



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

### ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE AWARD OF REQUEST FOR PROPOSALS RFP# 2026-01 "PRE-CONSTRUCTION AND CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR NEW POLICE DEPARTMENT HEADQUARTERS"; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH CORE CONSTRUCTION, INC. 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; 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:

The current Police Department Headquarters, located at 6100 NW 99th Avenue, was originally constructed in 2012 to serve as a Public Works facility. Following the project's completion, a decision was made in 2013 to relocate Police Department operations to the facility. In 2014, the City Council approved design services to expand and retrofit the building into a joint-use Police–Public Works facility, as authorized by Resolution No. 14-15. Subsequently, in October 2015, the City Council approved a construction agreement with Jaxi Builders, Inc. for the expansion of the facility, as outlined in Resolution No. 15-200. Construction was completed in 2017, and the facility has since continued to operate as the headquarters for the City's Police Department.

While the conversion of the facility effectively supported operational needs for the Police Department, the facility is approaching its functional capacity for the department and is anticipated to be unable to adequately support the ongoing operational needs associated with the City's continued growth and increasing public safety service demands.

During the 2025 Strategic Planning session, it was noted that the City holds a lease agreement with the State of Florida for the parcel of land where the current Police Training Facility is

located, and as part of the master plan submitted to the State, the City had identified the proposed construction of an additional government-use facility on the site. This location has been identified as a site to explore for a proposed future police headquarter building.

As part of the initial planning phase for the proposed project, the City approved a Work Order with Stantec Consulting Services Inc. via Resolution No. 25-163 at the June 2025 council meeting, for the provision of developing a conceptual design. City staff has since worked with the design team on the development of the concept along with obtaining an opinion of probable construction cost estimate from the design team.

### **Procurement**

The City of Doral (“City”), through its Capital Improvements division, and in collaboration with the Procurement & Asset Management department, prepared RFP No. 2026-01 to solicit qualified and experienced vendors to provide Pre-Construction and Construction Management at Risk Services for New Police Department Headquarters.

The City intends to hire a qualified Pre-Construction Manager (PCM) to provide pre-construction consulting services and a Construction Manager at Risk (CMR) to provide construction phase services, including guaranteeing the maximum cost of construction through a Guaranteed Maximum Price (GMP) contract.

The City issued RFP No. 2026-01 on January 29th, 2026, inviting qualified vendors to submit solicitations. The notice was published on OpenGov and was distributed electronically to a wide network of vendors. A publicly noticed, mandatory pre-bid conference was held on February 13th, 2026.

On March 3<sup>rd</sup>, 2026, the City received and publicly opened six (6) timely proposals.

On March 6<sup>th</sup>, 2026, A publicly noticed evaluation meeting was held for Phase I scoring. The selection committee unanimously voted to shortlist the following companies:

- CORE Construction, Inc.
- James B. Pirtle Construction Company, Inc.
- Kaufman Lynn Construction, Inc

On March 10<sup>th</sup>, 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. The final score is represented below:

Vendor	Qualifications and staffing plan	Quality Control/ Quality Assurance	Constructability/ Design Review Process	Cost Management/ Tracking/ Buyout	Team Cohesion and Intra-Team	Approach and methodology	Past Performance on similar projects	Cost (Pre-Con Fee/Staffing Cost/CM	Total Score
CORE Construction	5	5	4.8	5	5	5	5	4	94.4
Kaufman Lynn Construction	4.6	4.4	4.6	4.6	4.2	4.4	4	5	91.4
James B. Pirtle Construction	4.6	4	4	4.4	4	4.4	4	5	87.8

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

1. CORE Construction, Inc.
2. Kaufman Lynn Construction, Inc
3. James B. Pirtle Construction Company, Inc.

In accordance with CCNA guidelines, negotiations will be conducted in this order, starting with the highest-scoring vendor. If an agreement cannot be reached, we will proceed to the next vendor on the list.

The City Manager has reviewed the Procurement Department’s recommendations and concurs with intent to negotiate with the highest scorers.

**LEGISLATIVE ACTION: (IF APPLICABLE)**

Date:	Resolution/Ordinance No.	Comments

**FINANCIAL INFORMATION: (IF APPLICABLE)**

No.	Amount	Account No.	Source of Funds
1.	\$	301.60005.500650	Police
2.	\$0		
Total:	\$		

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

**STRATEGIC PLAN ALIGNMENT:**

This item aligns with the City of Doral's Strategic Plan Goal of Public Safety. The development of a purpose-built Police Department Headquarters will ensure the City continues to provide a safe and secure environment for residents by equipping the Police Department with modern facilities that support operational efficiency, technological advancement, and future staffing needs. It reflects the City's commitment to planning and managing growth responsibly by aligning long-term infrastructure investments with projected service demands. Additionally, this project enhances the City's ability to deliver high-quality government services and reinforces operational excellence by transitioning from a retrofitted facility to a strategically designed headquarters that accommodates specialized units and evolving public safety requirements.

**ATTACHMENT(S):**

- A. Procurement Recommendation Memo
- B. CORE Construction, Inc. Submittal
- C. CORE Construction, Inc. Pricing Submittal
- D. Draft Resolution