

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

AGREEMENT
FOR
WATER AND SANITARY SEWER FACILITIES
BETWEEN
MIAMI-DADE COUNTY
AND
CITY OF DORAL

This instrument prepared by:

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New Business Section
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3575 S. LeJeune Road
Miami, Florida 33146-2221

22

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

THIS AGREEMENT, made and entered into at Miami-Dade County, Florida, this 22 day of September, 2016, by and between **Miami-Dade County**, a political subdivision of the State of Florida, hereinafter designated as the "**COUNTY**", whose mailing address is: c/o Miami-Dade Water and Sewer Department, P.O. Box 330316, Miami, Florida 33233-0316, and **CITY OF DORAL**, a Florida municipal corporation, hereinafter designated as the "**CITY**", whose mailing address is: Attn: Edward A. Rojas, City Manager, 8401 N.W. 53 Terrace, Doral, Florida 33166.

W I T N E S S E T H:

WHEREAS, the **CITY** desires water and sewer service to be rendered to property leased by the **CITY**, and

WHEREAS, the **Miami-Dade Water and Sewer Department**, hereinafter designated as the "**DEPARTMENT**", operates the water and sewer systems owned by the **COUNTY**.

NOW, THEREFORE, in consideration of the mutual covenants entered into between the parties hereto to be made and performed and in consideration of the benefits to accrue to each of the respective parties, it is covenanted and agreed to as follows:

1. **CITY'S PROPERTY.** The **CITY** leases a certain tract of land in Miami-Dade County, Florida, from the **STATE OF FLORIDA** (through the **BOARD OF TRUSTEES FOR THE INTERNAL IMPROVEMENT TRUST FUND**, (hereinafter, the "**BOARD OF TRUSTEES**"), under a long-term lease dated December 23, 2008, which tract of land is legally described in **Exhibit "A"** attached hereto and made a part hereof, hereinafter sometimes described as the "**CITY'S** property". The **CITY** has requested that the **DEPARTMENT** render water and sewer service to the **CITY'S** property and the **COUNTY** agrees to do so subject to the terms, covenants and conditions contained herein.

2. **WAIVER.** No delay or failure to exercise a right under this Agreement or any other Agreement shall impair or shall be construed to be a waiver thereof. No waiver or indulgence of any breach of this Agreement or series of breaches shall be deemed or construed as a waiver of any other breach of same or as voiding or altering any other obligation of the parties under this Agreement or any other Agreement. No order or directive given by the **COUNTY** or its agents shall be considered as waiving any portion of this Agreement unless done in writing by a person having actual authority to grant such waiver.

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

3. **CITY ACKNOWLEDGMENT.** The **CITY** hereby acknowledges and agrees that any right to connect the **CITY'S** property to the **COUNTY'S** sewage system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the **COUNTY** and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

4. **PROVISION OF SERVICE AND CONNECTION CHARGES.** The **COUNTY** will provide an adequate domestic water supply for the **CITY'S** property and will receive and dispose of sanitary sewage from the **CITY'S** property. The **CITY** shall pay water and sewer connection charges for all those units to be constructed on the **CITY'S** property subject to the limitations specified herein. The **CITY** acknowledges that, to the extent that water or sewer service will ultimately be rendered to the **CITY'S** property by a volume customer, the **CITY** is a new retail user provided water or sewer service from a volume customer, and acknowledges that it is responsible for payment of connection charges; however, in the event that water or sewer service is provided directly by the **COUNTY**, the **CITY** acknowledges that it is a new retail customer of the **COUNTY** and accordingly also liable for payment of connection charges. The **CITY** may be considered both a new retail customer and a new retail user provided service by a volume customer in the event that the **COUNTY** provides water service to the **CITY'S** property and a volume customer provides sewer service, or vice-versa. The connection charges are based on the average daily gallons for the various building units and/or use as shown on **Exhibit "B"** attached hereto and made a part hereof, and as revised by the **COUNTY** from time to time, multiplied by the applicable rates established by the **COUNTY**. The **CITY** intends to construct and connect to the **COUNTY'S** water and sewer systems thirteen thousand three hundred sixty-eight (13,368) square feet of office building, representing an average daily gallonage of six hundred sixty-eight (668) gallons, replacing vacant land. Therefore, the agreed total average daily gallonage is six hundred sixty-eight (668) gallons, resulting in combined water and sewer connection charges in the amount of four thousand six hundred sixty-nine dollars and thirty-two cents (\$4,669.32). However, water and sewer connection charges shall be calculated at the rates in effect at the time of actual connection to the **COUNTY'S** water and sewer systems. The **DEPARTMENT'S** current connection charge rates are one dollar and thirty-nine cents (\$1.39) and five dollars and sixty cents (\$5.60) per gallon per day for water and sewer, respectively. The water and sewer connection charge rates are subject to revision by the Board of County Commissioners at any time. The **CITY** shall pay fees and/or charges specified herein at the time of issuance of Verifications Form(s). The **DEPARTMENT** shall not, under any circumstances, render water and/or sewer service to

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

the **CITY'S** property until such time as the fees and/or charges specified herein have been paid in full.

5. **OTHER USES ON THE PROPERTY.** If the **CITY** constructs buildings other than those outlined in paragraph 4 above, or otherwise changes the use of structures built such that paragraph 4 is no longer an accurate description of the uses at the **CITY'S** property, the **COUNTY** shall determine if additional capacity is needed, as calculated using **Exhibit "B"** attached hereto and as revised by the **COUNTY** from time to time. If additional capacity is required, connection charges, computed at prevailing rates, capacity allocation, if available, and construction connection charges, if any, shall be required to be paid by the **CITY**. If requested by the **DEPARTMENT**, the **CITY** shall provide the **COUNTY** a list of all tenants and building units and/or use prior to the installation of any water meters and/or rendition of sewer service by the **COUNTY** for the **CITY'S** property.

6. **POINTS OF CONNECTION.** The **DEPARTMENT** shall provide points of connection to the **DEVELOPER** based on the project as specified in the Agreement. The **DEVELOPER** shall provide plans for the **DEPARTMENT'S** review based on the points of connection. Points of connection shall not be changed without prior approval by the **DEPARTMENT**.

7. **DORAL BASIN SANITARY SEWER SPECIAL CONNECTION CHARGE.** The **COUNTY** hereby represents and the **DEVELOPER** acknowledges that the gravity sewer basin that will serve the **DEVELOPER'S** property, at the present time may not meet **COUNTY** criteria for conveying additional flows, including those of the proposed development within the **DEVELOPER'S** property as specified in paragraphs 4 and 5 hereinabove. The **COUNTY** intends to construct the necessary improvements, and has adopted a special connection charge to pay for the construction of necessary improvements in accordance with **COUNTY** Ordinance No. 13-73. The **DEVELOPER** acknowledges and agrees that it shall pay to the **COUNTY** said special connection charge in the amount of seven dollars and three cents (\$7.03) per average daily gallon, as specified in paragraphs 4 and 5 hereinabove, to be connected to the **COUNTY'S** sewer system, resulting in a total special connection charge of four thousand six hundred ninety-six dollars and four cents (\$4,696.04), due prior to the issuance of a Verification Form. Said payment shall be a condition precedent to any obligation on the part of the **COUNTY** to provide service to the property. Notwithstanding the preceding, nothing contained herein shall obligate the **COUNTY** to provide service to the property if said service is in contravention to any consent order or agreed order to which the **COUNTY** is a party, or of any rule or statute. The **DEPARTMENT** makes no representations as to the likely date the referenced improvements will be placed into service, and **DEVELOPER** shall have no cause of action, at law or equity, against the **COUNTY** arising out of the construction of said improvements.

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

8. **NOTICE OF PROTECTED WETLANDS AREA.** The **CITY** is hereby advised that the subject property falls within a designated protected wetland area. The **CITY** is not authorized to commence any work or activities pursuant to this permit until the **CITY** obtains any and all approvals or permits, if necessary, from the **COUNTY'S Department of Regulatory and Economic Resources (RER)**. Please be advised that, even after work commences, if the County is advised by the Federal Government, the State of Florida, or a court that an activity on the subject property is in violation of Federal law, in violation of Florida law, or in violation of a permit or approval granted by the Federal Government, such violation may result in an immediate stop work order. The **CITY** is strongly advised to consult with the necessary federal or state agencies before conducting any work or activities on the property. Please be aware that the Federal Government may require certain actions or protections on the property, and this may result in the need to modify the plans for the property. Therefore, it is recommended that the **CITY** consult with the Federal Government at an early stage in the process. In the event that the Federal Government advises that the plans for the subject property may result in a "take" of endangered or threatened species, the **CITY** is strongly recommended to inform the County in writing at the earliest stage possible.

9. **DESIGN AND CONSTRUCTION OF FACILITIES.** The **CITY** at its own cost and expense shall cause to be designed, constructed and installed all of the necessary water and/or sewer facilities provided for in this Agreement unless otherwise specified. The facilities shall include any and all water mains, valves, fittings, fire hydrants, firelines, service connections, service lines, shutoffs, meter boxes, air release valves, gravity sewer mains, laterals, manholes, and all appurtenances thereto for a complete installation. The final design and construction of the facilities shall meet the requirements set forth in the latest revision of the **DEPARTMENT'S "Rules and Regulations"** for water and/or sewer service, shall be in accordance with the latest revision of the **DEPARTMENT'S "Design and Construction Standard Specifications and Details"**, and shall be subject to approval by the **DEPARTMENT**.

10. **INSPECTION.** The **COUNTY** shall have the right but not the obligation to make engineering inspections of all the construction work performed by the **CITY** under the terms of this Agreement including private facilities not to be conveyed to the **COUNTY**. Such inspections shall not be construed to constitute any guarantee on the part of the **COUNTY** as to the quality and condition of materials and workmanship. Any inspections by the **DEPARTMENT** shall not relieve the **CITY** of any responsibility for proper construction of said facilities in accordance with approved plans and specifications. Furthermore, any inspections by the **DEPARTMENT** shall not relieve the **CITY** of responsibility for the quality and condition of materials and workmanship.

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

11. **TESTS.** During construction and at the time when various tests are required, the **COUNTY'S** engineer or its authorized representative, together with the **CITY'S** engineer and contractor, shall jointly be present to witness tests for determination of conformance with approved plans and specifications. The **CITY** shall notify the **COUNTY** a minimum of twenty-four (24) hours in advance of the tests.

12. **CONSTRUCTION MEETINGS.** The **COUNTY** reserves the right to schedule construction meetings with the **CITY'S** representatives (Engineer, Project Manager, Construction Superintendent and others) at a place designated by the **COUNTY** with respect to project related matters upon twenty-four (24) hours notice.

13. **SUBCONTRACTORS AND CONSULTANTS.** The **COUNTY** reserves the right, at any time, to bar any subcontractor or consultant employed by the **CITY** from engaging in any sort of work or activity related to this Agreement, if such be in the interests of the **COUNTY**. In the event the **COUNTY** rejects any subcontractor or consultant, said subcontractor or consultant will immediately cease work on anything related to this Agreement. The **CITY** shall not be entitled to compensation for any monies previously paid to any subcontractor or consultant if said subcontractor or consultant is rejected by the **COUNTY**.

14. **COMPLIANCE WITH ALL LAWS.** The **CITY**, at its own cost and expense, shall comply with all applicable laws, statutes, rules, and ordinances in carrying out the activities contemplated herein.

15. **APPROVALS AND PERMITS.** The **CITY** shall be fully responsible for obtaining all required approvals from all appropriate governmental and regulatory agencies and all necessary permits for all facilities contemplated in this Agreement. Notwithstanding anything else contained herein to the contrary, this Agreement shall not constitute or be interpreted as a waiver of any requirements of any other agency of Miami-Dade County and/or any requirements of the Code of Miami-Dade County. The **CITY** is responsible for obtaining all permits as may be required for the work contemplated herein pursuant to the Code of Miami-Dade County.

16. **COUNTY AS PERMITTEE.** Certain federal, state and county agencies, including but not limited to the State of Florida Department of Transportation, the South Florida Water Management District, the U.S. Army Corps of Engineers and the Florida East Coast Railroad may require that the **COUNTY** be named as permittee for certain construction activities even though the **CITY** or the **CITY'S** contractor will actually perform the work. To insure that the **COUNTY** will incur no costs or liability as a result of being named permittee on such permits, the **CITY** shall provide sufficient security as acceptable to the **COUNTY** which shall indemnify and protect the **COUNTY** from all claims, actions,

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

judgments, liability, loss, cost and expense, including reasonable attorney's fees, related to work performed by the **CITY** pursuant to such permits. The security shall be furnished prior to the start of construction and shall be in an amount equal to the **COUNTY'S** cost estimate for the permit work. The **CITY** shall have sixty (60) days to resolve any claims by a permittor. Otherwise, the **DEPARTMENT** shall be entitled to pay said claims from the security. The **CITY** shall be liable for all costs in excess of the security.

17. **WATER SERVICE LINES.** Any water service lines two (2) inches or less in diameter that are required for the **CITY'S** property which will be directly connected to existing mains owned by the **COUNTY** shall be installed by **COUNTY** personnel only. The **CITY** hereby agrees to pay to the **COUNTY** its standard water service line installation charge, permit fees and service fees prior to any such installation.

18. **OWNERSHIP OF WATER METER.** The **COUNTY** shall own and install the required water meter as a part of any water service installation. Ownership by the **COUNTY** shall terminate at the outlet side of each water meter. The **CITY** shall pay all applicable installation fees.

19. **TREATMENT AND TRANSMISSION CAPACITY.** In addition to the covenants and conditions set forth herein, water and sewer service to be rendered by the **COUNTY** is subject to the following:

- a. Issuance of a valid operation permit by the State of Florida for the **COUNTY'S** sewage treatment facility serving the **CITY'S** property which allows additional connections,
- b. Sufficient available capacity in the **COUNTY'S** sewer system and connection approval, as specified in paragraph 3 herein,
- c. Available water by the **COUNTY**.

However, in no event will the **COUNTY** be obligated to supply any more water or sewage treatment capacity in any one year than is called for by the building connection schedule attached hereto and made a part hereof as **Exhibit "C"**. Any variation from said connection schedule which results in increased yearly demand on the water resources or sewage treatment facility capacity of the **COUNTY** not specifically provided for in **Exhibit "C"** shall be subject to the written approval and consent of the **DEPARTMENT** and shall be dependent on the availability of the water resource and the various restrictions placed on the supply of water or the disposal of sewage by local, state and federal government agencies and the physical limitations on the **COUNTY'S** supply and treatment capacity. If the **CITY** does not utilize the yearly amount of water or sewage treatment facility allocation specified in **Exhibit "C"**, said amount will be available to the **CITY** in the next calendar year subject to the limitations and provisions specified herein.

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

20. **ALLOCATION OF CAPACITY.** The COUNTY agrees to include the aforesaid allocation in its regional water supply, production and transmission facilities and regional sanitary sewer system, once the CITY is granted necessary sewer allocation, as specified in paragraph 4 hereinabove. However, it is mutually agreed and understood by the COUNTY and the CITY that the allocation of capacity by the COUNTY does not guarantee the ability of the COUNTY to supply water for the CITY'S property or the ability to receive and dispose of sewage originating from the CITY'S property. Capacity allocation is subject to local, state and federal agencies and other regulatory bodies having jurisdiction. In connection therewith, the CITY agrees that the COUNTY shall not be liable or in any way responsible for any costs, claims or losses incurred by the CITY as a result of actions by regulatory bodies, which are related to capacity allocation.

21. **FACILITIES EASEMENTS.** If the facilities contemplated herein or any portion thereof are installed within private property outside of public right-of-way, the facilities shall be installed in the center of a twelve (12) foot wide easement for water facilities and fifteen (15) foot wide easement for sewer facilities. Both require a twenty-five (25) foot minimum vertical clearance above the finished grade. The DEPARTMENT shall have twenty-four (24) hour access to the easement for emergency purposes. If the facilities are not located in platted easements, then easements shall be granted to the COUNTY by the CITY and/or the BOARD OF TRUSTEES prior to the COUNTY'S installation of a water meter and/or the rendition of sewer service to the CITY'S property. The CITY may not place any pavers or other structures in an easement area which would prevent the DEPARTMENT, at its sole discretion, from making full use of the easement, and the CITY shall remove same, at the CITY'S cost, at the direction of the COUNTY. The CITY may place pavers or other structures in the easement area if such pavers or other structures can be removed, with minimal effort by the DEPARTMENT, in the event that such pavers or other structures need to be removed in order for the DEPARTMENT to make use of the easement; the CITY places such pavers or other structures in the easement area at its own risk, and the DEPARTMENT shall not be liable for any costs incurred by the CITY in replacing any such pavers or other structures removed by the DEPARTMENT.

22. **WATER MAIN OVERSIZING CREDITS.** In order to comply with the COUNTY'S Public Works Manual and with the DEPARTMENT'S master plans, policies and regulations, the COUNTY requires that the DEVELOPER install:

- a. A sixteen (16) inch water main in N.W. 97 Avenue

Therefore, the COUNTY shall allow the following oversizing credit for the difference between the standard water main necessary to adequately serve the DEVELOPER'S property and the water main required by the COUNTY.

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

Item	Necessary (Standard)	Required	Estimated Length / Qty	Credit per FT / Qty	Estimated Credit
a.	12-inch	16-inch	706	\$11.00	\$7,766.00
Total estimated oversizing credit:					\$7,766.00

Both parties agree that the oversizing credits shall be calculated based on the actual quantities of oversized facilities installed by the **DEVELOPER** as specified in the bill of materials and as-built drawings submitted by the **DEVELOPER** at time of conveyance and approved by the **COUNTY**. It is further agreed that the **DEPARTMENT** shall retain payment of construction connection charges payable to the **DEVELOPER** for all oversized water mains until such a time that the amounts retained equal the amount of the oversizing credit paid to the **DEVELOPER**. The **COUNTY** shall pay this credit to the **DEVELOPER** within ninety (90) days after completion, proper conveyance to the **COUNTY** and placement into service of the oversized water facilities.

23. **CONNECTION/FRONTAGE BY OTHERS.** Parties other than the **CITY** who own property, other than the **CITY'S** property, which has frontage to any water main installed pursuant to this Agreement, may apply to the **COUNTY** for connections to said water main. If said parties actually connect and/or abut said facilities, the **COUNTY** will impose a construction connection charge equal to forty-two dollars (\$42.00) for the sixteen (16) inch water main in N.W. 97 Avenue, multiplied by the front foot length of the connecting/abutting property which fronts and/or abuts the water main as measured along the route of the main. The **COUNTY** will also impose construction connection charges on such other parties if said water main is required, in accordance with guidelines and criteria established by the **DEPARTMENT**, in order to provide adequate service for the fronting/abutting property. Said construction connection charges will not be required or collected from other parties for single-family residences occupied or under construction prior to the date of this Agreement. The **COUNTY** shall repay said construction connection charges to the **CITY** within ninety (90) days of receipt of same. However, the **COUNTY'S** liability for repayment to the **CITY** shall be limited to those amounts actually collected from others. This provision shall remain in effect for a period of twelve (12) years from the date of the Absolute Bill of Sale for the water main facilities constructed by the **CITY**. Per annum simple interest as established and authorized by **Section 687.01, Florida Statutes**, will accrue on all construction connection charges from the date of the Absolute Bill of Sale for the water main facilities constructed by the **CITY** to the date of payment by the connecting/abutting party. The interest rate used shall be the rate established by **Section 687.01, Florida Statutes**, at the time of payment by the connecting/abutting party. It shall be the **CITY'S** responsibility to provide the **COUNTY** with current mailing addresses during the twelve (12) year period. In accordance with the **DEPARTMENT'S** "Schedule of Water and Wastewater Fees and Charges" the **DEPARTMENT** shall retain a "Developer Repayment Fee" currently in the amount of two and a half percent (2.5%) of the gross

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

repayment amount established herein. This fee is subject to revision by the Board of County Commissioners at any time. The fee percentage used will be the current rate at the time of the payment.

24. **GRANTS OF EASEMENTS.** Grants of all easements shall be by separate instruments in recordable form as approved by the **COUNTY** and the **BOARD OF TRUSTEES** and shall be accompanied by a written opinion of title by an attorney licensed to practice law in the State of Florida, which states that the **BOARD OF TRUSTEES** is the fee owner of the property that will be encumbered by the easement, subject only to liens, encumbrances and restrictions as are acceptable to the **COUNTY**. The opinion shall also state that upon execution by the **BOARD OF TRUSTEES**, a valid and enforceable easement will be vested to the **COUNTY**. The **CITY** shall pay for all recording fees and for all documentary stamps. The details for all conveyances are specified herein. Failure of the **CITY** to provide proper conveyances shall be cause for the **COUNTY** to refuse to render service to the **CITY'S** property.

25. **DRAWINGS AND CONVEYANCE DOCUMENTS.** Following completion of the water and/or sewer facilities contemplated herein for **COUNTY** ownership, the **COUNTY** shall provide a conveyance package for execution by the **CITY** and/or the **BOARD OF TRUSTEES**. The properly executed documents shall be delivered to and accepted by the **COUNTY** prior to the rendition of water and/or sewer service by the **COUNTY**. The **CITY** shall pay for all recording fees and for all documentary stamps. These conveyances shall be accompanied by copies of paid bills and lien waivers, releases, or satisfactions from all persons who performed work on the **CITY'S** property and all persons who incorporate materials into the property, together with a breakdown of the actual cost of said facilities. Concurrently, the **CITY** shall furnish the **COUNTY** with as-built drawings which meet the requirements set forth in the latest revision of the **DEPARTMENT'S** "Rules and Regulations and shall be in accordance with the latest revision of the **DEPARTMENT'S** "Design and Construction Standard Specifications and Details", and shall be subject to approval by the **DEPARTMENT**. Approval by the **COUNTY** of all required documents and drawings shall constitute final acceptance by the **COUNTY** of said facilities. After final acceptance, the facilities shall remain at all times the sole, complete, and exclusive property of the **COUNTY** and under the exclusive control and operation of the **COUNTY**.

26. **WARRANTY AND MAINTENANCE BOND.** The **CITY** warrants that the water and sewer facilities to be owned by the **COUNTY** shall be free from defects in materials and workmanship for a period of one (1) year from final acceptance by the **COUNTY**. Simultaneously with the conveyance of the water and/or sewer facilities, the **CITY** shall deliver to the **COUNTY** an executed maintenance bond or alternate security deposit acceptable to the **DEPARTMENT**, which guarantees the warranty. If it becomes necessary to repair and/or replace any of the facilities during the initial one (1) year period,

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

then the warranty as to those items repaired and/or replaced shall continue to remain in effect for an additional period of one (1) year from the date of final acceptance by the **COUNTY** of those repairs and/or replacement. The bond shall be in the amount equal to the sum of those portions of the actual cost of construction of said facilities as follows:

<u>Types of Facilities</u>	<u>Percentage of Actual Construction Cost</u>
Water mains	25
Gravity sewers	50

The bonds shall have as the surety thereon only such surety company as is acceptable to the **COUNTY** and which is authorized to write bonds of such character and amount under the laws of the State of Florida. A surety company must have a **Best's Key Rating Guide General Policyholder's Rating of "A"** or better and a **Financial Category of Class "V"** or better or be acceptable to the **COUNTY**. The attorney-in-fact or other officer who signs a bond must file with such bonds a certified copy of his power-of-attorney authorizing him to do so. The Maintenance Bond may be written with the **CITY'S** contractor as "Principal" and the **CITY** and the **COUNTY** as "Co-obligees" or the **COUNTY** as sole "Obligee". In the alternative, the **CITY** may be named as "Principal" and the **COUNTY** as "Obligee". The Maintenance Bond shall remain in force for one (1) year following the date of final acceptance by the **COUNTY** of the work done pursuant to this Agreement to protect the **COUNTY** against losses resulting from any and all defects in materials or improper performance of work. If there is no building construction underway within the **CITY'S** property at the time of conveyance, the **COUNTY** shall have the right to require that the term of the Maintenance Bond be extended for a period not to exceed an additional two (2) years. Upon demand by the **COUNTY**, the **CITY** shall cause to be corrected all such defects which are discovered within the warranty period or periods as set forth above, failing which the **COUNTY** shall make such repairs and/or replacements of defective work and/or materials and the **CITY** and/or its Surety shall be liable to the **COUNTY** for all costs arising therefrom. The **CITY** also warrants that it shall be solely responsible for the repair of any damages to said facilities caused by persons in its employment. This paragraph is subject to the limitations of **Section 768.28, Florida Statutes**.

27. **TERM OF AGREEMENT.** Both the **CITY** and the **COUNTY** recognize that time is of the essence and that this Agreement shall be deemed null and void and unenforceable if the **CITY** fails to comply with any of the following conditions, where applicable:

- a. After execution of this Agreement, work on the water and/or sewer facilities shall commence within three hundred sixty-five (365) days from the execution date. Work shall be considered to have commenced and be in active progress when engineering drawings are submitted to the **DEPARTMENT** for review and approval, and, upon the **DEPARTMENT'S** issuance of said

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

approval, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the construction of the water and/or sewer facilities throughout the day on each full working day, weather permitting.

- b. Once the **CITY** commences work on the water and/or sewer facilities, said work cannot be suspended, abandoned, or not in active progress for a period exceeding three hundred sixty-five (365) days.
- c. The remedies specified herein are cumulative with and supplemental to any other rights which the **COUNTY** may have pursuant to the law or any other provision of this agreement.

28. **INDEMNIFICATION CLAUSE.** The **CITY** shall indemnify and hold harmless the **COUNTY** and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorney's fees and costs of defense, which the **COUNTY** or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the **CITY** or its employees, agents, servants, partners, principals, contractors and/or subcontractors. The **CITY** shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the **COUNTY**, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. The **CITY** expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the **CITY** shall in no way limit the responsibility to indemnify, keep and save harmless and defend the **COUNTY** or its officers, employees, agents and instrumentalities as herein provided, subject to the limitations set forth in **Section 768.28, Florida Statutes**. The provisions in this clause shall survive the termination or expiration of this Agreement.

29. **FORCE MAJEURE.** Should either party be prevented from performing any obligations herein, including but not limited to water and/or sewer service, due to or resulting from a force majeure or inevitable accident or occurrence, such party shall be excused from performance. As used herein, force majeure shall mean an act of God which includes but is not limited to sudden, unexpected or extraordinary forces of nature such as floods, washouts, storms, hurricanes, fires, earthquakes, landslides, epidemics, explosions or other forces of nature. Inevitable accidents or occurrences shall mean those which are unpreventable by either party and shall include but not be limited to strikes, lockouts, other industrial disturbances; wars, blockades, acts of public enemies, insurrections, riots; federal, state, county and local governmental restraints and restrictions; military action, civil disturbances, explosions; conditions in federal, state, county and local permits; bid protests, manufacturing and delivery delays, unknown or unanticipated soil, water or ground

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

conditions and cave-ins, or otherwise; and other causes reasonably beyond the control of either party, whether or not specifically enumerated herein.

30. **SERVICE CHARGES.** The **CITY** agrees to pay to the **COUNTY** the prevailing service charges for water supply and fire protection, sewage collection and disposal within the **CITY'S** property as may be applicable until the responsibility for payment of said charges is properly transferred in accordance with the **COUNTY'S** regulations.

31. **USE OF FACILITIES BY COUNTY.** The **COUNTY** reserves the right to make full use of the water and/or sewer facilities to be owned by the **COUNTY** as contemplated herein to serve other customers at any time.

32. **OPINION OF TITLE.** With the execution of this Agreement, the **CITY** at its own expense shall deliver to the **DEPARTMENT** an opinion of title for the **CITY'S** property, issued by a qualified attorney licensed to practice law in the State of Florida, which states that the **STATE OF FLORIDA** owns fee simple title to the property referred to herein, which is leased to the **CITY**.

33. **BACTERIOLOGICAL TESTS AND INDEMNIFICATION.** **DEP** requires that prior to the rendition of any new water service by the **DEPARTMENT**, bacteriological tests must be performed. It is the responsibility of the **CITY** to comply with all such requirements and to obtain all necessary approvals. In addition, the use of floating meters for construction purposes is subject to State of Florida requirements and approval by the **COUNTY**. The **CITY** may request approval for the use of floating meters prior to actual conveyance of title to the facilities to the **COUNTY**. However, the **COUNTY** may be required to execute documents to the Miami-Dade County Department of Regulatory and Economic Resources (**RER**) or State of Florida Department of Health (**DOH**), which state that the **COUNTY** has accepted title to the facilities. If the **COUNTY** is required to execute such documents, the **CITY** agrees to indemnify and hold the **COUNTY** harmless from and against all claims, actions, judgments, damages, loss, cost and expense including reasonable attorney's fees which may be incurred by the **COUNTY** in connection with the rendition of water service through the facilities constructed and installed by the **CITY** prior to conveyance of title to the **COUNTY**, including but not limited to those that result from failure to properly maintain and repair the water facilities. This paragraph is subject to the limitations of **Section 768.28, Florida Statutes**.

34. **ASSIGNMENT OF AGREEMENT.** No right to any water supply and sewage disposal service commitment provided for in this Agreement shall be transferred, assigned or otherwise conveyed to any other party without the express written consent of the Director of the **DEPARTMENT** or his designee except as noted below. The consent of the

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

DEPARTMENT shall not be required in connection with the sale, lease or other conveyance of property or any residential units or commercial establishments to any party who will be the ultimate user of the property, including but not limited to a bona fide purchaser, lessee, resident or occupant. The intent of this paragraph is to require consent of the **DEPARTMENT** for assignments or transfers of any water and sewage disposal capacity allocation to any party who holds such property as an investment for resale or who intends to develop for sale a portion of the **CITY'S** property, so that the **COUNTY** can adequately determine the demand for water and sewage disposal capacity and plan for the fair and equitable allocation of water and sewage disposal capacity among the residents of Miami-Dade County. Consent, when required, shall not unreasonably be withheld by the **DEPARTMENT**. If the **CITY'S** property is transferred or conveyed, the **CITY** shall remain liable to the **COUNTY** for all sums of money and all obligations due hereunder unless released in writing by the **COUNTY**, subject to the limitations set forth in **Section 768.28, Florida Statutes**.

35. **ENTIRE AGREEMENT.** This Agreement supersedes all previous agreements and representations, whether oral or written, between the **CITY** and the **COUNTY**, and that certain Agreement for Water and Sanitary Sewage Facilities for "**City of Doral Police Administration Building**", ID# 20727, dated February 2, 2011, and recorded in Official Records Book 27578, at page 2607, of the Public Records of Miami-Dade County, Florida, and made with respect to the matters contained herein and when duly executed constitutes the complete Agreement between the **CITY** and the **COUNTY**.

36. **NOTICE.** All notices given pursuant to this Agreement shall be mailed by United States Postal Service registered or certified mail to the parties at the addresses specified on page 2 of this Agreement or addresses otherwise properly furnished.

37. **RECORDING OF AGREEMENT.** This Agreement is being recorded in the public records of Miami-Dade County, Florida, for the particular purpose of placing all owners and occupants, their successors and assigns, upon notice of the provisions herein contained. The **CITY** shall pay all recording fees.

38. **FLORIDA LAW.** This Agreement shall be interpreted under Florida law. Venue for any litigation relating to this Agreement shall be had in Miami-Dade County, Florida.

39. **SEVERABILITY.** If any section, subsection, sentence, clause or provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected by such invalidity.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officials as of the day and year above written.

WITNESSETH:

MIAMI-DADE COUNTY

Carolina Ribeiro
signature

By: [Signature]

Carolina Ribeiro
print name

Nora Palou,
New Business Contracting Officer
For: Lester Sola, Director
Miami-Dade Water and Sewer Department

[Signature]
signature

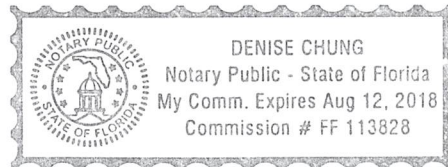
Jackie Mena
print name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22 day of September, 2016, by **Nora Palou, New Business Contracting Officer**, for **Lester Sola, Director**, of the Miami-Dade Water and Sewer Department, who is personally known to me and did not take an oath.

[Signature]
Notary Public

Denise Chung
print name



Serial Number

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officials as of the day and year above written.

WITNESSETH:

MIAMI-DADE COUNTY

Carolina Pizarro
signature

Carolina Pizarro
print name

Jackline
signature

Jackie Mena
print name

By: *Nora Palou*

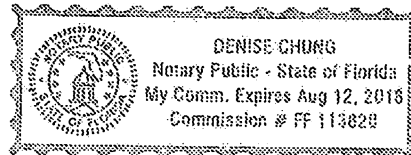
**Nora Palou,
New Business Contracting Officer
For: Lester Sola, Director
Miami-Dade Water and Sewer Department**

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22 day of September, 2016, by **Nora Palou, New Business Contracting Officer**, for **Lester Sola, Director**, of the Miami-Dade Water and Sewer Department, who is personally known to me and did not take an oath.

Denise Chung
Notary Public

Denise Chung
print name



Serial Number

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

ATTEST:

CITY OF DORAL, A FLORIDA
MUNICIPAL CORPORATION

By: *Connie Diaz* (SEAL)

Connie Diaz
City Clerk

By: *Edward A. Rojas* (SEAL)

EDWARD A. ROJAS
City Manager

AFFIX CITY SEAL

Approved as to Legal Form and
Sufficiency

[Signature]
City Attorney

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15 day of September, 2016, by Edward Rojas, as City Manager, and Connie Diaz, as City Clerk, of CITY OF DORAL, a municipal corporation of the State of Florida. They are personally known to me or have produced _____ as identification and did/did not take an oath.

[Signature]
Notary Public

Karina La Rosa
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF219157
Expires 4/9/2019

Karina La Rosa
print name

FF 219157
Serial Number

Approved for Legal Sufficiency:

Sandra Espinoza Davis 9/22/16
Assistant County Attorney

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

ATTEST:

CITY OF DORAL, A FLORIDA
MUNICIPAL CORPORATION

By: *Connie Diaz* (SEAL)

CONNIE DIAZ
City Clerk

By: *Edward A. Rojas* (SEAL)

EDWARD A. ROJAS
City Manager

AFFIX CITY SEAL

Approved as to Legal Form and
Sufficiency

[Signature]
City Attorney



STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15 day of September, 2016, by Edward Rojas, as City Manager, and Connie Diaz, as City Clerk, of CITY OF DORAL, a municipal corporation of the State of Florida. They are personally known to me or have produced _____ as identification and did/did not take an oath.

[Signature]
Notary Public

Karina La Rosa
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF219157
Expires 4/9/2019

Karina La Rosa
print name

FF 219157
Serial Number

Approved for Legal Sufficiency:

[Signature]
Assistant County Attorney

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

CONSENT

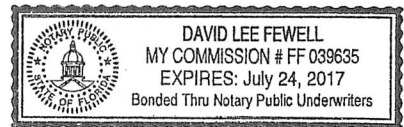
The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida hereby consents to this for Agreement for Water and Sanitary Sewer Facilities for "City of Doral Police Substation Facility" ID# 20727a between Miami-Dade County and City of Doral on this 31st day of August, 2016.

Cheryl McCaig, Chief
Name and Title Bureau of Public Land
Division of State Lands
Dept. Environmental Protection

By: Cheryl McCaig

Approved for Legal Sufficiency:

Sarah Elmer Davis 9/22/16
Assistant County Attorney



David Lee Fewell

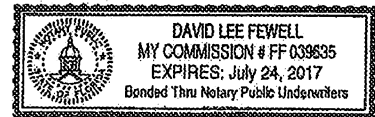
CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

CONSENT

The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida hereby consents to this for Agreement for Water and Sanitary Sewer Facilities for "City of Doral Police Substation Facility" ID# 20727a between Miami-Dade County and City of Doral on this 31st day of August, 2016.

Cheryl McCaig, Chief
Name and Title Bureau of Public Land
Division of State Lands
Dept. Environmental Protection

By: Cheryl McCaig



Approved for Legal Sufficiency:

Sandra Francisco Davis 9/27/16
Assistant County Attorney

David Lee Fewell

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

**EXHIBIT "A" OF AGREEMENT
BETWEEN
MIAMI-DADE COUNTY
AND
CITY OF DORAL**

LEGAL DESCRIPTION

A parcel of land lying in Section 28 Township 53 South, Range 40 East in Miami-Dade County, Florida, more particularly described as follows:

The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the North 50 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 53 South, Range 40 East, lying and being in Miami-Dade County, Florida, LESS the West 1735.41 feet and LESS the East 55 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, and LESS and EXCEPT the following described portion of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, to wit:

Commence at the Southwest corner of said Section 28, thence run North 01°44'54" West for 2632.94 feet; thence North 89°29'09" East for 657.70 feet to the POINT OF BEGINNING; Thence continue NORTH 89°29'09" East for 48.90 feet; thence run North 01°43'54" West for 616.61 feet; thence run South 89°29'09" West fir 48.90 feet; thence run South 01°43'54 East for 616.61 feet to the POINT OF BEGINNING.

MIAMI - DADE WATER AND SEWER DEPARTMENT

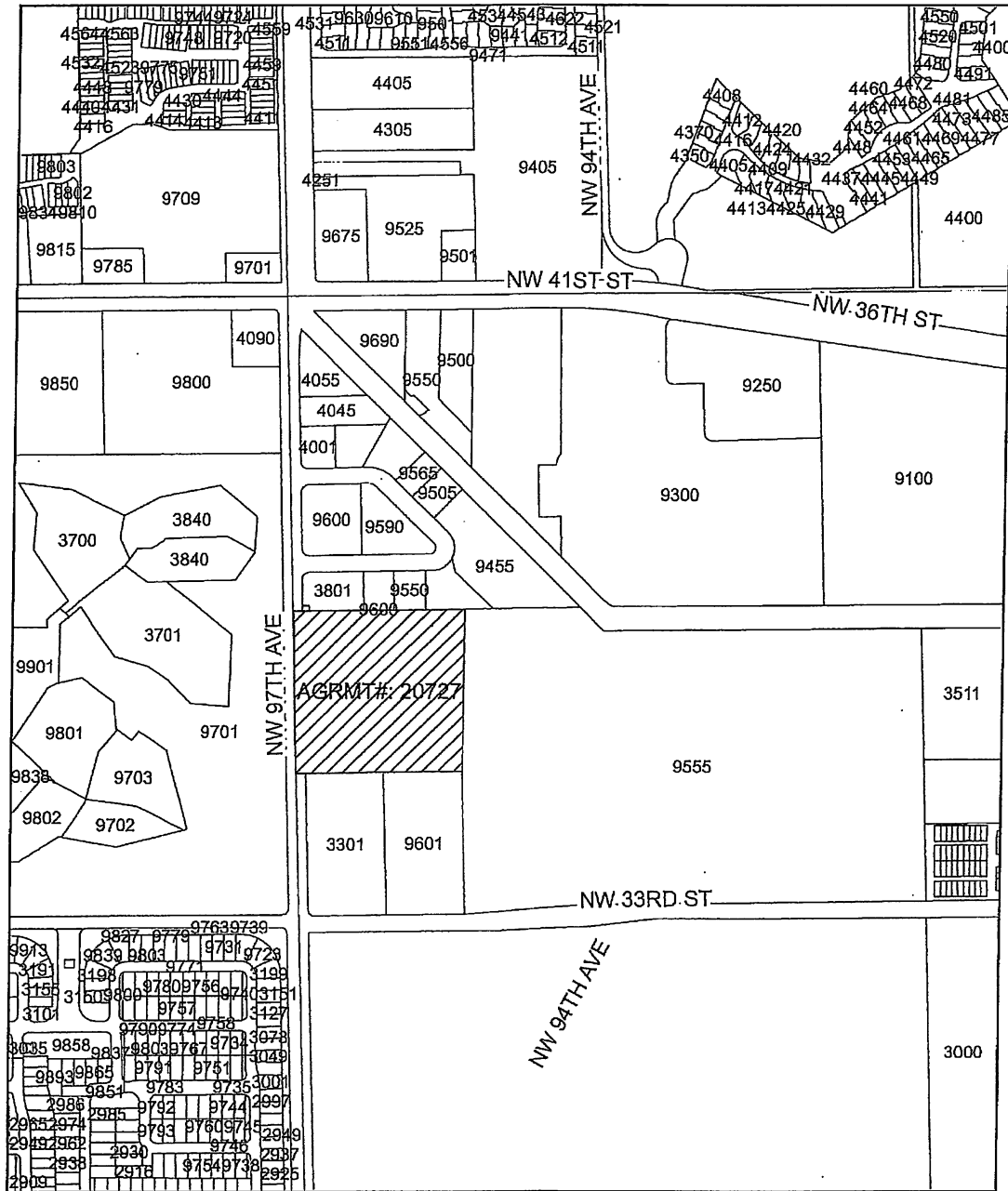


EXHIBIT "A" - 1
LOCATION SKETCH
 SCALE: N.T.S
 -THIS IS NOT A SURVEY-

CITY OF DORAL POLICE SUBSTATION FACILITY
FKA CITY OF DORAL POLICE ADMINISTRATION BLDG
AGMT ID# 20727
FOLIO# 35-3028-000-0010
MIAMI-DADE COUNTY SEC 28-53-40
APRIL 2, 2016

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

**EXHIBIT "B" OF AGREEMENT
BETWEEN
MIAMI-DADE COUNTY
AND
CITY OF DORAL**

SCHEDULE OF DAILY RATED GALLONAGE FOR VARIOUS OCCUPANCY

<u>TYPES OF LAND USES</u>	<u>GALLONS PER DAY (GPD)</u>
RESIDENTIAL LAND USES	
Single Family Residence	220 gpd/unit (under 3,001 sq. ft.)
	320 gpd/unit (3,001-5,000 sq. ft.)
	550 gpd/unit (over 5,000 sq. ft.)
CITYhouse Residence	180 gpd/unit
Apartment	150 gpd/unit
Mobile Home Residence/Park	180 gpd/unit
Duplex or Twin Home Residence	180 gpd/unit
COMMERCIAL LAND USES	
Barber Shop	15 gpd/100 sq. ft.
Beauty Shop	25 gpd/1 00 sq. ft.
Bowling Alley	100 gpd/lane
Dentist's Office	20 gpd/100 sq. ft.
Physician's Office	20 gpd/100 sq. ft.
Bar and Cocktail Lounge	20 gpd/100 sq. ft.
Restaurant	
a) Full Service	100 gpd/100 sq. ft.
b) Fast-Food	50 gpd/100 sq. ft.
c) Take-Out	100 gpd/100 sq. ft.
Hotel or Motel	100 gpd/room
Office Building (County)	5 gpd/100 sq. ft.
Office Building (Other)	5 gpd/100 sq. ft.
Motor Vehicle Service Station	10 gpd/100 sq. ft.
Shopping Center/Mall	
a) Retail/Store	10 gpd/100 sq. ft.
Stadium, Racetrack, Ballpark, Fronton, Auditorium, etc.	3 gpd/seat
Retail/Store	10 gpd/100 sq. ft.
Theater	
a) Indoor Auditorium	3 gpd/seat
b) Outdoor Drive-in	5 gpd/space
Camper or R.V. Trailer Park	150 gpd/space
Banquet Hall	15 gpd/100 sq. ft.
a) With Kitchen	50 gpd/100 sq. ft.

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

TYPES OF LAND USES (CONTINUED)GALLONS PER DAY (GPD)

Car Wash	
a) Hand-Type	350 gpd/bay
b) Automated (drive through)	5,500 gpd/bay
Coin Laundry	145 gpd/washer
Country Club	15 gpd/100 sq. ft.
a) With Kitchen	50 gpd/100 sq. ft.
Funeral Home	10 gpd/100 sq. ft.
Gas Station/Convenience Store/Mini-Mart	450 gpd/unit
a) w/ Single Automated Car Wash	1,750 gpd/unit
Health Spa or Gym	10 gpd/100 sq. ft.
Veterinarian Office	20 gpd/100 sq. ft.
Kennel	15 gpd/cage
Marina	60 gpd/slip
Food Preparation Outlet (Bakeries, Meat Markets, Commissaries, etc.)	35 gpd/100 sq. ft.
Pet Grooming	55 gpd/100 sq. ft.
INDUSTRIAL LAND USES	
Airport	
a) Common Area/Concourse	5 gpd/100 sq. ft.
b) Retail/Store	10 gpd/100 sq. ft.
c) Food Service	see restaurant use
House of Worship	10 gpd/100 sq. ft.
Hospital	250 gpd/bed
Nursing/Convalescent Home	150 gpd/bed
Public Park	
a) With toilets only	5 gpd/person
b) With toilets and showers	20 gpd/person
Other Residential Institution/Facility	CLF: 75 gpd/bed
	JAIL: 150 gpd/bed
	OTHER: 100 gpd/person
School	
a) Day care/Nursery	20 gpd/100 sq. ft.
b) Regular School (with or without cafeteria)	12 gpd/100 sq. ft.
Public Swimming Pool Facility	30 gpd/person
Industrial	
a) Warehouse/Spec. Building	1 gpd/100 sq. ft.
b) Mini Storage	1.5 gpd/100 sq. ft.
c) Industrial - Wet	20 gpd/100 sq. ft.
d) Industrial - Dry	2.5 gpd/100 sq. ft.

LEGEND:

gpd - gallons per day
sq. ft. - square feet

NOTES:

- 1) Sewage gallonage refers to sanitary sewage flow on a per unit and/or use basis for average daily flow in gallons per day.
- 2) Condominiums shall be rated in accordance with the specific type of use (e.g., apartment, townhouse, warehouse, etc.).

CITY OF DORAL POLICE SUBSTATION FACILITY, ID# 20727a

**EXHIBIT "C" OF AGREEMENT
BETWEEN
MIAMI-DADE COUNTY
AND
CITY OF DORAL**

BUILDING CONNECTION SCHEDULE

<u>TYPE AND NUMBER OF UNITS</u>	<u>GALLONAGE (gpd)</u>	<u>COMPLETION OF BUILDING CONNECTION</u>
Construct and connect to the County's water and sewer system 13,368 sq-ft of office building	668	2016 - 2017

RESOLUTION No. 16-43

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AWARDED REQUEST FOR PROPOSALS #2015-35, "DESIGN-BUILD POLICE SUBSTATION FACILITY," TO MUNILLA CONSTRUCTION MANAGEMENT, LLC; AUTHORIZING THE CITY MANAGER TO ENTER INTO A DESIGN-BUILD CONSTRUCTION SERVICES AGREEMENT, IN SUBSTANTIALLY THE FORM PROVIDED, SUBJECT TO APPROVAL BY THE CITY ATTORNEY AS TO FORM AND LEGAL SUFFICIENCY, FOR THE DEVELOPMENT OF THE POLICE SUBSTATION IN AN AMOUNT NOT TO EXCEED \$8,204,900.00, AND TO EXPEND BUDGETED FUNDS IN FURTHERANCE HEREOF; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral (the "City") has a leasehold interest on a certain parcel of land owned by the State of Florida, located on the East side of the 3800 block of NW 97th Avenue, West of United States Southern Command, and is permitted to develop a police substation with auxiliary uses (the "Project"); and

WHEREAS, in order to advance the Project in a timely manner, the City issued Request For Proposal # 2015-35 Design-Build Police Substation Facility (the "RFP") and received two responsive submittals by the deadline; and

WHEREAS, Munilla Construction Management, LLC ("MCM") was deemed the lowest, most responsible and responsive proposer by the City's administration, with a copy of its proposal attached hereto as Exhibit "A", which is incorporated herein and made a part hereof by this reference; and

WHEREAS, upon accepting the recommendation from staff, and in light of the limited time frame for completion of the Project, the administration negotiated an agreement with MCM in substantially the form attached hereto as Exhibit "A", which is incorporated herein and made a part hereof by this reference

WHEREAS, staff has recommended that the City Council award the RFP to MCM and authorize the City Manager to negotiate and enter into the Agreement with MCM for the design-build construction services for the development of the police substation.

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

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

Section 2. Award. The RFP for Design-Build Construction Services for the Police substation is awarded. This award, absent the entering into an agreement with City, does not created or vest any rights in or with MCM.

Section 3. Approval. The Design-Build Construction Services Agreement with MCM for the Police Substation, in substantially the form provided in Exhibit "A", along with such non-material changes as deemed to be in the best interest of the City, with a not-to exceed price of \$8,204,900.00, is hereby approved.

Section 4. Authorization. The City Manager is authorized to enter into the Agreement, subject to approval by the City Attorney, as to form and legal sufficiency, together with such nonmaterial revisions determined to be in the best interest of the City, and to expend budgeted funds in furtherance hereof.

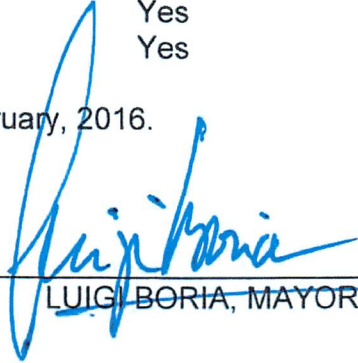
Section 4. Implementation. The City Manager and the City Attorney are hereby authorized to take such action as may be necessary to implement the provisions of this Resolution.

Section 5. Effective Date. This resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Councilmember Cabrera who moved its adoption. The motion was seconded by Councilmember Ruiz and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Absent/Excused
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 3 day of February, 2016.



LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, CMC
CITY CLERK

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



WEISS, SEROTA, HELFMAN, COLE, & BIERMAN, PL
CITY ATTORNEY