

WORK ORDER No. 10 FOR PROFESSIONAL SERVICES

TO: Kimley-Horn and Associates , Inc.
2 Alhambra Plaza, Suite 500
Coral Gables, FL 33134
(305) 673-2025

DATE: May 12th, 2025

The City of Doral authorizes the firm of Kimley-Horn and Associates , Inc (Kimley-Horn) to proceed with providing professional engineering and architectural services for the conceptual design of the proposed parking garage at Doral Central Park. Where Kimley-Horn, 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 Kimley-Horn and the City of Doral dated June 29, 2024, and the attached Proposal submitted on April 29th, 2025, 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 Kimley-Horn, dated April 29th , 2025, to provide professional engineering and architectural services for the conceptual design of the proposed parking garage at Doral Central Park . The schedule requires the scope of work to be completed within six (6) weeks 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 \$48,528.61.

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.

The Work Order incorporates the terms and conditions set forth in the Professional Services Agreement dated June 29 , 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: Kimley-Horn and Associates, Inc.

BY: 
NAME: Leonte Almonte
TITLE: Vice-President

WITNESSES:


1. 
2. 


SEAL:




OWNER: City of Doral

AUTHENTICATION:

BY: 
NAME: Zeida Sarinas
TITLE: City Manager

BY: 
NAME: Connie Diaz
TITLE: City Clerk

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

BY: 
NAME: Lorenzo Cobiella
Gastesi, Lopez, Mestre & Cobiella, PLLC
TITLE: City Attorney



April 29, 2025

Mr. Lazaro Quintero, MPA, MPM, CPRP
Capital Improvement Division Chief
City of Doral
8300 NW 53rd Street, Doral, FL 33166

RE: *Proposal for Professional Engineering Consultant Services for the Doral Central Park Parking Garage Conceptual Design, City of Doral, Miami-Dade County, Florida*

Dear Mr. Quintero:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this letter agreement ("Agreement") to the City of Doral ("Client") for providing professional engineering consulting services for the above referenced project. All work under this scope will be in accordance with the terms and conditions of Professional Services Agreement (General Engineering/Architecture Services RFQ 2023-08), between the City of Doral and Kimley-Horn. Our project understanding, scope of services, and fees follow:

PROJECT UNDERSTANDING

Our proposed scope of services and fee proposal is based on the Client's request to develop up to three conceptual parking garage options at Doral Central Park. The study aims to evaluate these options, incorporating ground-level retail areas, top-deck pickleball courts, and trolley service accommodations, to select a preferred solution. Kimley-Horn will review existing conditions, determine feasibility, and provide an overall cost opinion for the three concepts.

SCOPE OF SERVICES

Kimley-Horn will provide the services specifically set forth below.

TASK 1 – STRATEGIC CONCEPTUAL DESIGN AND OPINION OF PROBABLE COST

Conduct an in-person kick-off meeting with the Client to review project goals, objectives, and prior evaluations completed.

Coordinate with the Client to receive and compile available information for the project and the site including, but not limited to, GIS information, survey information, and drawings for adjacent buildings.

Review available, applicable codes and ordinances to understand site constraints such as: buffers / yards / setbacks, building heights, parking requirements, zoning classifications, and general site design requirements for the parcel in question. This includes inventory and analysis of existing site to better understand site opportunities and constraints and to evaluate the existing conditions.

Provide inputs on key conflicts and requirements pertaining to utilities, grading, paving, and stormwater drainage.

Using baseline information noted above, develop up to three (3) parking conceptual options. Options will be developed in AutoCAD format. Conceptual layout will generally indicate basic information such as setbacks, deck footprint, number of parking spaces, number of levels and finished floor elevations, deck height, vehicular entry/exit locations, pedestrian access points, internal traffic patterns, ramping, and possible stair/elevator locations. Kimley-Horn will incorporate up to one (1) round of comments from the Client.

Typical parking dimensions (stall lengths / widths, drive aisles, end bay turning aisles), accessible parking spaces, other identified garage uses (Retail spaces on ground level, small rooms, trolley/transit stop, pickleball courts on top level, etc.), and a preliminary column grid.

Provide a conceptual level opinion of probable construction cost (OPCC) for each of the options. OPCC will be based on an order of magnitude dollars per square foot and not a detailed quantity takeoff. OPCC will attempt to address demolition, excavation, retaining walls, foundations, structural system, lighting, mechanical, water and sewer, court surfacing and façade requirements specific to this site but only directly impacted by the parking deck.

Develop a comparison matrix of each of the parking deck alternatives:

- Parking efficiency
- Number of spaces
- Square footages
- Ramping / # of Floors / Height
- Level of service
- Structural framing system
- Access – vehicular and pedestrian
- Phasing or expandability options
- Constructability Concerns
- Identify any significant issues that may constitute a risk for the project should it move forward and identify key elements that need further study. Study and analysis of these elements is beyond this project's scope.

Meetings and/or Conference Calls: As part of the development process, the Consultant will prepare for and attend a maximum of three (3) meetings, including a presentation, at the direction of the City. These meetings may consist of meetings and/or conference calls with the City, Miami-Dade County and/or other regulatory agencies.

Deliverables:

Summarized one page technical memorandum including narrative of findings, and:

1. Conceptual layouts in PDF format with annotations and brief description on the option. Layouts will be provided as scaled 2D drawings and submitted to the Client as electronic PDF files. Conceptual options will include an area plan indicating square footage of retail and public spaces (ex. Retail spaces on ground level and pickleball courts on top deck) and accommodation for trolley service.



2. Comparison matrix.
3. Opinion of Probable Construction Cost estimate for three alternatives on this parcel based on dollars per square foot. A detailed estimate will be provided for the refined alternative on Phase 2.

ADDITIONAL SERVICES

Upon your authorization, we will provide any additional services that may be required beyond those described in Task 1. These services may include the following:

- Additional site visits and meetings
- Additional coordination with the Client
- Additional conceptual layouts
- Refined Conceptual Design of Selected Alternative
- Topographic and right-of-way Survey
- Design and Post Design Services for improvements
- Site Civil Conceptual Layout
- Traffic Impact Study and Access Points
- Changes required as a result of major change from scope of services described above
- Services not specifically included within "Scope of Services"

SCHEDULE

Upon receipt of notice to proceed, we will provide our services as expeditiously as practicable to meet a mutually agreed upon schedule not to exceed 6 weeks.

FEE AND BILLING

Kimley-Horn will accomplish the services outlined in Task 1 for a total lump sum fee of \$48,528.61. Fees and expenses will be invoiced monthly based upon actual services performed and expenses incurred as of the invoice date. Billing will be due and payable within twenty-five (25) days of receipt of invoice.

Client Signature Required above



CLOSURE

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the terms and conditions of the Professional Services Agreement (General Engineering/Architecture Services RFQ 2023-08), between the City of Doral and Kimley-Horn, which is hereby incorporated by reference. If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy and return the other to us. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please don't hesitate to contact Noel Ramirez or myself at (305) 673-2025 if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A blue ink signature of Leonte I. Almonte, written in a cursive style.

By: Leonte I. Almonte, PE

Associate

A blue ink signature of Noel Ramirez, written in a cursive style.

Noel Ramirez, P.E.

Associate/Project Manager

FEE QUOTATION PROPOSAL FOR DORAL CENTRAL PARK PARKING GARAGE CONCEPTUAL DESIGN

Consultant's Name: Kimley-Horn and Associates, Inc.
ENGINEERING PLANNING SERVICES

Prepared by: Noel Ramirez, PE
Date: 4/24/2025

STAFF HOURS										
	Activity	Principal Engineer	Project Manager	Sr. Engineer	Project Engineer	Engineering Technician	CADD Tech.	Clerical	Staff Hours by Activity	Salary Cost for Activity
1	Project setup + Kick OFF meeting	1	4		6			3	14	\$2,806.45
2	Request and Review Available Documents	2	8		10				20	\$4,648.42
3	Field Visit - 2 people 1 day	6	6						12	\$3,309.36
4	Review Codes and Ordinances	1	6	4	10				21	\$4,792.66
5	Develop 3 Parking Garage Concepts	8	10	8	20	40	30			\$20,282.78
6	OPC & Technical Memorandum	2	12	8	20	4			46	\$10,154.92
7	QC, Coordination, Supervision	2	6		2				10	\$2,534.02
TOTAL HOURS		22	52	20	68	44	30	3	123	\$48,528.61
	Rates	\$293.76	\$257.80	\$238.40	\$199.85	\$142.40	\$125.15	\$94.13		
Totals S-H and Cost		\$6,462.72	\$13,405.60	\$4,768.00	\$13,589.80	\$6,265.60	\$3,754.50	\$282.39	\$48,528.61	\$394.54

TOTAL CONTRACT COST COMPUTATIONS		
Total Activity Salary Costs		\$48,528.61
Subtotal (Salary Related Cost)		\$48,528.61
Expenses & Optional Services		
(a) Printing & Reproduction	\$	-
(b) Public Involvement (5%)	\$	-
TOTAL Kimley-Horn		\$48,528.61