

LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC.

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CONTRACT CHANGE ORDER FOR ADDITIONAL SERVICES

DATE: 2 September 2026

CHANGE ORDER NO: 1

CONTRACT: Professional Services Agreement, RFQ-100323, and Resolution No. R2024-057

PROJECT NO.: 330135306

PROJECT TITLE: Florida Commerce Parcels

ORDER BY: Ana Alavarez

COMPANY: City of Oakland Park (the City)

STATEMENT OF WORK

This change order has been prepared to complete a Phase II Environmental Site Assessment (ESA) for the Florida Commerce Parcels at 2530 to 2690 West Oakland Park Boulevard in Oakland Park, Florida (the "subject property" or "project"). This change order has been prepared based on the following Recognized Environmental Conditions identified in Langan's Phase I ESA, dated 1 September 2026:

- Supreme Cleaners (2619 W Oakland Park Boulevard) adjoining the subject property to the north, with a documented history of dry-cleaning operations and a reported discharge with no records of assessment or cleanup.
- BP Oil Co #02445 / KSM-BJ Fuel, LLC (2699 West Oakland Park Boulevard) adjoining the subject property to the north. Although the facility received a Site Rehabilitation Completion Order (SRCO) from the Florida Department of Environmental Protection (FDEP) in 2009, the facility was reported as major out of compliance during a March 2024 inspection but there is no documentation from the FDEP indicating the violations have been closed, and groundwater monitoring or sampling activities have not been completed since 2009.

The following scope of services has been prepared to evaluate if groundwater impacts from the adjoining facilities have migrated onto the subject property and have the potential to impact future redevelopment.

SCOPE OF SERVICES

Langan will complete the following scope of services.

Task 1 – Phase II ESA

Methodology

Langan will conduct all field work according to the Chapter 62-160, FAC and Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (effective May 2026). We will subcontract a licensed drilling contractor to provide direct-push drilling services, an environmental laboratory certified by the National Environmental Laboratory Accreditation Program to provide analytical services. Langan will initiate a public utility clearance through Sunshine State One-Call and subcontract a private utility locator to mark the utilities at proposed boring locations before drilling. We will also soft dig each location to five feet below land surface (bls). If available, we request that you provide us with drawings or other documentation of subsurface utilities.

Overhead transmission power lines with an estimated voltage between 200 and 350 kilovolts (kV) are located along the northern property boundary. Langan will place the drilling and groundwater sampling points at a minimum distance of 20 feet from the power lines in accordance with Occupational Safety

and Health Administration (OSHA) guidelines. Actual sampling locations will be determined in the field and coordinated with the current property owner.

Groundwater Sampling

Langan will collect two sets of shallow and deep groundwater samples (four samples total) near the northern boundary of the subject property. The groundwater samples will be collected from temporary points using a Geoprobe® drill rig equipped with Direct-Push Technology and a Geoprobe® sampler advanced to approximately 12 and 35 feet bls or shallower if refusal is encountered. The proposed locations are shown below.



Following installation, the temporary points will be developed with a centrifugal pump and high-density polyethylene (HDPE) tubing to remove sediment and promote hydraulic communication with the surrounding aquifer. After the well has been purged, we will collect groundwater samples from the two shallow points for the laboratory for analysis of volatile organic aromatic (VOA) and volatile organic halocarbons (VOH) by EPA method 8260, polycyclic aromatic hydrocarbons (PAH) by EPA method 8270, and total recoverable petroleum hydrocarbons by the FLPRO method. We will collect groundwater samples from the two deep points for analysis of VOH only, because dry cleaning compounds are denser than water and known to migrate downward vertically in groundwater.

Upon completion of sampling the boreholes will be backfilled, and the surface will be restored with asphalt patches.

Data Evaluation and Reporting

Langan will compare the groundwater analytical results to the Groundwater Cleanup Target Levels (GCTL) in Chapter 62-777, Florida Administrative Code (FAC). We will review the laboratory reports to evaluate that the detection limits do not exceed cleanup target levels, quality control samples and recoveries are within acceptable limits, and the data are properly flagged. Following our evaluation of the data, we will discuss the results with you. The fees below reflect up to one hour of meetings with the City.

Langan will prepare a Phase II ESA report. The report will include maps depicting the sample locations, analytical data tables containing a summary of the laboratory analytical data, well sampling logs, laboratory analytical reports, and conclusions and recommendations, if applicable.

FEES:

The additional services included herein will be invoiced time-and-materials based upon the fee estimate summarized below.

Task	Fee
Phase II ESA:	
Langan fee (field preparation and groundwater sampling)	\$ 3,000
Driller and Geophysical Survey (subcontracted)	\$ 4,000
Laboratory Analysis with 48-hour Rush Analysis (subcontracted)	\$ 1,250
Reimbursable Expenses (equipment, mileage, etc.)	\$ 250
Report Preparation	\$ 3,500
Total:	\$12,000

CHANGE ORDER TOTAL: \$12,000

SCHEDULE:

We will collect groundwater samples within one week of authorization or the driller's soonest availability. We will request the laboratory analyze the groundwater samples on a two-day rush turnaround that begins once samples are received at the laboratory. Upon Langan's receipt of the laboratory data, we will provide the client with a verbal or email update within one business day and prepare a Phase II ESA report within two weeks.

LIMITATIONS

Langan's services will be provided according to generally accepted environmental science, geosciences, and engineering practices at the time the services are performed. No expressed or implied representation or warranty is included or intended in our reports, except that our services will be performed within the limits prescribed by the client and with customary thoroughness and competence of our profession.

LANGAN

LANGAN is proceeding with the above-described scope of services based on the authorization signature shown below. If notified to stop work on these services, the client agrees to pay Langan for all work completed up to the stop-work notification.



Agreement Authorized By: _____

for Langan: Vincent D. Yarina, PG, CEM

cc: Steven Sherman, P.E; Michael Spievack, P.E./ Langan

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