



**City of Doral**  
**Professional Services Agreement**

THIS Agreement made and entered into on the 3<sup>rd</sup> day of September, 2026 by and between:

City of Doral  
8401 NW 53<sup>rd</sup> Terrace  
Doral, FL 33166  
(Hereinafter referred to as “the City”)

AND

AVI-SPL, LLC  
2501 SW 160<sup>th</sup> Ave, Suite 500  
Miramar, FL 33027  
(Hereinafter referred to as “Consultant”)

WITNESSETH:

In consideration of the mutual covenants and conditions as herein expressed and of the faithful performance of all such covenants and conditions, the parties do mutually agree as follows:

**ARTICLE I**

**I. THE CONTRACT DOCUMENTS**

1.1 The Contract documents, attached hereto and made part hereto as Exhibit “A”, consists of the Proposal No. 513668-4 dated August 25, 2026, submitted by the Consultant detailing the elements agreed upon for the City of Doral.

**ARTICLE 2**

**2. SCOPE OF SERVICES**

2.1 These tasks are enumerated under the Scope of Work in Proposal No. 513668-4 dated August 25, 2026.

### **ARTICLE 3**

#### **3. CONTRACT SUM**

- 3.1 Upon satisfactory completion of the specified work as determined by the sole discretion of the City Manager, the Consultant agrees to charge the City for professional design services associated with performing the work in accordance with the Contract documents and the negotiated not to exceed price of Nineteen Thousand Eight Hundred Twenty-Eight 94/100 (\$19,828.94) for the Audio-Visual Design Services for the Doral Central Park Parking Garage and Recreational Center Design Services.

### **ARTICLE 4**

#### **4. CONTRACT TIME**

- 4.1 The work to be performed under this Contract is specified in the Notice to Proceed and, subject to authorized adjustments. The Consultant shall perform its services expeditiously in accordance with Proposal No. 513668-4 dated August 25, 2026, and in accordance with and remain concurrent with the schedule established for the full design services for the Project as below:

Upon issuance of Notice to Proceed to Consultant:  
Schematic Design Phase: 60 calendar days  
Design Development Phase: 75 calendar days  
Construction Documents Phase: 105 calendar days

The Consultant shall coordinate its services with the City, Architect/Engineer of Record, and other Project consultants, as applicable, and shall complete all required design services and deliverables within the applicable timeframes and design milestones established for the Project. The Consultant's work shall be totally complete and ready for final payment upon completion of all required services and deliverables associated with the full design services for the Project.

### **ARTICLE 5**

#### **5. INVOICING AND PAYMENT**

- 5.1 The Consultant will issue an invoice once a month for the work which has been completed. In the City Manager's sole discretion, if he/she determines that the work specified in the invoice has been performed within a reasonable time period after submittal of said invoice and in accordance to the job specifications, the City shall pay such invoice within 30 days.
- 5.2 The Consultant's invoice shall show a complete breakdown of the project components, the quantities completed and the amount due, and any other supporting documentation as may be required by the Contract documents for approval.

## **ARTICLE 6**

### **6. INDEMNIFICATION**

- 6.1 The Consultant shall indemnify, defend (with counsel reasonably acceptable to the City), and hold harmless the City, its officials, officers, employees, agents, and volunteers from and against any and all third party claims, suits, actions, damages, losses, liabilities, judgments, fines, penalties, costs and expenses (including reasonable attorneys' fees and costs through appeal), whether direct, indirect or consequential, arising out of, related to, or resulting from the Consultant's performance of the work, or any negligent act, error, omission, or willful misconduct of the Consultant, its subcontractors, or anyone for whose acts they may be liable. This indemnification obligation shall survive the termination or expiration of this Agreement and shall not be limited in any way by the amount or type of insurance required under Article 7.
- 6.2 Nothing contained in this Agreement or in this indemnification provision shall be construed as a waiver of, or shall otherwise affect or limit, the City's sovereign immunity or the monetary limitations on liability set forth in Section 768.28, Florida Statutes. The City's liability shall in no event exceed the statutory limits set forth in Section 768.28, Florida Statutes, regardless of any provision to the contrary contained in this Agreement.

## **ARTICLE 7**

### **7. INSURANCE**

#### **7.1 General Requirements**

Throughout the term of this Agreement, the Consultant shall procure and maintain, at its sole expense, insurance coverage of the types and in the minimum amounts specified herein. All insurance carriers shall be authorized to transact business in the State of Florida and shall maintain an A.M. Best rating of A- or better, or an equivalent financial strength rating acceptable to the City.

Maintenance of the required insurance coverage shall be a material condition of this Agreement. Failure to maintain or renew the required insurance coverage, or failure to provide satisfactory evidence of such coverage, may be deemed a material breach of this Agreement.

All required insurance shall remain continuously in force for the duration of the Agreement and any applicable warranty, completed operations, or extended reporting period.

#### **7.2 Workers' Compensation and Employer's Liability Insurance**

The Consultant shall maintain Workers' Compensation Insurance in compliance with Chapter 440, Florida Statutes.

Employer's Liability coverage shall be maintained with limits of not less than:

|                         |             |
|-------------------------|-------------|
| Each Accident           | \$1,000,000 |
| Disease - Each Employee | \$1,000,000 |
| Disease - Policy Limit  | \$1,000,000 |

If the Consultant claims an exemption from Florida Workers' Compensation requirements, the Consultant shall provide documentation acceptable to the City evidencing such exemption.

### 7.3 **Commercial General Liability Insurance**

The Consultant shall maintain Commercial General Liability Insurance written on an occurrence form with limits of not less than:

|                                 |             |
|---------------------------------|-------------|
| Each Occurrence                 | \$1,000,000 |
| General Aggregate               | \$2,000,000 |
| Personal and Advertising Injury | \$1,000,000 |
| Products-Completed Operations   | \$2,000,000 |

Coverage shall include, at a minimum:

- Premises and Operations
- Independent Contractors
- Contractual Liability

The City of Doral, its elected officials, officers, employees, agents, and volunteers shall be included as Additional Insureds with respect to liability arising out of the Consultant's work under this Agreement.

### 7.4 **Business Automobile Liability Insurance**

If automobiles are used in connection with the performance of services under this Agreement, the Consultant shall maintain Business Automobile Liability Insurance with limits of not less than **\$1,000,000 Combined Single Limit** per accident for bodily injury and property damage.

Coverage shall apply to:

- Owned automobiles
- Hired automobiles
- Non-owned automobiles

If no vehicles will be used in connection with the performance of services under this Agreement, the City may waive this requirement upon written approval.

## **7.5 Professional Liability (Errors & Omissions) Insurance**

The Consultant shall maintain Professional Liability (Errors & Omissions) Insurance with limits of not less than \$1,000,000 per claim and annual aggregate.

If coverage is written on a claims-made basis, the policy shall:

- a. Have a retroactive date no later than the effective date of this Agreement;
- b. Be maintained continuously throughout the term of this Agreement; and
- c. Be maintained for a minimum of three (3) years following completion, termination, or expiration of the Agreement through the maintenance of the policy or through the purchase of an extended reporting period endorsement.

Professional Liability insurance shall cover liability arising from the rendering of, or failure to render, professional services performed under this Agreement.

## **7.6 Umbrella or Excess Liability Insurance**

Any Umbrella or Excess policy used to satisfy the required limits shall be written on a follow-form basis and shall not contain terms, conditions, definitions, or exclusions that are more restrictive than those contained in the underlying insurance policies.

## **7.7 Additional Insured**

The City of Doral, its elected officials, officers, employees, agents, and volunteers shall be included as Additional Insureds on all applicable liability policies, including Commercial General Liability and Business Automobile Liability policies.

Additional Insured coverage shall apply on a primary basis for claims arising out of the Consultant's operations performed pursuant to this Agreement.

## **7.8 Primary and Non-Contributory Coverage**

All liability insurance required under this Agreement shall be primary and non-contributory with respect to any insurance maintained by the City.

Any insurance maintained by the City shall apply in excess of, and shall not contribute with, the Consultant's insurance.

## **7.9 Waiver of Subrogation**

To the fullest extent permitted by law, the Consultant shall obtain endorsements providing that each insurer waives all rights of subrogation against the City of Doral, its elected officials, officers, employees, agents, and volunteers with respect to all policies required under this Agreement, including Workers' Compensation, Commercial General Liability, and Business Automobile Liability coverage.

## **7.10 Evidence of Insurance**

Certificates of Insurance evidencing the required coverage shall be provided to the City before the commencement of services and shall be maintained throughout the term of the Agreement.

The City reserves the right to request and obtain, at any time, copies of:

- Insurance policies;
- Declaration pages;
- Schedules of forms and endorsements; and
- Any endorsements required under this Agreement.

Receipt of a Certificate of Insurance by the City shall not constitute a waiver of any insurance requirement.

## **7.11 Cancellation, Non-Renewal, and Material Changes**

The Consultant shall provide the City with thirty (30) days' written notice of any cancellation, non-renewal, material reduction in coverage, or other material change in insurance coverage in accordance with the terms and conditions of the applicable insurance policy.

The Consultant shall provide updated Certificates of Insurance and endorsements demonstrating continuous compliance with the insurance requirements of this Agreement.

## **7.12 No Limitation of Liability**

The insurance requirements set forth herein shall not be construed to limit the Consultant's liability under this Agreement, including the Consultant's indemnification obligations. The Consultant's obligation to indemnify, defend, and hold harmless the City shall not be limited by the availability of insurance or by the amount of insurance required under this Agreement.

## **ARTICLE 8**

### **8. ASSIGNMENT**

8.1 This Agreement shall not be assignable by the Consultant.

## **ARTICLE 9**

### **9. PROHIBITION AGAINST CONTINGENT FEES**

9.1 The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this Contract, and that it has not paid or agreed to pay any person(s), company, corporation, individual or firm, other than a bona fide employee working solely for the Consultant any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Contract unless approved by the City Manager of the City of Doral.

## **ARTICLE 10**

### **10. TERMINATION**

10.1 This Contract may be terminated by the City upon ten days' written notice with or without cause and by the Consultant upon 30 days' written notice with or without cause. If this Contract is terminated, the Consultant shall be paid in accordance with the provisions of Articles 4 and 5 of this Contract for all acceptable work performed up to the date of termination.

## **ARTICLE 11**

### **11. NONEXCLUSIVE AGREEMENT**

11.1 The services to be provided by the Consultant pursuant to this Contract shall be nonexclusive and nothing herein shall preclude the City from engaging other firms to perform the same or similar services for the benefit of the City within the City's sole and absolute discretion.

## **ARTICLE 12**

### **12. ENTIRE AGREEMENT**

12.1 This Contract, together with all pertinent documentation shall constitute the entire agreement which may only be amended or modified upon written agreement between the parties.

### **ARTICLE 13**

#### **13. ATTORNEY'S FEES**

- 13.1 In connection with any litigation arising out of this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees and costs. This provision shall exclude all litigation resolved by agreement of the parties.

### **ARTICLE 14**

#### **14. NONDISCRIMINATION**

- 14.1 During the term of this Agreement, Consultant shall not discriminate against any of its employees or applicants for employment because of their race, color, religion, sex, national origin, and agrees to abide by all Federal and State laws regarding nondiscrimination.

### **ARTICLE 15**

#### **15. OWNERSHIP AND ACCESS TO RECORDS AND AUDITS**

- 15.1 All records, books, documents, maps, data, deliverables, papers and financial information (the "Records") that result from the Consultant providing services to the City under this Agreement shall be the property of the City.
- 15.2 Consultant acknowledges that documents, communications, logos, proposals, payment records, deliverables, emails, text messages, marketing materials, applications, scoring sheets, conflict-of-interest forms, sponsorship agreements, grant agreements, and related records provided to or created by the City may be subject to the Florida Public Records Law, Chapter 119, Florida Statutes, and other applicable law. Consultant shall not provide confidential or proprietary information to City unless clearly identified as such and legally supportable as exempt from public disclosure under applicable law. City makes no representation or warranty, and assumes no liability, that any materials submitted by Consultant will be determined to be exempt from public disclosure.

IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONSULTANT SHALL CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (TELEPHONE NUMBER 305-593-6730, EMAIL ADDRESS: [CONNIE.DIAZ@CITYOFDORAL.COM](mailto:CONNIE.DIAZ@CITYOFDORAL.COM), AND MAILING ADDRESS THE CITY OF DORAL HALL, 8401 NW 53<sup>RD</sup> TERRACE, DORAL, FL 33166.

## **ARTICLE 16**

### **16. INDEPENDENT CONTRACTOR**

16.1 The Consultant and its employees, volunteers and agents shall be and remain independent contractor and not agents or employees of the City with respect to all of the acts and services performed by and under the terms of this Agreement. This Agreement shall not in any way be construed to create a partnership, association or any other kind of joint undertaking, enterprise or venture between the parties.

## **ARTICLE 17**

### **17. COMPLIANCE WITH LAWS**

17.1 The Consultant shall comply with all applicable federal, state, county, and municipal laws, ordinances, regulations, ethics requirements, lobbying rules, public records requirements, anti-discrimination requirements, accessibility requirements, and City policies.

## **ARTICLE 18**

### **18. PUBLIC ENTITY CRIMES AFFIDAVIT**

Pursuant to Florida Statutes Section 287.135, and subject to limited exceptions contained therein, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with an agency or local governmental entity for goods or services if at the time of bidding, submitting a proposal for, or entering into or renewing a contract, the company is on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel. Contractors must certify that the company is not participating in a boycott of Israel. Any contract for goods or services of One Million Dollars (\$1,000,000) or more shall be terminated at the City's option if it is discovered that the company submitted a false certification, or at the time of bidding, submitting a proposal for, or entering into or renewing a contract, is listed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, created pursuant to Florida Statute Section 215.473, or is or has been engaged in business operations in Cuba or Syria, after July 1, 2018. Contractor shall execute and provide the City with a certification, in a form acceptable to the City, certifying compliance with this provision. Additionally, the Contractor agrees to observe the above-referenced requirements for applicable subcontracts entered into for the performance of work under this Agreement.

## **ARTICLE 19**

### **19. E-VERIFY**

The Contractor must comply with the Employment Eligibility Verification Program ("E-Verify Program") developed by the federal government to verify the eligibility of individuals to work in

the United States and 48 CFR 52.222-54 (as amended) is incorporated herein by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register, the Contractor must (1) enroll in the E-Verify Program, (2) use E-Verify to verify the employment eligibility of all new hires working in the United States; (3) use E-Verify to verify the employment eligibility of all employees assigned to the Agreement; and (4) include this requirement in certain subcontracts, such as construction.

Information on registration for and use of the E-Verify Program can be obtained via the internet at the Department of Homeland Security Web site: <http://www.dhs.gov/E-Verify>.

The Contractor shall also comply with Florida Statute 448.095, which directs all public employers, including municipal governments, and private employers with 25 or more employees to verify the employment eligibility of all new employees through the U.S. Department of Homeland Security's E-Verify System, and further provides that a public entity may not enter into a contract unless each party to the contract registers with and uses the E-Verify system. Florida Statute 448.095 further provides that if a Contractor enters into a contract with a subcontractor, the subcontractor must

Provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. In accordance with Florida Statute 448.095, Contractor, if it employs more than 25 employees, is required to verify employee eligibility using the E-Verify system for all existing and new employees hired by Contractor during the contract term. Further, Contractor must also require and maintain the statutorily required affidavit of its subcontractors. It is the responsibility of Contractor to ensure compliance with E-Verify requirements (as applicable). To enroll in E-Verify, employers should visit the E-Verify website (<https://www.e-verify.gov/employers/enrolling-in-e-verify>) and follow the instructions. Contractor must retain the I-9 Forms for inspection, and provide an executed E-Verify Affidavit, which is attached hereto as Exhibit "C".

In accordance with Section 448.095, Florida Statutes, the CITY requires all contractors doing business with the CITY to register with and use the E-Verify system to verify the work authorization status of all newly hired employees. The CITY will not enter into a contract unless each party to the contract registers with and uses the E-Verify system. The contracting entity must provide of its proof of enrollment in E-Verify. For instructions on how to provide proof of the contracting entity's participation/enrollment in E-Verify, please visit: <https://www.e-verify.gov/faq/how-do-i-provide-proof-of-my-participationenrollment-in-e-verify>. By entering into this Agreement, the Contractor acknowledges that it has read Section 448.095, Florida Statutes; will comply with the E-Verify requirements imposed by Section 448.095, Florida Statutes, including but not limited to obtaining E-Verify affidavits from subcontractors; and has executed the required affidavit attached hereto and incorporated herein.

## **ARTICLE 20**

### **20. NOTICES**

20.1 All notices and communications to the City shall be in writing and shall be deemed to have been properly given if transmitted by registered or certified mail or hand delivery. All notices and communications shall be effective upon receipt. Notices shall be addressed as follows:

City: Zeida Sardinas  
City Manager  
City of Doral  
8401 NW 53<sup>rd</sup> Terrace  
Doral, Florida 33166

With a copy to: Connie Diaz  
City Clerk  
City of Doral  
8401 NW 53<sup>rd</sup> Terrace  
Doral, Florida 33166

Consultant: Lauren Fenno  
SVP, General Counsel  
AVI-SPL, LLC  
2501 SW 160<sup>th</sup> Ave., Suite 500  
Miramar, FL 33027

## **ARTICLE 21**

### **21. GOVERNING LAW AND VENUE**

21.1 **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, without giving effect to any choice of law or conflict of law provisions that would require the application of the laws of any other jurisdiction. All questions concerning the validity, interpretation, enforcement, or performance of this Agreement shall be determined in accordance with Florida law.

21.2 **Venue.** The Parties hereby agree that any action, suit, or proceeding arising out of or relating to this Agreement, including any dispute concerning the validity, interpretation, enforcement, breach, or termination of this Agreement, shall be brought exclusively in any state or federal court of competent jurisdiction located in Miami-Dade County, Florida

IN WITNESS WHEREOF, the parties hereto have accepted, made and executed this Contract upon the terms and conditions above stated on the day and year first above written.

Consultant:

AVI-SPL, LLC  
2501 SW 160<sup>th</sup> Ave., Suite 500  
Miramar, FL 33027

City:

City of Doral  
8401 NW 53<sup>rd</sup> Terrace  
Doral, FL 33166

By: Chase Leonard

Chase Leonard, Attorney

By: Zeida Sardinas 8/2026

Zeida Sardinas  
City Manager

Connie Diaz

Connie Diaz  
City Clerk

Lorenzo Cobiella

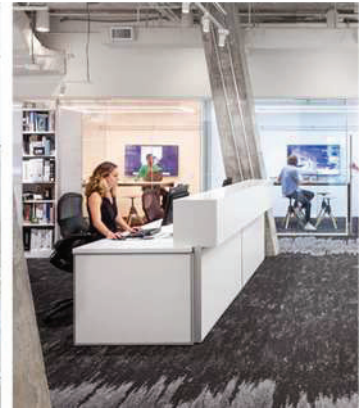
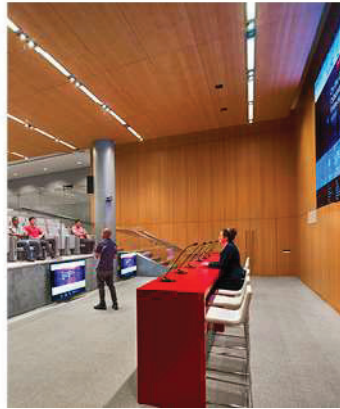
Lorenzo Cobiella  
City Attorney

Attest: \_\_\_\_\_

Proposal Prepared For

# City of Doral

## Doral CP Parking Garage Design Services



2501 SW 160th Ave  
Suite 500  
Miramar, FL 33027  
(954) 938-9382  
Fax: (954) 776-4772  
[www.avispl.com](http://www.avispl.com)

**Prepared by:** Austin O'Mahony  
[Austin.O'Mahony@avispl.com](mailto:Austin.O'Mahony@avispl.com)  
**Proposal no:** 513668-4



# Thank you for the opportunity to provide this proposal.

## We value our partnership with you.

At AVI-SPL, our goal is to build partnerships with our clients, and we appreciate our continued partnership with you.

We are dedicated to providing you with solutions that will enable your organization to perform at the highest level and be in a position to meet the challenges you face today and in the future.

You can count on the AVI-SPL team to deliver exceptional service and solutions to help you improve the user experience of your collaboration systems – anywhere in the world.

Our vision is to help your teams work smarter and live better.





# We take your investment in collaborative solutions as seriously as you do.

That’s why we’re with you every step of the way, making sure you have the support to keep your business running smoothly and you get the return on investment you expect.

The hallmark of AVI-SPL’s client success is our ability to keep pace with the technology trends that drive the way organizations operate, and to innovate and improve upon them so that we can offer customers a standard of quality that no other company can match.



## When you partner with us as your trusted guide, you will experience:



### Commitment

A partner **committed** to your success and making a positive impact on your organization and our world



### Expertise

**Expertise** you can trust to guide your digital transformation and realize your business objectives



### Proven Record

A **proven** track record of supporting deployment and managed services in-country, wherever needed



### Global Reach

Optimized **global deployment** teams with in-country support teams to deliver localized solutions and service – anywhere in the world



### Customer Experience

World-class **customer experience** with a continual improvement mindset informed by the ITIL methodology



### Analytics

Focus on **actionable** business intelligence with routine reporting on key success metrics and usage analytics powered by our patented Symphony application



# PROPOSAL FOR AUDIO-VISUAL DESIGN SERVICES

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## OVERVIEW

AVI-SPL is pleased to provide this proposal for professional audio-visual (AV) design services in support of the Doral Central Park project Garage Project. Based on current project discussions and available information, AVI-SPL will develop a coordinated AV design package to support project planning, layout development, and AV-related infrastructure coordination.

This proposal is limited to design services provided in a design-assist capacity. Any future AV equipment procurement, installation, integration, programming, commissioning, or construction-phase support will be addressed under a separate proposal and authorization.

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## PROJECT UNDERSTANDING

Based on recent discussions, the current focus of the Doral Central Park Garage project includes the main building, event related spaces, exterior public areas, pickleball activity areas within the parking structure, and supporting AV infrastructure requirements.

These spaces are anticipated to support a range of public, event driven, and recreational functions requiring coordinated AV systems, infrastructure planning, and equipment support considerations appropriate to each area.

The intent of this engagement is to provide a front end AV design package to support project planning and coordination based on the architectural information available at the time of authorization. All design deliverables are developed for coordination purposes only and reflect the project status at the time of issuance.

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## SCOPE OF WORK

**AVI-SPL will provide professional AV design services for the identified project areas as outlined below.**

AVI-SPL's role under this agreement is limited to providing design services in a design-assist capacity in support of the project team. Deliverables are intended for coordination and incorporation into the architectural construction document set and are not intended to serve as standalone bid, tender, or procurement documents.

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## DESIGN SERVICES BY AREA

### Main Building

**Design services will include the following areas and associated AV-related infrastructure:**

- Retail areas
- Event hall
- Outdoor function area
- Courtyard and adjacent exterior public areas
- Supporting IT rooms within the building, as related to AV systems only
- MDF and infrastructure requirements related to AV systems

*Design services are proposed for the areas currently identified to receive AV infrastructure, subject to final confirmation by the City of Doral Parks Department. Additional areas may be incorporated as the project develops, provided they remain generally consistent with the overall project scope.*

## PARKING STRUCTURE AND PICKLEBALL AREAS

**Design services will include the following areas and considerations:**

- Pickleball activity and viewing areas
  - Public address and background audio evaluation for applicable areas
  - Supporting IT rooms within the parking structure, as related to AV systems only
  - AV equipment support space requirements within the parking structure
  - Network and infrastructure requirements necessary to support AV equipment only
  - AV-related infrastructure coordination between the parking structure and main building systems
- 

## DISCOVERY AND COORDINATION

**AVI-SPL will perform the following discovery and coordination activities:**

- Review available architectural plans, conceptual layouts, and project information provided at the time of authorization
  - Conduct up to eight (8) coordination meetings total with the City of Doral Parks Department and project design team in support of development of the AV design documents for incorporation into the project construction document set
  - Confirm intended room use, functional goals, and preliminary AV requirements
  - Identify AV related equipment locations, infrastructure needs, and system support spaces
  - Coordinate AV related power, conduit, pathway, mounting, and data requirements with the project team
- 

## AV DESIGN SERVICES

**AVI-SPL will provide front-end AV design services, including:**

- Development of preliminary AV system concepts for the identified project areas
  - Identification of display, audio, control, and support system requirements by area
  - Definition of AV-related infrastructure requirements to support intended functionality
  - Development of AV equipment support and coordination requirements related to AV systems only
- 

## DELIVERABLES

**AVI-SPL will provide the following design-assist deliverables:**

- AV infrastructure drawing set in PDF format for incorporation into the project's architectural construction document set for the identified project areas, limited to AV related infrastructure and coordination requirements only
  - AV equipment list
  - Design narrative outlining system intent and functional requirements
  - Budgetary design guidance to support contracting, coordination, and planning purposes
-

## EXCLUSIONS

**The following items are excluded from this proposal:**

- AV equipment and furniture procurement or installation
- Programming, commissioning, or system integration
- Structural engineering, structural calculations, or stamped engineering services
- Costs associated with equipment integration requiring a Professional Engineer (PE) stamp
- Electrical engineering beyond AV system requirements
- Building IT network design or configuration, except for AV related network requirements necessary to support AV equipment
- Acoustic modeling or detailed acoustical engineering
- Preparation of formal bid specifications, including CSI Master Format Division 27 and Division 28 specification sections
- Acting as Engineer of Record or as an independent AV or IT consultant
- Participation in competitive bid processes, bid leveling, contractor evaluation, or similar procurement support activities
- Issuance of documents intended for public tender, third party procurement, or standalone bidding purposes

*AVI SPL's role under this agreement is limited to providing design services in a design assist capacity in support of the project team. Deliverables provided under this proposal are intended solely for coordination and planning purposes and are not intended to serve as standalone bid, tender, procurement, or construction documents.*

*AVI-SPL will provide reasonable clarification of design intent related to its deliverables in support of the project team. Any redesign, expanded coordination, submittal review, or extended construction phase support beyond the original design scope shall be considered additional services.*

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## ASSUMPTIONS

- Architectural drawings and project information are current as of the time of authorization
  - Drawings provided are preliminary and may continue to evolve
  - AVI-SPL will develop one coordinated AV design package based on the current plan set
  - Final room layouts and configurations must be confirmed prior to completion of the design package
  - Revisions resulting from architectural changes, layout revisions, or scope changes after issuance of the initial package are considered additional services
  - Additional meetings, redesign, or follow-up services beyond the base scope require separate authorization
- 

## SCHEDULE

AVI-SPL's services are limited to front-end AV design services provided in a design-assist capacity and do not include ongoing consulting, project management, or construction-phase support.

Design services will begin upon written authorization to proceed and receipt of required background information.

- Initial coordination and review of available architectural backgrounds
- Development of a preliminary AV design package
- Up to two (2) review cycles to incorporate Client feedback
- Issuance of a final design package for coordination purposes

Revisions beyond the two (2) review cycles, or revisions resulting from architectural changes, scope changes, or additional coordination requests, shall be considered additional services and will require separate authorization.

The schedule may be adjusted based on project coordination requirements and the timely receipt of information from project stakeholders.

## PAYMENT

1. Unless otherwise agreed in writing, payments for Design Services shall be made monthly in proportion to the services performed. Invoices are due and payable upon presentation by the Design Professional. Any amount not paid within thirty (30) days of the invoice date shall accrue interest at the rate of one (1) percent per month until paid.
2. The Client shall not withhold any portion of the Design Professional's compensation as a penalty, liquidated damages, or as an offset for sums requested by or paid to contractors for changes in the Scope of Work, unless the Design Professional has agreed to such amounts or has been found liable through a binding dispute resolution proceeding.
3. Records of Reimbursable Expenses, expenses related to Additional Services, and services performed on an hourly basis shall be maintained by the Design Professional and made available to the Client for review at mutually convenient times.



Investment Summary

|               |                      |                |                 |
|---------------|----------------------|----------------|-----------------|
| Prepared For: | Mario Leon           | Prepared By:   | Austin O'Mahony |
|               | City of Doral        | Date Prepared: | 08/25/2026      |
|               | 8401 NW 53rd Terrace | Proposal #:    | 513668-4        |
|               | Miami, FL 33166-7812 | Valid Until:   | 09/25/2026      |

|                      |        |
|----------------------|--------|
| Total Equipment Cost | \$0.00 |
|----------------------|--------|

|                                   |             |
|-----------------------------------|-------------|
| Professional Integration Services | \$19,777.76 |
|-----------------------------------|-------------|

Includes Design Services as per the Scope of Work included in this proposal pages 4-8.

|              |        |
|--------------|--------|
| Direct Costs | \$0.00 |
|--------------|--------|

Includes non equipment or labor costs, such as travel expenses, per diem, lift and vehicle rentals

|                          |         |
|--------------------------|---------|
| General & Administrative | \$51.18 |
|--------------------------|---------|

Includes all G & A expenses: vehicle mileage, shipping and insurance, as applicable

|          |             |
|----------|-------------|
| Subtotal | \$19,828.94 |
| Tax      | Exempt (*)  |
| Total    | \$19,828.94 |

\* Exemption from sales tax will be recognized only after a valid sales tax exemption certificate or other appropriate documentation of exemption has been provided to and approved by AVI-SPL; otherwise all applicable sales taxes will apply.

Purchase orders should be addressed to AVI-SPL LLC

Due to global semiconductor ("chip") shortages and supply chain disruptions pricing quoted in this proposal may change. Installation schedules are subject to current (daily) product availability and may be delayed or postponed.

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## Terms and Conditions

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This Proposal together with AVI-SPL's General Terms and Conditions and the applicable Addendum(a) located here and incorporated herein by this reference (collectively the "Agreement") constitutes the entire agreement between AVI-SPL LLC ("Seller", "AVI-SPL", "we", "us", "our") and the buyer/customer identified in the Proposal ("Buyer", "Customer", "Client", "you", "your") with respect to its subject matter and supersedes all prior and contemporaneous agreements, representations and understandings of the Parties, written or oral. By signing below, issuing a valid purchase order for the Services and/or Products specified herein or receiving the Products and/or Services specified herein, whichever occurs first, Buyer acknowledges it has read and agrees to the terms of this Agreement. This Agreement shall not be binding upon Seller until accepted by Buyer as set forth in this Agreement and the earlier of Seller's confirmation in writing of Buyer's order and Seller's performance under the applicable Proposal. Any terms and conditions contained in Buyer's purchase order or any other Buyer-provided documents related to this transaction shall have no effect and are hereby rejected. Notwithstanding anything herein to the contrary, if a master services agreement signed by both Parties is in effect covering the sale of the Services and/or Products that are the subject of this Proposal, the terms and conditions of said agreement shall prevail to the extent they conflict or are inconsistent with this Agreement.

## Billing and Payment Terms

Unless otherwise agreed in writing by Buyer and Seller in the Proposal, the total Proposal price, excluding the price for Stand-alone Services (as defined in this section), shall be billed as follows, subject to continuing credit approval: 50% down payment at time of order, 40% upon delivery at Seller; 10% upon project completion and Buyer sign-off or first beneficial use, whichever occurs first, payable net 30 from Buyer's receipt of invoice. For purposes of this Agreement, "Stand-alone Services" means any Services not attached to an installation project. Billing and payment terms for Stand-alone Services are set forth in the applicable Service Addendum(a). Unless otherwise specified in the Proposal, Products are sold F.O.B. origin-Buyer to pay all shipping charges. If this Proposal covers Products or Services for more than one system, room, suite, or location, for purposes of payment in accordance with payment terms stated on the face hereof each room, suite, or location shall be treated as if the subject of a separate sale and payment made accordingly. Unless otherwise specified in the Proposal, all pricing and amounts are in US Dollars and all billing and payment shall be made in US Dollars.

Link to AVI-SPL Terms and Conditions: <https://avispl.com/terms-of-use/>

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**RESOLUTION No. 26-35**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AWARING REQUEST FOR PROPOSALS RFP #2025-27 “PRE-CONSTRUCTION AND CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR DORAL CENTRAL PARK PARKING GARAGE & RECREATION AREA”; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH KAUFMAN LYNN CONSTRUCTION AS THE TOP RANKED FIRM, SUBJECT TO APPROVAL AS TO FORM AND LEGAL SUFFICIENCY BY THE CITY ATTORNEY, FOR THE PROVISION OF PRE-CONSTRUCTION AND CONSTRUCTION MANAGEMENT AT RISK SERVICES; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH THE NEXT HIGHEST RANKED FIRM SUCCESSIVELY IF AN AGREEMENT CAN NOT BE NEGOTIATED WITH THE TOP RANKED FIRM; AUTHORIZING THE CITY MANAGER TO EXPEND BUDGETED FUNDS IN FURTHERANCE HEREOF; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City of Doral (the “City”) Central Park has been envisioned since its inception as a regional destination park intended to serve both daily recreational needs and large-scale community events; and

**WHEREAS**, during the early conceptual and master planning phases of the project, the inclusion of a structured parking garage was contemplated as part of the overall development strategy to support anticipated attendance levels and long-term park programming; and

**WHEREAS**, as the project advanced through preliminary design and cost refinement, the structured parking garage component was removed from the scope and replaced with surface parking as part of the overall site design. The surface parking area was incorporated into the design; however, it was subsequently value engineered prior to construction in order to prioritize core park amenities and maintain the project within available funding at that time; and

**WHEREAS**, with the completion of the City's Central Park and the activation of its major amenities—including, but not limited to, the amphitheater, the park is now positioned to host large-scale events, concerts, festivals, and community gatherings that generate high attendance levels. A structured parking garage will provide sufficient, reliable, and safe parking capacity to support; and

**WHEREAS**, on November 24<sup>th</sup>, 2025, the City issued Request for Proposals ("RFP") No. 2025-27 to solicit qualified and experienced vendors to provide "Pre-Construction and Construction Management at Risk Services for Doral Central Park Parking Garage & Recreation Area", with public notice legally advertised and distributed in accordance with Florida Statutes; and

**WHEREAS**, on January 6, 2026, the City received and publicly opened six (6) timely proposals; and

**WHEREAS**, on January 13, 2026, A publicly noticed evaluation meeting was held for Phase I scoring; and

**WHEREAS**, on January 23, 2026, A publicly noticed evaluation meeting was held for Phase II scoring. All proposals were evaluated based on the published criteria, including technical compliance, financial offer, qualifications, and overall value; and

**WHEREAS**, based on the evaluation scores, the ranking based on highest points is as follows:

1. Kaufman Lynn Construction
2. Pirtle Construction Company
3. Florida Lemark Corp.

**WHEREAS**, staff respectfully requests approval from the Mayor and City Councilmembers to award Request for Proposals No. 2025-27 “Pre-Construction and Construction Management At Risk Services For the Doral Central Park Garage & Recreation Area” to Kaufman Lynn Construction and authorize the City Manager to negotiate and enter into an agreement with Kaufman Lynn Construction, as the top ranked firm, and expend budgeted funds; and

**WHEREAS**, staff further requests approval from the Mayor and City Councilmembers to authorize the City Manager to negotiate and enter into an agreement with the next highest ranked firm successionaly if an agreement cannot be reached with Kaufman Lynn Construction. Funding for this request is available in the current fiscal year and will come from the Parks & Recreation Department Account Number 301.90005.500650.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made part hereof by this reference.

**Section 2. Approval & Authorization.** The Mayor and City Councilmembers hereby approved the award of Request for Proposals No. 2025-27 “Pre-Construction and Construction Management At Risk Services For the Doral Central Park Garage & Recreation Area” to Kaufman Lynn Construction and authorize the City Manager to negotiate and enter into an agreement with Kaufman Lynn Construction, as the top tanked firm, and expend budgeted funds. The Mayor and City Councilmembers further approve and authorize the City Manager to negotiate and enter into an agreement with the next highest ranked firm successionaly if an agreement cannot be reached with Kaufman Lynn Construction. This authorization does not create or confer any rights to Kaufman Lynn Construction.

**Section 3. Implementation.** The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Councilmember Pineyro who moved its adoption.

The motion was seconded by Councilmember Reinoso and upon being put to a vote, the vote was as follows:

|                             |     |
|-----------------------------|-----|
| Mayor Christi Fraga         | Yes |
| Vice Mayor Digna Cabral     | Yes |
| Councilman Rafael Pineyro   | Yes |
| Councilwoman Maureen Porras | No  |
| Councilwoman Nicole Reinoso | Yes |

PASSED AND ADOPTED this 18 day of February, 2026.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC  
CITY CLERK

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



LORENZO COBIELLA  
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC  
CITY ATTORNEY