electrical Engineer Jr	\$ 164.26
Designer/CAD Sr	\$ 218.89
Designer/CAD Jr	\$ 145.95
Administrative Assistant	\$ 115.01





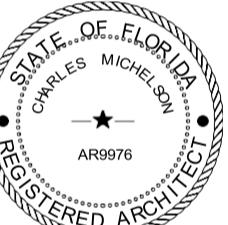
**BUS CHARGING FACILITY FOR THE
CITY OF HALLANDALE BEACH**

3501 NW 2nd St. Hallandale Beach, FL 33009

**SALTZ
MICHELSON**
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

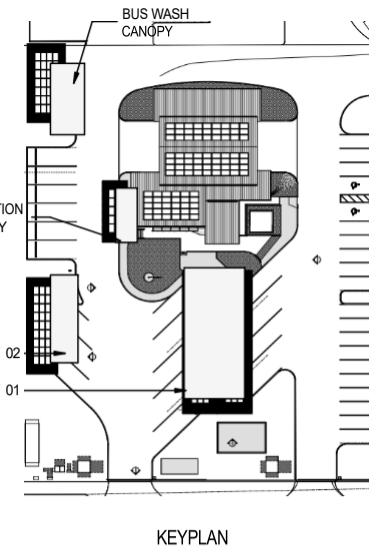
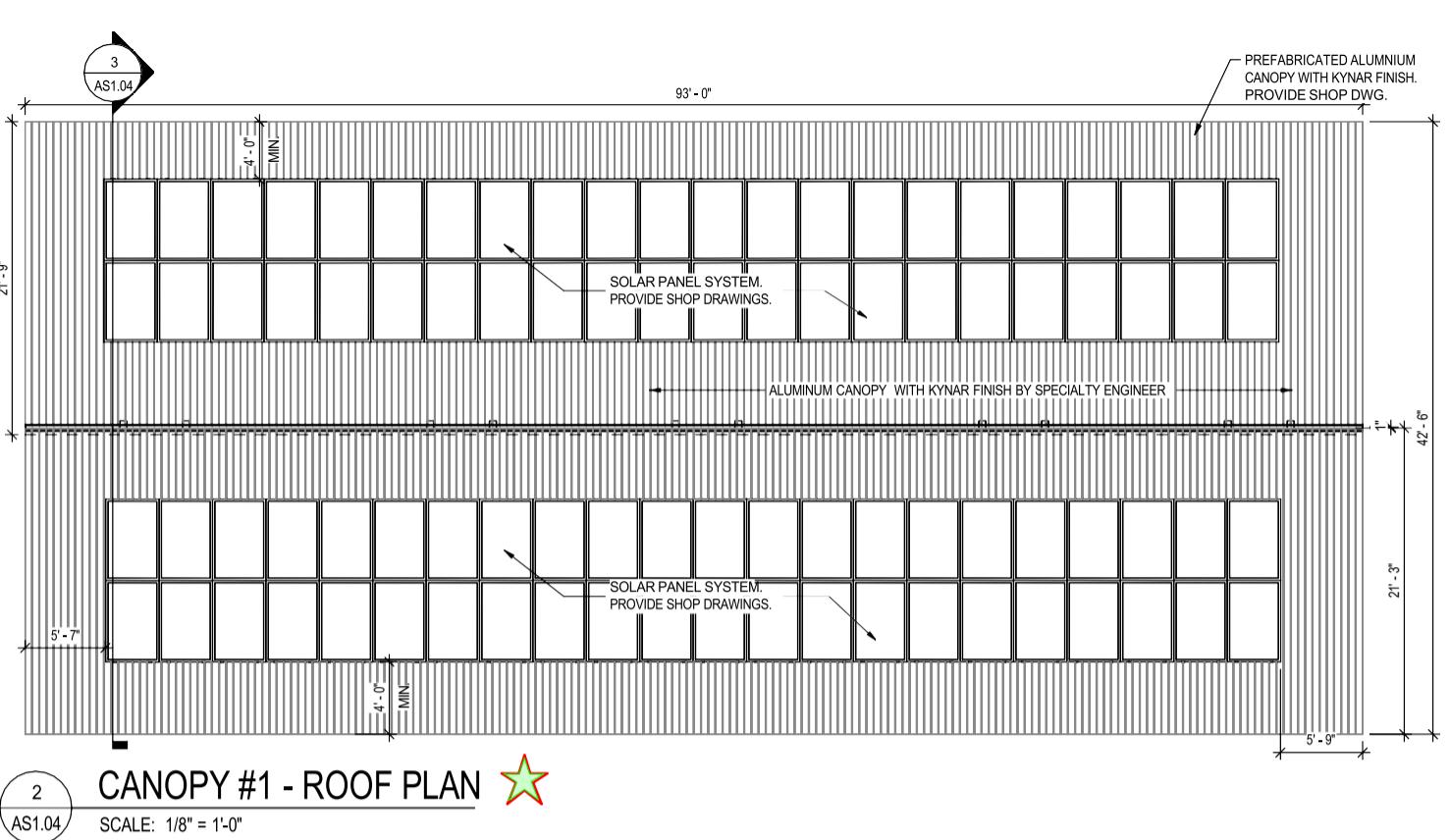
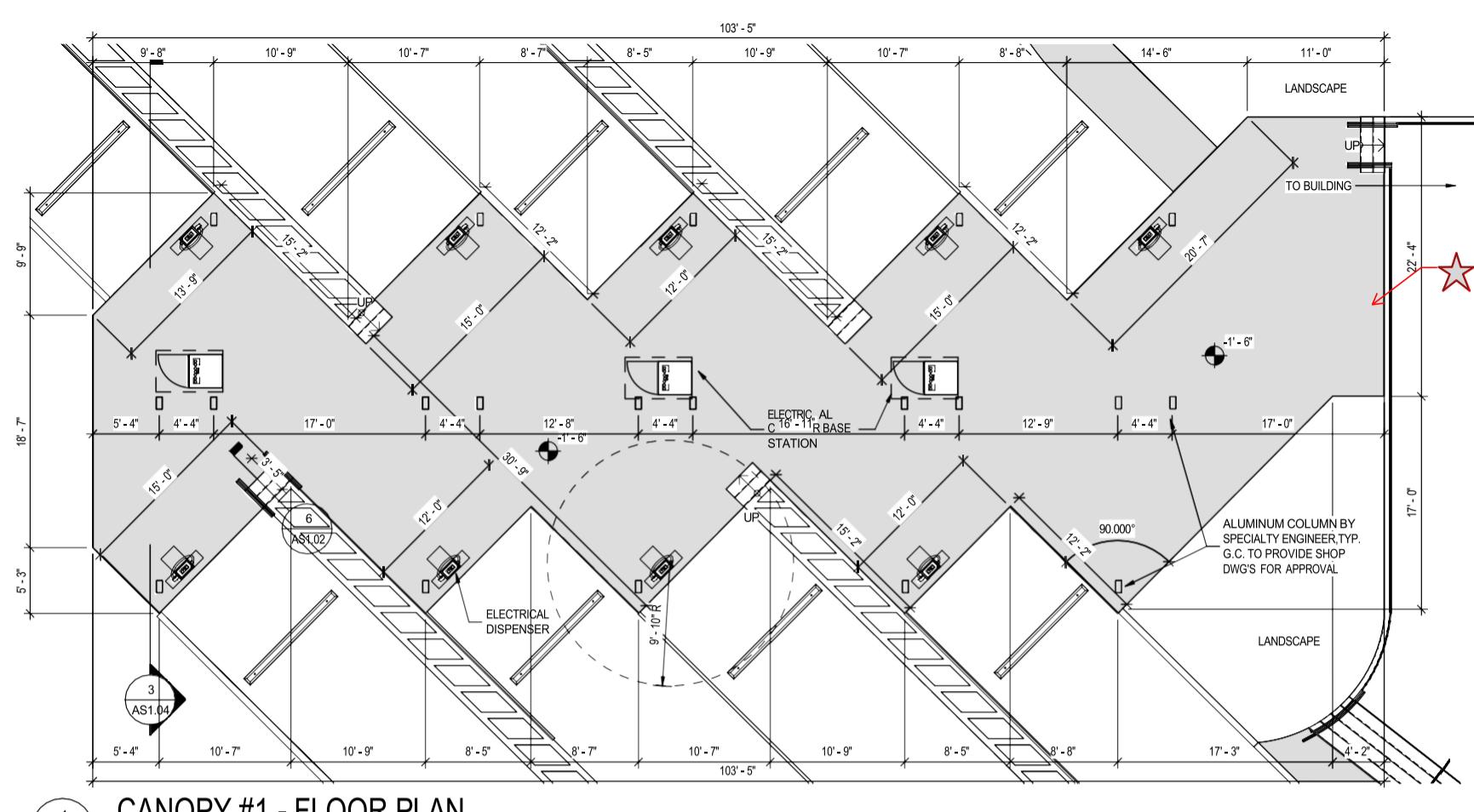
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Charles Michelson AR0009976

Project No.:
2022-184
Drawn By:
JPG
Checked By:
MG
Date:
07-23-2024

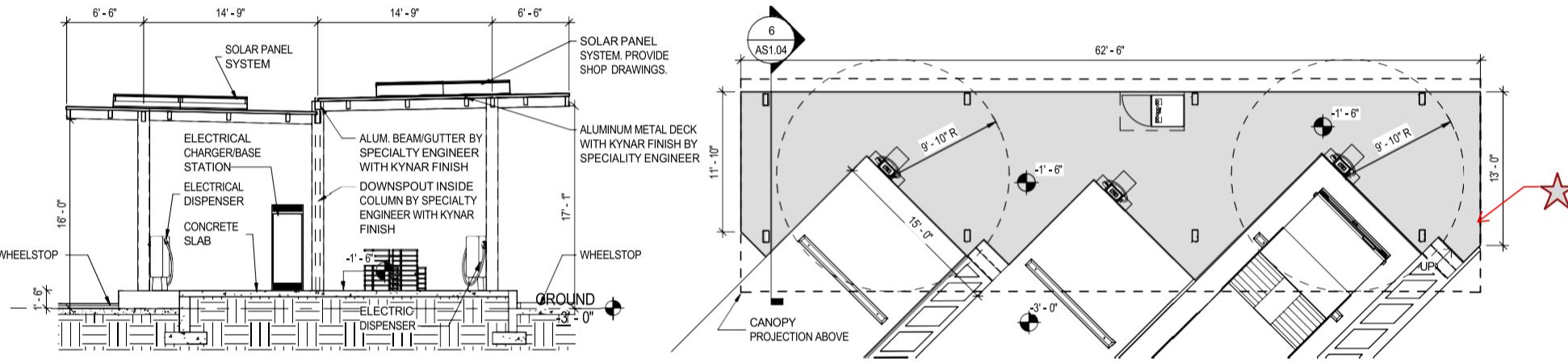
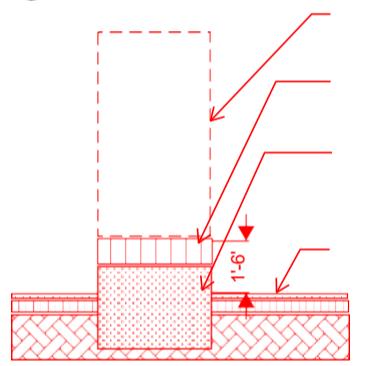
REVISIONS
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CANOPY #1 - FLOOR PLAN

AS1.04

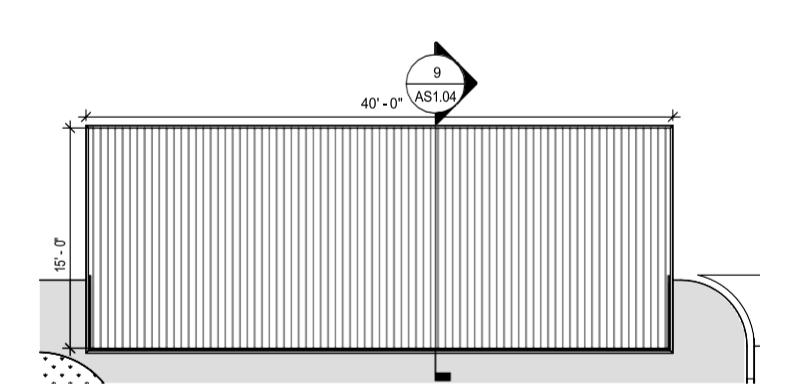
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CANOPY #2 - FLOOR PLAN

AS1.04

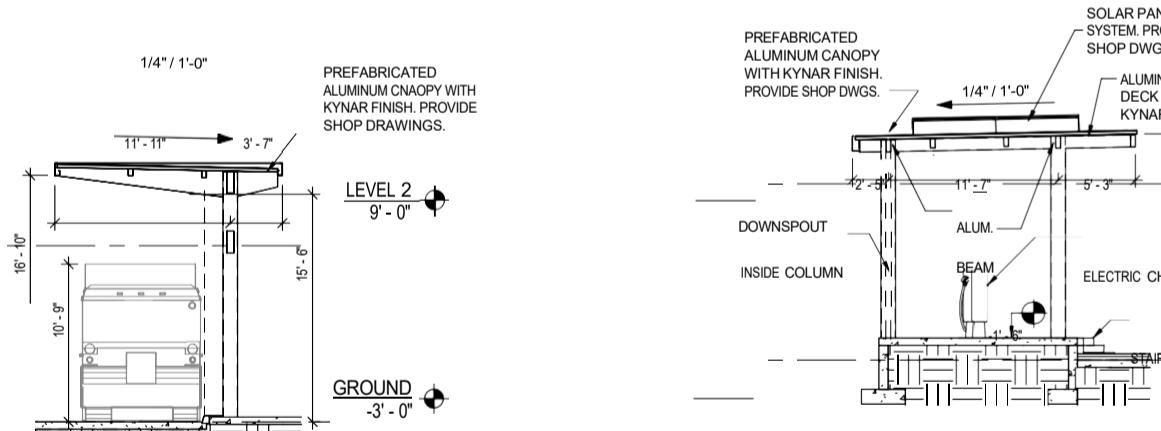
SCALE: 1/8" = 1'-0"



CANOPY #2 - ROOF PLAN

AS1.04

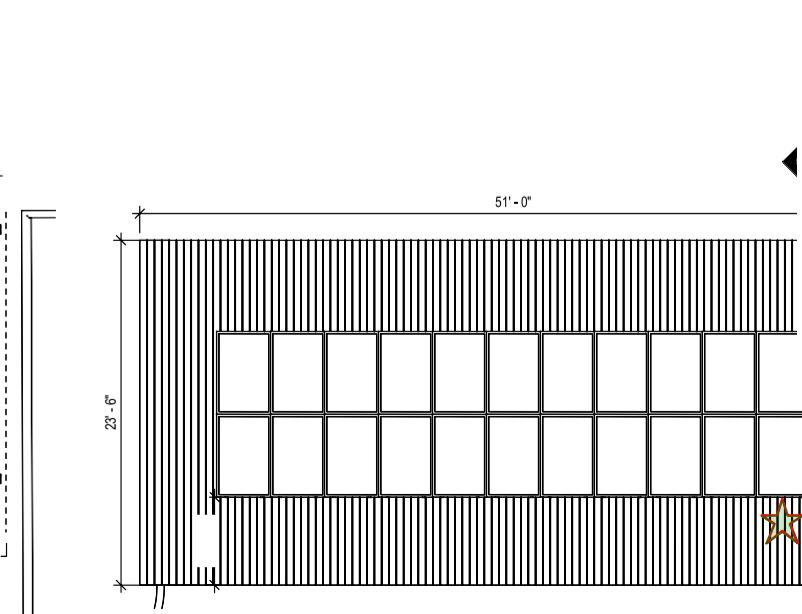
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INSPECTION CANOPY - FLOOR PLAN

AS1.04

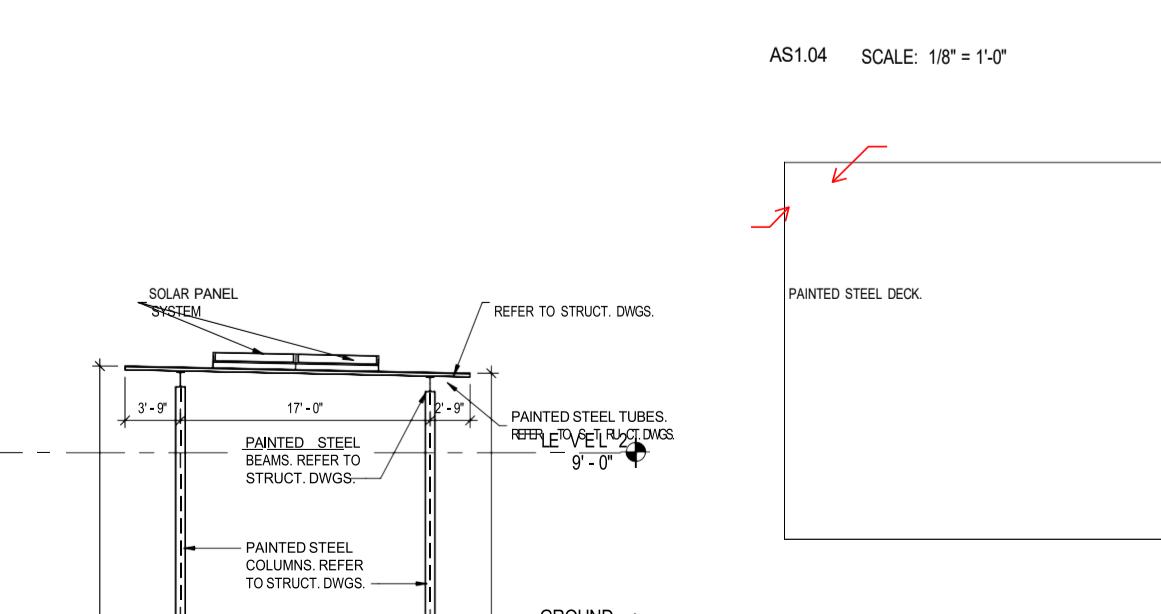
SCALE: 1/8" = 1'-0"



INSPECTION CANOPY DETAIL - SECTION

AS1.04

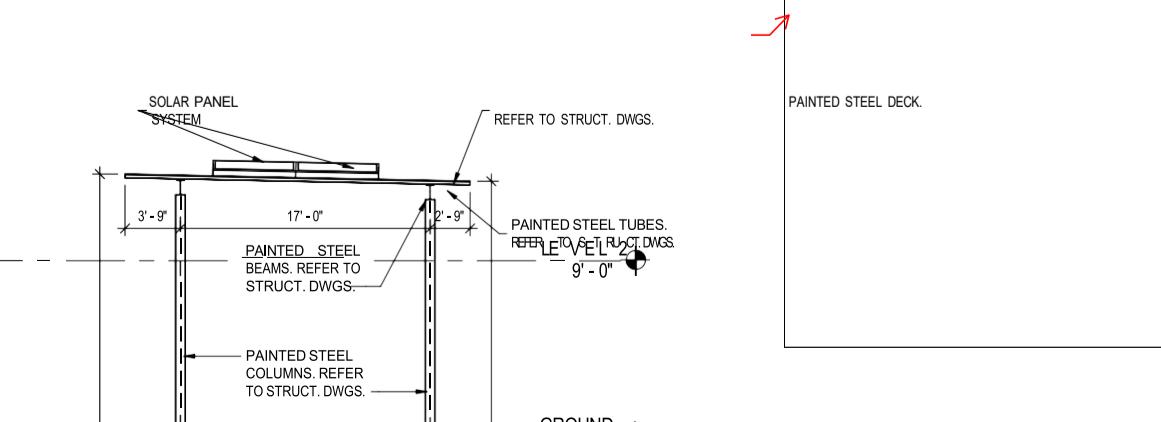
SCALE: 1/8" = 1'-0"



BUS WASH CANOPY - FLOOR PLAN

AS1.04

SCALE: 1/8" = 1'-0"



NOTE:
ALL PRE-FABRICATED METAL CANOPIES INDICATED
(CANOPY #1, CANOPY #2,
INSPECTION CANOPY, AND BUS
WASH CANOPY) SHALL BE
FURNISHED AND INSTALLED BY
THE METAL CANOPY
MANUFACTURER. THE
CANOPY MANUFACTURER'S
DELEGATED ENGINEER
SHALL BE REGISTERED IN
THE STATE OF FLORIDA AND
SHALL PROVIDE A COMPLETE
SET OF SIGNED AND SEALED

4'0" MIN

17' 5"

AS1.0
4



December 3, 2025

Maday Gutierrez
Project Manager
Saltz Michelson Architects
3501 Griffin Road,
Fort Lauderdale, FL 33312

**Subject: Preparation of an Engineering Control Plan and
Confirmatory Soil Sampling
Proposed Electric Bus Charging and EV Facility
650 NW 2nd Street
Hallandale Beach, Florida, 33009**

Dear Ms. Gutierrez,

TYLin is pleased to submit this proposal to develop an engineering control plan (removal of sediments) from three designated areas (each 3x3x3 feet), soil management plan and confirmation sediment testing. Once the sediments are removed by the contractor, TYLin will conduct the confirmation sediment testing at the above-referenced site in accordance with the information provided.

Sincerely,
TYLin

Jeffry Marcus, Ph.D.
Principal Environmental Scientist



SCOPE OF SERVICES

Introduction / Background

The property located at 650 NW 2nd Street in Hallandale Beach, Florida is currently used by the City of Hallandale Beach for trash and recycling operations, including garbage truck parking, staging of dumpsters and receptacles, equipment storage, and a truck washout area. A Phase I ESA identified historical activities, including municipal waste operations, equipment storage, and former injection wells that may have resulted in environmental impacts.

A limited site investigation was subsequently completed, consisting of five soil borings and five shallow temporary monitoring wells. Soil samples were collected from the surficial (0–2 feet) and smear-zone intervals and analyzed for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), total recoverable petroleum hydrocarbons (TRPH), organochlorine pesticides (OCPs) and metals. Groundwater samples were analyzed for the same parameters.

The limited site investigation results indicated surficial soil exceedances of carcinogenic PAHs (reported as Benzo(a)pyrene (BaP)/Benzo(a)pyrene Equivalents (BaPE)) at Soil Boring (SB) -1, SB-3, and SB-4, and arsenic at SB-2. These impacts were limited to the upper 0–2 feet, with no exceedances in deeper intervals. Groundwater results were non-detect for all analyzed parameters and below applicable Groundwater Cleanup Target Levels (GCTLs).

This proposal presents the scope of work for preparation of an engineering control plan, a soil management plan, and confirmation soil testing activities after soil removal to confirm remaining material is within acceptable parameters. TYLin will not be responsible for soil removal.

Task 1: Engineering Control Plan with Soil Management Plan

TYLin will develop an Engineering Control Plan (ECP) with an integrated Soil Management Plan (SMP) to address potential residual contamination identified during the soil investigation. This task is limited to the preparation of the ECP and SMP and does not include the implementation of the controls. The plan will outline procedures to minimize exposure to impacted soils during future site activities and provide guidance for safe handling, segregation, and temporary storage of excavated soil.



The SMP will include:

- **Soil Handling Procedures:** Methods for excavation, segregation of impacted and non-impacted soils, and dust control measures.
- **Transport and Disposal:** Protocols for off-site transport and disposal of contaminated soils in accordance with federal, state, and local regulations.
- **Engineering Controls:** Use of barriers, liners, or covers to prevent direct contact with impacted soils during construction or maintenance activities.
- **Monitoring and Documentation:** Requirements for field inspections, verification sampling, and record-keeping to demonstrate compliance with the plan.
- **Contingency Measures:** Procedures for unexpected encounters with contaminated soils, including additional sampling or modifications to the handling plan.

The ECP with SMP will be prepared in accordance with FDEP and EPA guidance and will provide a framework for the safe management of soils at the site, supporting regulatory compliance and minimizing environmental and human health risks.

Task 2: Soil Sampling

TYLin will conduct confirmation soil sampling associated with the planned removal of contaminated soils at the site. A total of three (3) distinct areas have been identified for excavation based on previously observed impacts (SB-1, SB-2, SB-3).

After each area is excavated by others, TYLin will perform confirmation sampling of the sidewalls (four samples) and the excavation base (one sample) to verify that all remaining soils meet acceptable cleanup criteria. For each excavation area, five (5) soil samples will be collected. This will result in a total of fifteen (15) confirmation soil samples across all excavation areas.

The purpose of this sampling is to confirm that no residual contamination remains following soil removal and that the limits of excavation have achieved clean conditions prior to backfilling.

Each sample will be visually and olfactorily evaluated for signs of contamination, and field screening using a photoionization detector (PID) may be conducted to support sample selection. Samples will be placed in laboratory-provided containers, properly labeled, preserved according to EPA-approved protocols, and transported under chain-of-custody documentation to a certified laboratory.



Each soil sample will be analyzed for the following analytes:

- VOCs
- PAHs – including cumulative carcinogenic PAHs (BaP/BaPE equivalents)
- TRPHs
- OPCs
- Metals [antimony (Sb), arsenic (As), beryllium (Be), cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), mercury (Hg), nickel (Ni), selenium (Se), silver (Ag), thallium (Ti), and zinc (Zn)]

Task 3: Soil Assessment Report

TYLin will prepare a Soil Assessment Report summarizing the results of the soil sampling conducted under Task 1. The report will present analytical results for all the analytes mentioned in task 1, and will include tables and figures showing sample locations, depth intervals, and field observations. Data will be evaluated against applicable regulatory or risk-based screening levels to assess potential residual contamination and the vertical and spatial extent of impacts. The report will provide conclusions on site conditions and recommendations for any additional investigation or additional remedial actions, consistent with FDEP and EPA guidance.

Task 4: Communications/Meetings

TYLin will provide ongoing communication and coordination with the client and the City of Hallandale throughout the project. This task will include preparation and participation in project meetings to review soil sampling results, discuss findings, and coordinate next steps. TYLin will respond to client inquiries, and address technical questions as needed. This task is limited to communications and planning; it does not include fieldwork or implementation of recommendations. Regular updates will ensure that the client remains informed of progress and that project objectives are aligned with regulatory and project requirements.

Fee Schedule

TYLin proposes to perform the scope of services described herein on a lump-sum basis for a total cost of **thirty-one thousand one hundred forty dollars (\$31,140.00)**. A detailed breakdown of the costs is included in the attached fee schedule. Any work beyond this scope will be subject to additional authorization.

We appreciate the opportunity to work with Saltz Michelson Architects on the Proposed Electric Bus Charging and EV Facility Project. TYLin is committed to delivering thorough and timely environmental services to ensure regulatory compliance and facilitate project success. Please feel free to contact us with any questions or for further clarification regarding this proposal. We look forward to your approval and to moving ahead with these important tasks.

Tasks/Staff Classification	Project Manager	Design Engineer	Staff Scientist	Project Scientist	Lab	Equipment Rental	Hours by Task (Hrs)	Total (\$)
	Jeff Marcus	Michelle Arana	Jade Reinhart	Andrea Orozco				
Contract Loaded Rates	\$250.00	\$185.00	\$130.00	\$130.00	\$8,225.00	\$110.00		
PROJECT MANAGEMENT								
Task 1 Engineering Control Plan with Soil Management Plan								
Engineering Control Plan	2	25		2			29	\$ 5,385.00
Soil Management Plan	8		10	20			38	\$ 5,900.00
Subtotals Task 1	10	25	10	22	0	0	67	\$ 11,285.00
Task 2 Soil Testing								
Soil Sampling Labor and Coordination	2	0	8	10	0	0	20	\$ 2,840.00
Soil Analysis (Lab)					1			\$ 8,225.00
Equipment Rental (PID)						1		\$ 110.00
Subtotals Task 2	2	0	8	10	1	1	20	\$ 11,175.00
Task 3 Soil Assessment Report								
Soil Assessment Report	8		10	20			38	\$ 5,900.00
Subtotals Task 3	8	0	10	20	0	0	38	\$ 5,900.00
Task 4 Coordination / Meetings								
Coordination / Meetings	4	4	4	4				\$ 2,780.00
Subtotals Task 4	4	4	4	4	0	0	0	\$ 2,780.00
Total hours	24	29	32	56	1	1	125	
Total Labor Cost (\$)	\$6,000.00	\$5,365.00	\$4,160.00	\$7,280.00	\$8,225.00	\$110.00		\$ 31,140.00
Notes, Assumptions & Exclusions							Total TYLI Hours	125.00
							Total Costs	\$ 31,140.00