

# Memorandum

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Date: March 16, 2026

To: Zeida Sardiñas  
City Manager

From: Rossella Montejo  
Procurement Manager

Subject: **Recommendation to Award RFP No. 2026-01 for Pre-Construction and Construction Management at Risk Services for New Police Headquarters**

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This memorandum provides an overview of the City of Doral Procurement Department's evaluation process and recommendation for RFP No. 2026-01 for Pre-Construction and Construction Management at Risk Services for New Police Headquarters. It also seeks the City Manager's approval of intended award.

## **BACKGROUND:**

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 Headquarters.

The scope of work includes providing professional engineering/architectural services, permitting and construction phase services that include but are not limited to the design and preparation of construction plans and specifications, construction bid evaluation, and construction observation and administration for a new police headquarters and supporting infrastructure including utilities.

The City issued RFP No. 2026-01 on January 29, 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 13, 2026.

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

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

- Core Construction
- James B. Pirtle Construction
- Kaufman Lynn Construction

On March 10th, 2026, A publicly noticed evaluation meeting was held for Phase II scoring. All proposals were evaluated based on the published criteria, including technical compliance and qualifications. 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 Relationships	Approach and methodology	Past Performance on similar projects	Cost (Pre-Con Fee/Staffing Cost/CM Fee)	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 three highest-ranked vendors are:

1. Core Construction
2. Kaufman Lynn Construction
3. James B. Pirtle Construction

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.

  
 Zeida Sardinias  
 City Manager

3/10/26  
 Date

Attachments:

- c: Francisco Rios, Deputy City Manager  
 Fernando Casamayor, Chief Financial Officer / Assistant City Manager  
 Micheal Festa, Director of Parks and Recreation  
 Roman Martinez, Director of Procurement and Asset Management