

December 1, 2025

Ms. Darlin Perez, P.E.  
Chief of Engineering | City of Doral  
8401 NW 53<sup>rd</sup> Terrace  
Doral, FL 33166

**RE:    *Proposal for Professional Engineering Consultant Services for  
City Master Parking Study  
City of Doral, Miami-Dade County, Florida***

Dear Ms. Perez:

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), and the agreement between the City of Doral and Kimley-Horn executed on June 29, 2024. Our project understanding, scope of services, and fees follow:

## PROJECT UNDERSTANDING

The City of Doral is seeking an evaluation of the current on-street parking conditions in various parts of the City including:

- Landmark: bounded by NW 70<sup>th</sup> Terrace to the north, Limestone Trail to the south, NW 102<sup>nd</sup> Avenue to the east, and NW 107<sup>th</sup> Avenue to the west.
- Industrial Area: bounded by NW 58<sup>th</sup> Street to the north, NW 46<sup>th</sup> Street to the south, SR 826 to the east, and NW 79<sup>th</sup> Avenue to the west.
- Downtown Doral: bounded by NW 53<sup>rd</sup> Terrace to the north, NW 52<sup>nd</sup> Street/NW 52 Terrace/NW 53<sup>rd</sup> Terrace to the south, NW 79<sup>th</sup> Avenue to the east, and NW 87<sup>th</sup> Avenue to the west.
- Downtown Doral South: bounded by NW 52<sup>nd</sup> Street/NW 52<sup>nd</sup> Terrace/NW 51<sup>st</sup> Terrace/NW 48<sup>th</sup> Terrace to the north, NW 41<sup>st</sup> Street to the south, NW 80<sup>th</sup> Avenue to the east, and NW 87<sup>th</sup> Avenue to the west.
- Central Park: bounded by NW 33<sup>rd</sup> Street/north driveway to the north, NW 29<sup>th</sup> Street to the south, NW 87<sup>th</sup> Avenue to the east, and NW 92 Avenue to the west.
- Section 7:
  - Area 1: generally bounded by NW 90<sup>th</sup> Street to the north, NW 87<sup>th</sup> Lane to the south, NW 114<sup>th</sup> Avenue to the east, and NW 116<sup>th</sup> Path to the west.
  - Area 2: NW 86<sup>th</sup> Street between NW 107<sup>th</sup> Avenue and NW 109<sup>th</sup> Avenue.
  - Area 3: NW 82<sup>nd</sup> Street between NW 107<sup>th</sup> Avenue and NW 116<sup>th</sup> Court.
  - Area 4 Corsica: NW 79<sup>th</sup> Lane/NW 80<sup>th</sup> Lane to the north, NW 77<sup>th</sup> Terrace to the south, NW 107<sup>th</sup> Avenue to the east, and NW 113<sup>th</sup> Place to the west.
- Finger Lakes Industrial Area: bounded by NW 25<sup>th</sup> Street to the north, NW 12<sup>th</sup> Street/NW 13<sup>th</sup> Terrace to the south, NW 87<sup>th</sup> Avenue to the east, and NW 89<sup>th</sup> Place to the west.
- NW 13<sup>th</sup> Street: between NW 93<sup>rd</sup> Court and NW 97<sup>th</sup> Avenue.
- Industrial Area North of Downtown Doral: bounded by NW 58<sup>th</sup> Street to the north, NW 54<sup>th</sup> Street to the south, NW 79<sup>th</sup> Avenue to the east, and NW 87<sup>th</sup> Avenue to the west.

- Our Lady of Guadalupe: along NW 117<sup>th</sup> Avenue between NW 34<sup>th</sup> Street to the north and NW 25<sup>th</sup> Street to the south.
- Doral Academy High School: bounded by NW 34<sup>th</sup> Street (between NW 112<sup>th</sup> Avenue and NW 117<sup>th</sup> Avenue) and NW 33<sup>rd</sup> Street to the north, NW 25<sup>th</sup> Street to the south (including north side west of NW 112<sup>th</sup> Avenue, NW 107<sup>th</sup> Avenue to the east, and NW 112<sup>th</sup> Avenue to the west.

Current parking demand will be examined to determine existing parking demand deficiencies within each neighborhood. Note that gated areas and off-street parking lots and garages (apartment complexes, business, retail areas, etc.) within each neighborhood will be excluded. The parking analysis will define the existing parking needs and identify strategies to address parking demand by maximizing the existing parking resources and identifying opportunities for additional parking.

## SCOPE OF SERVICES

### TASK 1: CITY MASTER PARKING STUDY

#### *Task 1A: Existing Parking Inventory*

Kimley-Horn will confirm the inventory of on-street parking including the number of spaces in each of the following study area districts:

- Landmark: bounded by NW 70<sup>th</sup> Terrace to the north, Limestone Trail to the south, NW 102<sup>nd</sup> Avenue to the east, and NW 107<sup>th</sup> Avenue to the west.
- Industrial Area: bounded by NW 58<sup>th</sup> Street to the north, NW 46<sup>th</sup> Street to the south, SR 826 to the east, and NW 79<sup>th</sup> Avenue to the west.
- Downtown Doral: bounded by NW 53<sup>rd</sup> Terrace to the north, NW 52<sup>nd</sup> Street/NW 52 Terrace/NW 53<sup>rd</sup> Terrace to the south, NW 79<sup>th</sup> Avenue to the east, and NW 87<sup>th</sup> Avenue to the west.
- Downtown Doral South: bounded by NW 52<sup>nd</sup> Street/NW 52<sup>nd</sup> Terrace/NW 51<sup>st</sup> Terrace/NW 48<sup>th</sup> Terrace to the north, NW 41<sup>st</sup> Street to the south, NW 80<sup>th</sup> Avenue to the east, and NW 87<sup>th</sup> Avenue to the west.
- Central Park: bounded by NW 33<sup>rd</sup> Street/north driveway to the north, NW 29<sup>th</sup> Street to the south, NW 87<sup>th</sup> Avenue to the east, and NW 92 Avenue to the west.
- Section 7:
- Area 1: generally bounded by NW 90<sup>th</sup> Street to the north, NW 87<sup>th</sup> Lane to the south, NW 114<sup>th</sup> Avenue to the east, and NW 116<sup>th</sup> Path to the west.
- Area 2: NW 86<sup>th</sup> Street between NW 107<sup>th</sup> Avenue and NW 109<sup>th</sup> Avenue.
- Area 3: NW 82<sup>nd</sup> Street between NW 107<sup>th</sup> Avenue and NW 116<sup>th</sup> Court.
- Area 4 Corsica: NW 79<sup>th</sup> Lane/NW 80<sup>th</sup> Lane to the north, NW 77<sup>th</sup> Terrace to the south, NW 107<sup>th</sup> Avenue to the east, and NW 113<sup>th</sup> Place to the west.
- Finger Lakes Industrial Area: bounded by NW 25<sup>th</sup> Street to the north, NW 12<sup>th</sup> Street/NW 13<sup>th</sup> Terrace to the south, NW 87<sup>th</sup> Avenue to the east, and NW 89<sup>th</sup> Place to the west.
- NW 13<sup>th</sup> Street: between NW 93<sup>rd</sup> Court and NW 97<sup>th</sup> Avenue.
- Industrial Area North of Downtown Doral: bounded by NW 58<sup>th</sup> Street to the north, NW 54<sup>th</sup> Street to the south, NW 79<sup>th</sup> Avenue to the east, and NW 87<sup>th</sup> Avenue to the west.
- Our Lady of Guadalupe: along NW 117<sup>th</sup> Avenue between NW 34<sup>th</sup> Street to the north and NW 25<sup>th</sup> Street to the south.

- Doral Academy High School: bounded by NW 34<sup>th</sup> Street (between NW 112<sup>th</sup> Avenue and NW 117<sup>th</sup> Avenue) and NW 33<sup>rd</sup> Street to the north, NW 25<sup>th</sup> Street to the south (including north side west of NW 112<sup>th</sup> Avenue, NW 107<sup>th</sup> Avenue to the east, and NW 112<sup>th</sup> Avenue to the west.

The inventory of on-street parking spaces will also include a designation of spaces by user group (free parking, pay-by-phone, loading, valet, ADA, undesignated parking areas, etc. if possible), use restrictions for all spaces, and hours of operation. Note that inventory data within gated neighborhoods and off-street parking lots and garages (apartment complexes, business, retail areas, etc.) will not be collected. The parking inventory data will then be used to create a GIS or excel database of all on-street parking areas, from which maps will be created for inclusion in the draft and final documentation. Parking inventory by user type will be tabulated for each on-street parking area and district.

### ***Task 1B: Existing Parking Demand Analysis***

Parking demand data collection will be conducted during one (1) typical weekday (Tuesday, Wednesday, or Thursday) and one (1) weekend (Saturday) for on-street parking within the study areas identified in Task 1A. Parking demand data will be collected in one (1) hour intervals between 7:00 AM and 9:00 PM when school is in-session. Note that for the Our Lady of Guadalupe area the one (1) weekend day data collection will occur on (Sunday) from 7:00 AM to 9:00 PM.

The demand data will detail the occupancy of each space type (free parking, pay-by-phone, permit, loading, valet, ADA, illegally parked, parked in undesignated parking space, etc.). Note that parking demand data within gated neighborhoods and off-street parking lots and garages (apartment complexes, business, retail areas, etc.) will not be collected.

All parking data will be adjusted to account for seasonal variation using the appropriate Florida Department of Transportation's (FDOT) seasonal adjustment factors to represent peak season parking conditions. A maximum of two (2) field reviews will be conducted as part of this Task. The field review will consist of observing parking activities and traffic circulation throughout the study areas.

The parking inventory and parking demand data will be analyzed to determine the occupancy and surplus/deficit conditions of each district by street and by type, for both the weekday and weekend, as applicable. Charts, graphs, heat maps, or similar maps will be developed for both the weekday and weekend showing the peak occupancy and surplus/deficit per district. These visual aids will be accompanied by tables which summarize the raw data collected.

### ***Task 1C: Downtown Doral Future Parking Demand Analysis***

The parking inventory and parking demand data collection for Downtown Doral will be adjusted to account for two proposed (2) parking garages. It is assumed that the City will provide information as to the number of parking spaces provided in the garages and when the garages are proposed to be open to the public.

Charts, graphs, heat maps, or similar maps will be developed for both the weekday and weekend showing the peak occupancy and surplus/deficit in Downtown Doral. These visual aids will be accompanied by tables which summarize the raw data collected.

### **Task 1D: Conceptual On-Street Parking Optimization Plan**

The existing on-street parking will be assessed to determine if additional parking spaces can be provided on the public roadways within the following study areas:

- Industrial Area: bounded by NW 58<sup>th</sup> Street to the north, NW 46<sup>th</sup> Street to the south, SR 826 to the east, and NW 79<sup>th</sup> Avenue to the west.
- Section 7:
  - Area 1: generally bounded by NW 90<sup>th</sup> Street to the north, NW 87<sup>th</sup> Lane to the south, NW 114<sup>th</sup> Avenue to the east, and NW 116<sup>th</sup> Path to the west.
  - Area 2: NW 86<sup>th</sup> Street between NW 107<sup>th</sup> Avenue and NW 109<sup>th</sup> Avenue.
  - Area 3: NW 82<sup>nd</sup> Street between NW 107<sup>th</sup> Avenue and NW 116<sup>th</sup> Court.
  - Area 4 Corsica: NW 79<sup>th</sup> Lane/NW 80<sup>th</sup> Lane to the north, NW 77<sup>th</sup> Terrace to the south, NW 107<sup>th</sup> Avenue to the east, and NW 113<sup>th</sup> Place to the west.
- Finger Lakes Industrial Area: bounded by NW 25<sup>th</sup> Street to the north, NW 12<sup>th</sup> Street/NW 13<sup>th</sup> Terrace to the south, NW 87<sup>th</sup> Avenue to the east, and NW 89<sup>th</sup> Place to the west
- NW 13<sup>th</sup> Street: between NW 93<sup>rd</sup> Court and NW 97<sup>th</sup> Avenue.
- Industrial Area North of Downtown Doral: bounded by NW 58<sup>th</sup> Street to the north, NW 54<sup>th</sup> Street to the south, NW 79<sup>th</sup> Avenue to the east, and NW 87<sup>th</sup> Avenue to the west.

Right-of-way mapping will be provided by the Client. The review will include a desktop review of recent high-resolution aerial photographs from Nearmap US, Inc. Conceptual plans will be overlaid on aerial in either 8.5"x11" or 11"x17" format. The plans will include proposed modifications to the on-street parking.

### **Task 1E: Parking Enforcement Best Practices**

The Consultant will prepare a desktop review of parking enforcement best practices. This will include reviewing up to five (5) municipality parking enforcement practices including City of Miami Beach, City of Coral Gables, City of South Miami, and/or other municipalities throughout the country. Input from the Client will determine which municipalities will be reviewed. The review will be conducted based on readily available desktop information.

The Consultant will prepare a strengths, weakness, opportunities, and threats (SWOT) assessment of the advantages and disadvantages of self-enforcing parking compared to third-party enforcement. The factors that will be assessed include the following:

- Level of control
- System feedback
- Cost
- Operational impacts

The results of the feasibility review will be documented in a technical memorandum. The memorandum will include graphics and tabulations, plus text to describe the review procedure, findings and recommendations, SWOT analysis results. The technical memorandum will also be incorporated into the project documentation as part of Task 1G.

***Task 1F: Parking Operations and Management Support***

The consultant will provide support to the Client developing an assessment of the current parking operation and management strategies will be conducted. This analysis will be based on information provided by the Client, observations, data collection and data analysis. Parking recommendations will be made for short-term (up to 3 years), mid-term (3-5 years), and long-term beyond 5 years. Recommendations will be provided regarding the following items:

- Parking enforcement best practices, comparing in-house to subcontracting enforcement
- Parking allocation
- Wayfinding signage
- Parking improvements (policy/pricing)
- Parking optimization

***Task 1G: Project Documentation***

The results of Tasks 1A through 1F will be summarized in a report for the Client's use. The report will include graphics and tabulations, plus text to describe the study procedure, key assumptions, findings and recommendations. The report will be submitted to the Client for review. The Consultant will revise the report a maximum of one (1) time in response to Client comments.

Kimley-Horn will provide a presentation of the parking analysis conclusions and recommendations to the Client. The Consultant will revise the presentation a maximum of one (1) time in response to Client comments. A final presentation of the parking analysis and suggested parking improvement strategies to staff will be conducted.

**TASK 2: MEETINGS, SUPPORT, AND PROJECT COORDINATION**

Kimley-Horn will provide representation at coordination, team meetings, public meetings and/or a City Council presentation as requested by the Client. This may include either in-person meetings, virtual, and/or conference calls. Kimley-Horn will provide these services as requested by the Client at our then current hourly rates as directed by the Client. This will include a maximum of four (4) in-person meetings and four (4) virtual meetings.

**TASK 3: THE CLIENT'S ADDITIONAL SERVICES**

Upon your authorization, we will provide any additional services that may be required beyond those described in Tasks 1-2. These services may include the following:

- Additional Meetings or Conference Calls
- Additional areas/districts for parking demand
- Additional data collection days
- Future parking demand analysis
- Structured parking facility analysis
- Preparing parking garage concept plans
- 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 20 weeks.

### FEE AND BILLING

Kimley-Horn will accomplish the services outlined in Task 1-2 for a total lump sum fee below. Individual task amounts are informational only. 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.

### LUMP SUM FEES

<b>Task:</b>	<b>Description</b>	<b>Lump Sum Fee</b>
Task 1:	City Master Parking Study	
Task 1A:	Existing Parking Inventory .....	\$5,143.60
Task 1B:	Existing Parking Demand Analysis.....	\$38,674.00
	Task 1B: Weekday Data Collection (Sub-Consultant) .....	\$48,945.00
	Task 1B: Weekend Saturday Data Collection (Sub-Consultant) .....	\$36,375.00
	Task 1B: Weekend Sunday Data Collection (Sub-Consultant).....	\$2,250.00
Task 1C:	Downtown Doral Future Parking Demand Analysis .....	\$4,943.75
Task 1D:	Conceptual On-Street Parking Optimization Plan .....	\$35,500.00
Task 1E:	Parking Enforcement Best Practices .....	\$16,629.00
Task 1F:	Parking Operations and Management Support.....	\$14,148.00
Task 1G:	Project Documentation .....	\$16,100.40
Task 2:	Meetings, Support, and Project Coordination .....	\$12,308.00
	<b>Total Lump Sum Fees .....</b>	<b>\$231,016.75</b>
Task 3:	The Client's Additional Services..... as Required, Requires Authorization	

\_\_\_\_\_ *Client Signature Required above*

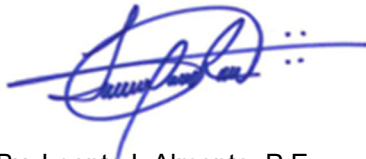
## CLOSURE

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 us 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, consisting of a stylized 'L' and 'A' followed by a horizontal line.

By: Leonte I. Almonte, P.E.  
Vice President

A blue ink signature of Adrian K. Dabkowski, consisting of a stylized 'A' and 'D' followed by a horizontal line.

Adrian K. Dabkowski, P.E. PTOE  
Vice President/Project Manager

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