

WORWORK ORDER No. 9 FOR PROFESSIONAL SERVICES

TO: EXP US Services, Inc.
201 Alhambra Circle, Suite 800
Coral Gables, FL 33134
(786) 801-6390

DATE: April, 21 2026

The City of Doral authorizes EXP US Services, Inc. (EXP) to proceed with the review of the lake-filling application. This review will be conducted through HDR, one of EXP's subconsultants, to evaluate whether the proposed lake fill project could adversely affect the existing flood protection level of service for adjacent properties and NW 14th Street. HDR will conduct a technical review of the drainage design and hydraulic analyses performed by Kimley-Horn. Where EXP US Services, Inc is part of the pre-qualified pool of consultants selected in accordance with RFQ 2023-08 requirements and approved by the City Council on March 13, 2024, via Resolution 24-54. The work should be performed in accordance with the contract provisions contained in the Professional Services Agreement between EXP US Services, Inc and the City of Doral dated June 3, 2024, and the attached Proposal submitted on April 20, 2026, submitted by your firm for the above referenced project.

SCOPE OF SERVICES AND SCHEDULE:

The scope of the project will be as described in the attached proposal from EXP US Services Inc., dated April 20, 2026. The schedule requires the scope of work to be completed within three weeks (3) after the Notice to Proceed is provided. All time limitations set forth in this Work Order are of the essence. The performance of services associated with this Work Order will be executed on a lump sum basis not to exceed the amount of \$16,356.80

You are required by the Continuing Service Agreement to begin work after the execution of this Work Order, or as directed otherwise. If you fail to begin work after the execution of this Work Order, the City of Doral will be entitled to disqualify the Proposal and revoke the award.

This Work Order incorporates the terms and conditions set forth in the Professional Services Agreement dated June 3, 2024, between the parties as though fully set forth herein. In the event that any terms or conditions of this Work Order conflict with the Continuing Services Agreement, the provisions of this specific Work Order shall prevail and apply. This Work Order is not binding until the City of Doral agrees and approves this Work Order.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and date first above written, in three (3) counterparts, each of which shall, without proof or accounting for the other counterpart, be deemed an original Contract.

CONSULTANT: EXP US Services Inc.

WITNESSES:

SEAL:

BY:

John L. Flint

[Signature]

NAME:

John L. Flint

1.
2.

[Signature]

TITLE:

Executive Vice President

OWNER: City of Doral

AUTHENTICATION:

BY:

[Signature]

BY:

[Signature]

NAME:

Zeida Sardinas

NAME:

Connie Diaz

TITLE:

City Manager

TITLE:

City Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE OF THE CITY OF DORAL:

BY:

[Signature]

NAME:

Gastesi, Lopez and Mestre, PLLC

TITLE:

City Attorney



April 20, 2026

Ms. Darlin Perez, PE
Chief of Engineering
City of Doral
8401 NW 53rd Terrace
Doral, FL 33166

Re: Project Name – Miami International Commerce Center Lake Fill Application Evaluation

Dear Ms. Perez,

EXP US Services Inc. (“Consultant”) proposes to provide the additional services identified below for the project entitled “Miami International Commerce Center Lake Fill Application Evaluation” (Work Order No. 09 pursuant to the Continuing Professional Services Agreement with the City of Doral (“City”) for 2023-08, General Engineering and Architectural Services, dated June 3rd, 2024.

I. General

The purpose of this work order is to evaluate whether the proposed lake fill project could adversely affect the existing flood protection level of service for adjacent properties and NW 14th Street. As part of this evaluation, HDR will conduct a technical review of the drainage design and hydraulic analyses to be performed by KHA. This review will focus on assessing the methodology, assumptions, and results of the modeling analyses to confirm that the proposed improvements do not result in adverse flood impacts to surrounding properties or public infrastructure.

This scope of work is for EXP US Services and its subconsultant HDR Inc. to provide engineering services in support of this Application Evaluation for the City of Doral.

II. Scope of Work

Task 1 – Drainage Report and Design Plans - See attached scope prepared by HDR Inc.

Task 2 – Review of KHA Stormwise Model Evaluation of Proposed Lake Fill Improvements – See attached scope prepared by HDR Inc.

Task 3 – Contract Administration

EXP will provide project management services on this work order including the preparation of the progress report and invoice.

III. Schedule of Work – Time for Performance

Consultant will submit the deliverable and perform the Services as stated in the table below:

Schedule of Deliverables			
Task, Sub-Task or Activity ID #	Major Task, Sub-Task Activity, or Deliverable	Duration (specify weeks or calendar days)	Delivery (Cumulative weeks or calendar days)
1	Drainage Report and Design Plans	1 weeks	1 weeks from NTP
2	Review of KHA Stormwise Model Evaluation of Proposed Lake Fill Improvements	1 weeks	2 weeks from NTP
3	Contract Administration	2 weeks	2 weeks from NTP

IV. Compensation

Consultant shall perform the Work detailed in this Proposal for sixteen thousand, three hundred fifty six and 80/100 dollars. The Consultant will be paid based on a lump sum basis. The City shall not be liable for any fee, cost, expense or reimbursable expense or other compensation beyond this amount unless approved in a supplemental Work Order. The fee may include an allowance for Reimbursable Expenses required in connection with the Work, in an amount not to exceed that stated in the table below. Reimbursable Expenses will be used and compensated for in accordance with the Agreement and must conform to the limitations of Florida Statutes § 112.061. The following is a summary of the method and amount of compensation to be paid for each Task or Activity as identified in Section IV above.

Schedule of Deliverables			
Task, Sub-Task or Activity ID #	Major Task, Sub-Task Activity, or Deliverable	Fee Amount	Fee Basis
1	Drainage Report and Design Plans	\$6,510.00	Lump Sum
2	Review of KHA Stormwise Model Evaluation of Proposed Lake Fill Improvements	\$8,300.00	Lump Sum
3	Contract Administration	\$1,546.80	Lump Sum
	TOTAL	\$16,356.80	



V. Additional Services

The City may include an allowance account under the approved Work Order for Additional Services that may be requested by the City, which will be used at the sole discretion of the City.

EXP US Services, Inc



Signature

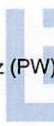
Jose Santiago/Municipal Senior Manager

Name/Title

04/20/26

Date

City of Doral *

Darlin Perez (PW)  Digitally signed by Darlin Perez (PW)
DN: CN=Darlin Perez (PW), OU=PublicWorksStaff, OU=Departments, OU=City, DC=doral, DC=local
Date: 2026.04.21 08:22:32-04'00'

Dept. Approval: _____

Signature

Name/Title

Procurement: _____

Signature

Name/Title

City Manager: _____

Signature

Name/Title

Work Order No.: _____

(Assigned by the City upon approval, if applicable)

*The City may at its sole discretion approve this Work Order Proposal by signing below of the City may issue a separate Work Order for the Services.



TOWN OF MIAMI LAKES

Consultant Fee Proposal Worksheet

Consultant Name: EXP
 Contract No.: 2023-08
 Date: 4/20/2026
 Work Order No: No. XX (EXP)

Project: MIA Commerce Center Lake Fill Evaluation
 Description: Drainage Report and Model Evaluation

Task	STAFF CLASSIFICATION														Staff Hours By Task	Salary Cost By Task	Average Rate Per Task			
	Job Classification	Project Manager												Rate				Man hours	Cost/ Task	
	Assigned Staff	Jose Santiago																		
Approved Rate	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:	Rate:				
	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task	Man hours	Cost/ Task		
1																				
2 Task 1 - Contract Administration	6	\$1,547															6	\$1,547	\$257.80	
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				
11																				
12																				
13																				
14																				
Total Staff Hours	6																6			
Total Staff Cost		\$1,546.80																	\$1,546.80	\$257.80

Total % of Work by Position 100.0%

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

Estimate of Principal's Fee
 _____ Total hours _____ / hour = \$ _____

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

1 - SUBTOTAL ESTIMATED FEE:	multiplier 1.00	\$1,546.80
Subconsultant: HDR In:		\$14,810.00
Subconsultant:		
Subconsultant:		
Subconsultant:		
Principal's Fee		
2 - SUBTOTAL ESTIMATED FEE:		\$16,356.80
Geotechnical Field/Lab Testing:		
Survey Fee (or Survey Crew Fee):		
Other Misc. Fee:		
3 - SUBTOTAL ESTIMATED FEE:		\$16,356.80
Additional Services (Allowance)		
Reimbursables (Allowance)		
GRAND TOTAL ESTIMATED FEE:		\$16,356.80



April 10, 2026

Darlin Perez, PE
Chief of Engineering
City of Doral
8401 NW 53rd Terrace
Doral, FL 33166

Subject: Miami International Commerce Center Lake Fill Application Evaluation

Ms. Perez,

Thank you for the opportunity to present this Service Order proposal for Professional Engineering Services associated with the evaluation of the Miami International Commerce Center Lake Fill Application. This Service Order outlines the project description, detailed scope of services, compensation, and project schedule for the professional engineering services to be provided under this agreement.

PROJECT DESCRIPTION

PSBP Industrial LLC (PSBP) proposes to fill approximately 80 percent of an existing lake located at 7901 NW 14 Street, Doral, Florida 33126 (Folio No. 35-3034-016-0100). The location of the lake proposed to be filled is shown in Figure 1. The existing lake encompasses approximately 29.33 acres. Under the proposed site plan, the southern portion of the lake will be filled, leaving approximately 5.35 acres of open water at the northern end of the site.

The lake currently receives stormwater runoff from eleven (11) adjacent properties, as well as from the City of Doral NW 14th Street right-of-way at the southern end of the lake via existing gravity outfall structures. As such, the lake functions as a regional stormwater feature for the surrounding drainage basin.

The proposed lake fill configuration and associated drainage improvements are documented in the Drainage Report and Design Plans prepared by Kimley-Horn and Associates, Inc. (KHA), dated December 19, 2025. Based on coordination with the City of Doral and KHA, KHA will analyze the potential flood impacts will be performed using the City's integrated



The purpose of this Service Order is to evaluate whether the proposed lake fill project could adversely affect the existing flood protection level of service for adjacent properties and NW 14th Street. As part of this evaluation, HDR will conduct a technical review of the drainage design and hydraulic analyses to be performed by KHA. This review will focus on assessing the methodology, assumptions, and results of the modeling analyses to confirm that the proposed improvements do not result in adverse flood impacts to surrounding properties or public infrastructure.

SCOPE OF SERVICES

Task 1 – Drainage Report and Design Plans

As part of this task, HDR will review the Drainage Report and Design Plans prepared by Kimley-Horn and Associates, Inc. (KHA), dated December 19, 2025. HDR will provide the City with comments on the Drainage Report. HDR will attend up to two (2) coordination meetings with City staff to discuss the HDR comments on the Drainage Report.

This task also includes general project management and coordination activities necessary to successfully deliver the Service Order. These activities include project setup, schedule maintenance, budget tracking, internal quality control reviews, coordination among HDR staff, and project closeout. HDR will provide regular status updates to the City as needed to ensure transparency and alignment throughout the duration of the assignment.

Deliverables

- Written comments on the Drainage Report and Design Plans prepared by Kimley-Horn and Associates, Inc. (KHA), dated December 19, 2025
- Coordination Meeting Minutes (up to 2)

Task 2 – Review of KHA StormWise Model Evaluation of Proposed Lake Fill Improvements

HDR will attend one (1) coordination meeting with the City of Doral and Kimley-Horn and Associates (KHA) prior to any modifications to the existing-conditions and future-conditions hydraulic models. The purpose of this meeting is to establish consensus on the proposed modeling approach, including how the StormWise model will be modified to reflect updated existing conditions and the proposed lake fill configuration.

Following this coordination effort, HDR will perform a technical review of the work conducted by KHA, as outlined in KHA's April 9, 2026, Scope of Services Letter, which defines the tasks associated with performing existing- and future-conditions StormWise hydraulic modeling by KHA. HDR's review will focus on evaluating the modeling methodology, assumptions, and results.

HDR will provide the City with written review comments on the work performed by KHA. In addition, HDR will attend up to one (1) follow-up meeting with the City and KHA to discuss HDR's comments and address any related questions or clarifications.

After KHA incorporates the HDR comments and updates the StormWise Model and technical memorandum, HDR will review that the comments were incorporated correctly.

Deliverables

- Written comments on the work performed by KHA.
- Coordination Meeting Minutes (up to 2)

Assumptions

- Only one (1) review and one (1) backcheck will be performed by HDR.
- Review does not include the review of a mitigation modeling task.

COMPENSATION

The City shall compensate HDR in the lump sum amount of \$14,810.00 for the professional engineering services described herein. A summary of fees by task is provided below. A detailed Fee Estimate outlining the anticipated effort for each task is attached.

TASK		FEE
1	Drainage Report and Design Plans	\$6,510.00
2	Review of KHA StormWise Model Evaluation of Proposed Lake Fill Improvements	\$8,300.00
TOTAL		\$14,810.00

The project duration is assumed to be three (3) weeks from receipt of the City's notice to proceed (NTP). This schedule assumes one week to review the original work performed by KHA and one (1) week to backcheck the review comments.

TASK		WEEKS FROM NTP
1	Drainage Report and Design Plans	1
2	Review of KHA StormWise Model Evaluation of Proposed Lake Fill Improvements	2
TOTAL		3

We would like to thank the City for allowing HDR the opportunity to support the City on this important project. Please do not hesitate to contact me on (786) 412-2688 if you have any questions or need anything else.

Sincerely,

HDR Engineering, Inc.



Alex Vazquez, PE, CFM

Project Manager

Attachments: A – Fee Estimate

CITY OF DORAL
Miami International Commerce Center Lake Fill Independent Review
FEE ESTIMATE

Date Estimated: 04/09/2026

WORK ACTIVITY	HDR Staff by Category						TOTAL HOURS	LABOR COST	Comments/Assumptions
	Project Manager/QC	Project Manager/Senior Engineer	Senior Project Engineer	Project Engineer	Senior GIS Analyst	Clerical			
HOURLY RATE	\$350.00	\$200.00	\$190.00	\$140.00	\$150.00	\$100.00			
Staff	Alex V	Giancarlo	Alex M	Alex D	Caley	Michelle W			
Task 1: Data and Easement Review	12	0	9	0	0	6	27	\$6,510.00	
Coordination Meetings (up to 2)	2		3				5	\$1,270.00	2 staff members, virtual, 1 hour x 2 meetings (includes meeting minutes and assumes virtual meetings)
Project Management	8					6	14	\$3,400.00	
Drainage Report and Plans Review	2		6				8	\$1,840.00	Technical review of drainage report and plans.
Task 2: StormWise Model Assessment of Proposed Improvemets	2	0	40	0	0	0	42	\$8,300.00	
Coordination Meetings (up to 2)	2		3				5	\$1,270.00	2 staff members, virtual, 1 hour x 2 meetings (includes meeting minutes and assumes virtual meetings)
Review KHA Stormwise Modeling	2		40				42	\$8,300.00	Technical review of the modeling methodology, assumptions, and results.
Total Hours	14	0	49	0	0	6			
Total Fee	\$4,900.00	\$0.00	\$9,310.00	\$0.00	\$0.00	\$600.00	69	\$14,810.00	