

August 19, 2025

J. Martin Cala
City of Lauderdale
2101 NW 49th Avenue
Lauderhill, FL 33313

Re: **Lauderhill Fire Station #57**
1980 NW 56th Ave, Lauderdale, FL 33313
Civil Engineering Fee Proposal

Dear Martin:

Following is an outline proposal for civil services for the master plan, new drainage system, and other related improvements to the Fire Station #57 & Fleet Services Facility, further outlined below:

I. PHASE 1 – PRELIMINARY DESIGN & DRC APPROVAL

A. CIVIL ENGINEERING

Task 1 – Master Plan

Our office will prepare an overall site master plan for the Fire Station #57 & Fleet Services Facility. This plan will evaluate overall site parking, site access, and any future building additions. Other items to be addressed include new drainage system, new culvert, filling portions of the canal, evaluate new connection to lake (east of site), dumpster locations, extending perimeter walls, and evaluate continuing new culvert across 19th Street, and perimeter walls. Concrete pavement locations will be determined with the fire department for fire truck access route and staging. The existing gas pumps and storage tanks will remain in place and are not affected by this proposal. The existing automated entry gates and communications to the gates are to remain.

1. Site Plan

Task 2 – Design Documents

The preliminary civil plans noted below will be prepared to sufficient detail to supplement the team's plans for the DRC submittal as required to obtain Final DRC approval.

- 2. Pavement Marking and Signage Plan**
- 3. Paving, Grading, and Drainage Plan – New culvert & underground storage.**
- 4. Preliminary Drainage Calculations**

Task 3 – Civil Permit #1 – DRC Approval

We will respond and make changes to the civil engineering comments provided by the city during site plan approval.

B. LANDSCAPE & IRRIGATION

Task 1a – Conceptual Development

Prior to beginning any design work, EcoPlan will attend an initial kick-off meeting with the rest of the design team. EcoPlan will visit the site to inventory the existing conditions, site amenities, adjacent properties and existing vegetation within the parcel.

Please note, that prior to engaging, EcoPlan requires the following items be supplied by the Client or other Consultants:

- Updated site survey (in .dwg format)
 - o Including locations of existing site elements, including above ground and underground utilities, existing trees, pavements, signs, fences, easements, etc.
- Civil Site Plan
- As built information (including existing irrigation layout and components if available)

With the Civil Site Plan and survey (with trees) in hand, we will evaluate the existing trees for possible inclusion into the final design, relocation or removal.

In this initial design phase, we will work closely with the other team members in the preparation of an overall site plan. This site plan will begin to explore in more detail some of the landscape elements of the project.

In order to meet City of Lauderhill landscape requirements, EcoPlan will assemble a tree disposition and replacement plan.

Once we have obtained the architects initial concept plan and visited the site and participated in the consultants kick off meeting, we will prepare a full set of preliminary conceptual level drawings for the landscape elements under our scope of services. These areas will include:

- Landscape: General massing of softscape areas showing landscape character, specimen trees/vegetation, special garden areas, and disposition of existing vegetation.
- Landscape Demo: Preliminary demolition diagrams outlining landscape / site elements to be removed and preliminary diagrams showing vegetation to be removed, to remain in place, or to be relocated.
- Site furnishings: Preliminary location plans along with proposed selections of site furnishings such as benches, waste receptacles, etc.

Preliminary / concept plans will be forwarded to the Client and Consultants for discussion and approval.

Throughout the Conceptual / Schematic phase of the design, we will work in close coordination with the consultant team to assure continuity with the design of the vertical architecture and civil engineering improvements.

Task 1b – Arborist Report (sub consultant services)

EcoPlan will provide an arborist report (provided by subconsultant to EcoPlan) to meet City of Lauderhill guidelines for existing tree evaluation prior to removal, relocation or incorporation into the new landscape plan.

Task 2 – Schematic Design / Design Development

EcoPlan will provide the following landscape service:

Landscape/Planting Plan

1. Prepare Landscape/ Planting Plans on Civil provided backgrounds. Plans will include plant inventory list outlining type, number and size of all plant material, including existing vegetation. The Landscape/Planting Plans will contain all necessary landscape calculations for approval.
2. Attend Client / consultant's meeting and initial city review meeting, if required.
3. Upon receiving initial comments from the City of Lauderhill, EcoPlan will make the necessary modifications to the above-mentioned drawings under our scope of work, to address the City's initial comments.

This drawing package is essentially the "first pass" at Construction Documents and are used primarily for coordination with the other consultants and client. Additionally, these documents are suitable for preliminary bid purposes.

Landscape Design Development Package Deliverables – We will prepare a complete set of Design Development Drawings for areas under our scope of services and would include the following set of documents:

Tree Disposition Plans Landscape Plans
Landscape Calculations (if required) Preliminary Irrigation Plans

C. ELECTRICAL SITE LIGHTING

Task 1 – Site Lighting Photometrics

Kamm Consulting shall perform its work in character, sequence and timing so that it will be coordinated with that of the Client and in accordance with mutually agreed schedules provided by the Client. Work shall be performed with the standard of care, skill, and diligence normally provided by a Professional Engineer.

- (a) Coordinate with Client to establish design criteria for site lighting photometrics and power.
- (b) Site Lighting Layout showing photometric light values, pole locations, and fixture types and power.
- (c) Coordinate and conform with applicable Building Codes and building departments.

D. SURVEY – City to provide update per meeting.

E. GEOTECH – City to coordinate exfiltration tests & site pavement recommendation.

II. PHASE 2 – CONSTRUCTION DOCUMENTS & PERMITTING

A. CIVIL ENGINEERING

Task 4 – Construction Documents

After approval of the site plan, and when authorized by the City, we will prepare the final construction documents noted below.

1. Pavement Marking & Signage Plan
2. Paving, Grading, & Drainage Plan – (Assumes no off-site turn lanes or changes to the existing water and sewer infrastructure.)
3. Details & Specifications
4. NPDES/SWPP Plan
5. Final Drainage Calculations

Task 5 – Civil Permits #2, 3, & 4

2. Broward County EPD – Surface Water Management License (Drainage)
3. South Florida Water Management District (SFWMD) – ERP (Drainage)
4. City of Lauderhill – Engineering Department (submitted by contractor)

B. LANDSCAPE & IRRIGATION

Task 3 – Permit Drawings / Construction Documents

Following the Owner's approval of the Design Development drawings, we would prepare Construction Documents based upon the written comments and approvals received from the Owner following the final Design Development presentation.

Landscape Design Construction Documents Package Deliverables – We will prepare a complete set of Construction Documents for areas under our scope of services. These documents will cover the areas mentioned under the Design Development Phase and include the following drawings:

- Landscape Demo Plans: Tree Disposition and plans indicating landscape material to be removed, to remain in place or to be relocated. Location of tree protection fencing and details for tree protection.
- Landscape Plans: Indicating the type (species), location, size, quality and quantity of plant materials including:
 - o canopy trees
 - o palm trees
 - o shrubs
 - o groundcovers
 - o grasses
 - o annual flowering material
 - o installation details
 - o landscape calculations
- Design Assistance: Coordination assistance with other design disciplines.
- Landscape Details: Illustrating construction details required to build the components under our scope of work

- Irrigation Plans: Design of a new irrigation system sourced from a domestic irrigation meter. Design of a possible well and pump service is not included as part of this proposal.

It is understood that these Construction Documents shall not include site vehicular areas, structural design, drainage design, subsurface utilities, electrical, MEP design and that Construction Documents for these elements would be prepared by others. We would review and coordinate these drawings to assure continuity of the design intent.

EcoPlan would provide drawings on AutoCAD and coordinate the drawing format with the other members of the design team.

C. ELECTRICAL SITE LIGHTING

Task 2 – Power Design & Specifications

Design for Associated Power and circuiting for the site lighting.

III. BIDDING

Prepare bid documents and assist the City during the bid process as needed.
Respond to bid questions and assist City with Bid Evaluations.

IV. CONSTRUCTION OBSERVATION – To Be Provided in Future Contract

V. COMPENSATION

I.A.	CIVIL ENGINEERING PRELIMINARY & DRC	
	Task 1 – Master Plan	\$20,435 Lump Sum
	Task 2 – Design Documents	\$21,130 Lump Sum
	Task 3 – Civil Permit #1	\$7,405 Lump Sum
I.B.	LANDSCAPE & IRRIGATION PRELIMINARY & DRC	
	Task 1a – Conceptual Development	\$3,960 Lump Sum
	Task 1b – Arborist Report	\$1,650 Lump Sum
	Task 2 – Schematic Design / Design Development	\$5,500 Lump Sum
I.C.	ELECTRICAL SITE LIGHTING PRELIMINARY & DRC	
	Task 1 – Site Lighting Photometrics	\$3,025 Lump Sum
I.D.	SURVEY	By City
I.E.	GEOTECH	By City
II.A.	CIVIL ENGINEERING CD'S & PERMITTING	
	Task 4 – Construction Documents	\$27,995 Lump Sum
	Task 5 – Civil Permit #2, 3, & 4	\$14,085 Lump Sum
II.B.	LANDSCAPE & IRRIGATION CD'S & PERMITTING	
	Task 3 – Construction Documents / Permit Package	\$5,280 Lump Sum
II.C.	ELECTRICAL SITE LIGHTING CD'S & PERMITTING	
	Task 2 – Power Design & Specifications	\$3,245 Lump Sum
III.	BIDDING	Included in Above CD & Permitting Fees
IV.	CONSTRUCTION OBSERVATION REIMBURSABLES	Future Contract \$100 Estimate

Schedule of Hourly Rates

Classification	Billing Rate \$ / Hour
1. Principal	\$270.00
2. Professional Engineer	\$225.00
3. Graduate Engineer	\$185.00
4. Computer Drafter	\$125.00
5. Clerical	\$ 80.00

This proposal does not include City and regulatory agency building permit fees, permit application fees, project impact fees, or utility connection fees.

Printing required for Agency review and contract plan sets will be billed at cost plus 10%. All normal reimbursables will also be billed at cost plus 10%. We have included an estimate of reimbursables. Many of the City submittals require multiple color copies, that can increase this expense.

The following items are also not included:

1. Conceptual Site Plan supplied by Architect/Owner.
2. Revisions to plans which deviate from the approved site plan.
3. Studies, design, and/or permitting of any off-site improvements, not noted herein.
4. Surveying services including but not limited to: boundary, topography, platting, record drawings, easement, and legal descriptions.
5. GeoTechnical services including but not limited to: Subsoil investigation, exfiltration testing.
6. Traffic Engineering including but not limited to: studies, traffic signal relocations / modifications.
7. Aerial photography.
8. Environmental Engineering including but not limited to: wetlands, pollution, FDEP CCCL.
9. Site Plan and Permit extensions.
10. Re-inspecting for failed including but not limited to: pressure tests, limerock inspections.
11. Leading coordination with FPL, AT&T, TECO, etc. for installation of new services to the site.
12. Structural Design (coordination is included).
13. Landscape Design (coordination is included).
14. Irrigation Design (coordination is included).
15. Lighting Design (coordination is included).

Please sign and return by email this proposal along with for us to initiate the work.

If you have any questions, please feel free to contact me.

Sincerely,

FLYNN ENGINEERING SERVICES, P.A.



Blake M. Kidwell, P.E.

APPROVED: _____

PRINT NAME & TITLE: _____

DATE: _____

PURSUANT TO FLORIDA STATUTE 558.0035, A DESIGN PROFESSIONAL, AS DEFINED IN FLORIDA STATUTE 558.002, ACTING AS AN INDIVIDUAL EMPLOYEE OR AGENT OF FLYNN ENGINEERING SERVICES, PA MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Design, Permitting, Bidding for Fire Station 57 Master Plan & Drainage Improvements

<u>Task</u>	<u>Civil Hrs</u>	<u>Rate</u>	<u>Total</u>	<u>Landscape Hrs</u>	<u>Rate</u>	<u>Total</u>	<u>Electrical Hrs</u>	<u>Rate</u>	<u>Total</u>
Survey field work - By City									
Survey drafting - By City									
Survey review - By City									
GeoTech field work									
Master plan layout	46	\$225.00	\$10,350.00						
Master plan drafting	46	\$185.00	\$8,510.00						
Master plan meetings	7	\$225.00	\$1,575.00						
Preliminary Plans									
Paving, Grading, drainage	57	\$225.00	\$12,825.00						
Pavement marking signage	9	\$225.00	\$2,025.00						
Calculations	9	\$225.00	\$2,025.00						
Coord with Landscape Arch	12	\$225.00	\$2,700.00						
Coord with Electrical Eng	2	\$225.00	\$450.00						
Drafting Revision	23	\$185.00	\$4,255.00						
DRC Revisions	23	\$185.00	\$4,255.00						
Construcion Documents									
Paving, Grading, drainage	48	\$225.00	\$10,800.00						
Pavement marking signage	11	\$225.00	\$2,475.00						
Calculations	9	\$225.00	\$2,025.00						
Coord with Landscape Arch	14	\$225.00	\$3,150.00						
Coord with Electrical Eng	14	\$225.00	\$3,150.00						
Drafting Reviison	30	\$225.00	\$6,750.00						
Permitting Submittal	18	\$185.00	\$3,330.00						
Permit comments/revisions	18	\$185.00	\$3,330.00						
Bidding, prepare documents	18	\$225.00	\$4,050.00						
Bidding process and questions	7	\$225.00	\$1,575.00						
Bidding evaluation	5	\$225.00	\$1,125.00						
Clerical	4	\$80.00	\$320.00						
	Total Civil		\$91,050.00	Total Landscape		\$16,390.00	Total Electrical		\$6,270.00
Reimbursables			\$100.00						
TOTAL FEE	\$113,810.00								