



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AWARDED INVITATION TO BID #2026-16 "GOVERNMENT CENTER THIRD FLOOR RENOVATION - RECONDITION OF THE CITY MANAGER'S OFFICE AND FINANCE DEPARTMENT OFFICE AREAS" TO MACEDA CONTRACTORS, LLC AS THE LOWEST, MOST RESPONSIVE, AND MOST RESPONSIBLE BIDDER; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH MACEDA CONTRACTORS, LLC FOR THE PROVISION OF PERFORMING RENOVATION OF THE EXISTING CITY MANAGER'S OFFICE AND FINANCE DEPARTMENT OFFICE AREAS IN THE AMOUNT OF THREE HUNDRED NINETY THOUSAND SEVEN HUNDRED NINETY EIGHT DOLLARS AND 24/100 (\$390,798.24) PLUS A 10% CONTINGENCY FOR A TOTAL NOT TO EXCEED AMOUNT OF FOUR HUNDRED TWENTY NINE THOUSAND EIGHT HUNDRED SEVENTY EIGHT DOLLARS AND 06/100 (\$429,878.06); AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH THE NEXT HIGHEST RANKED FIRM SUCCESSIVELY IF AN AGREEMENT CANNOT BE REACHED 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

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Opened in 2012, the City of Doral Government Center was planned to support the City's operational needs while allowing for future growth. However, since its opening, the City has experienced growth at a pace and scale that exceeded initial projections. This growth has required an expansion of City services and personnel in order to continue meeting the needs of residents. As a result, available workspace within the Government Center has become increasingly limited, necessitating strategic space planning and reconfiguration to support additional staffing.

Over the years, the City has implemented several space planning initiatives to address these constraints. As part of the City's continued efforts to maximize the efficient use of existing space, the current areas occupied by the City Manager's and Finance Department were identified as suitable for the renovation and creation of new office spaces for respective staff.

This project represents another example of the City's ongoing approach to adapting its facilities in response to organizational growth and evolving operational needs.

The proposed project will provide two (2) additional offices for Finance Department staff and a small shared conference area to support meetings and collaborative Department needs, one (1) additional office and renovation of one (1) existing office for the City Manager's staff, and two (2) offices for Mayor's staff. The renovation of these existing office areas will also allow for additional renovation and reconfiguration opportunities on the third floor of the Government Center, further supporting the City's long-term space planning objectives.

Procurement

The City issued ITB No. 2026-16 on April 21, 2026, inviting qualified firms to submit bids. The notice was published on the City's website and the OpenGov solicitation platform and was distributed electronically to a wide network of vendors. A publicly noticed, mandatory pre-bid conference was held on May 5, 2026.

On May 21, 2026, the City received and publicly opened twelve (12) timely proposals from the following respondents:

- Census Copia, LLC DBA Bald Eagle Contractors
- Cosugas, LLC
- EPIC Consultants, Inc
- First Onsite
- Hycon Investments
- Maceda Contractors, LLC
- Miliani Construction Corp
- Neo Construction Group, Corp
- Remanton Designs
- Retcom Construction, LLC
- Set Up Project Management, LLC
- TGSV Enterprises, Inc.

Following a comprehensive evaluation of the responsive bids, and the completion of reference checks, the Procurement Department, with support from the Public Works Department and Capital Improvements Division, determined that Maceda Contractors, LLC submitted the lowest responsive and responsible bid. Accordingly, the Procurement Department recommends awarding ITB No. 2026-16 – Government Center 3rd Floor Renovation – Recondition of the Existing City Manager's and Finance Department Office Areas to Maceda Contractors, LLC for a total cost of \$390,798.24.

It is important to note that Section 4.2.6 of ITB No. 2026-16 states:

“Award of this Contract will be made to the lowest responsive and responsible bidder who bids on all items and whose bid offers the lowest total project cost when all items are added in the aggregate as indicated in the Bid Price Sheet.”

The City Manager has reviewed the Procurement Department's recommendation and concurs with the intent of awarding the contract to Maceda Contractors, LLC as the lowest responsive and responsible bidder for ITB No. 2026-16. The City Manager supports moving forward with

the submission of this approval to the City Council for ratification and the subsequent execution of an agreement with Maceda Contractors, LLC.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
1.	\$429,878.06	301.80005.500634	Public Works
2.	\$0		
Total:	\$429,878.06		

Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$429,878.06.

STRATEGIC PLAN ALIGNMENT:

This item aligns with the City's Strategic Goal of Revenue, Innovation, and Efficiency, as it supports the City's ongoing efforts to adapt its facilities in response to organizational growth and evolving operational needs by maximizing the efficient use of existing space within the City of Doral Government Center.

ATTACHMENT(S):

- A. Bid Acknowledgment Receipt
- B. Procurement Recommendation Memo
- C. Maceda Contractors, LLC Bid Submittal
- D. Draft Resolution.