

RESOLUTION No. 26-35

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AWARDED REQUEST FOR PROPOSALS RFP #2025-27 “PRE-CONSTRUCTION AND CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR DORAL CENTRAL PARK PARKING GARAGE & RECREATION AREA”; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH KAUFMAN LYNN CONSTRUCTION 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 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

WHEREAS, the City of Doral (the “City”) Central Park has been envisioned since its inception as a regional destination park intended to serve both daily recreational needs and large-scale community events; and

WHEREAS, during the early conceptual and master planning phases of the project, the inclusion of a structured parking garage was contemplated as part of the overall development strategy to support anticipated attendance levels and long-term park programming; and

WHEREAS, as the project advanced through preliminary design and cost refinement, the structured parking garage component was removed from the scope and replaced with surface parking as part of the overall site design. The surface parking area was incorporated into the design; however, it was subsequently value engineered prior to construction in order to prioritize core park amenities and maintain the project within available funding at that time; and

WHEREAS, with the completion of the City’s Central Park and the activation of its major amenities—including, but not limited to, the amphitheater, the park is now positioned to host large-scale events, concerts, festivals, and community gatherings that generate high attendance levels. A structured parking garage will provide sufficient, reliable, and safe parking capacity to support; and

WHEREAS, on November 24th, 2025, the City issued Request for Proposals (“RFP”) No. 2025-27 to solicit qualified and experienced vendors to provide “Pre-Construction and Construction Management at Risk Services for Doral Central Park Parking Garage & Recreation Area”, with public notice legally advertised and distributed in accordance with Florida Statutes; and

WHEREAS, on January 6, 2026, the City received and publicly opened six (6) timely proposals; and

WHEREAS, on January 13, 2026, A publicly noticed evaluation meeting was held for Phase I scoring; and

WHEREAS, on January 23, 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; and

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

1. Kaufman Lynn Construction
2. Pirtle Construction Company
3. Florida Lemark Corp.

WHEREAS, staff respectfully requests approval from the Mayor and City Councilmembers to award Request for Proposals No. 2025-27 “Pre-Construction and Construction Management At Risk Services For the Doral Central Park Garage & Recreation Area” to Kaufman Lynn Construction and authorize the City Manager to negotiate and enter into an agreement with Kaufman Lynn Construction, as the top ranked firm, and expend budgeted funds; and

WHEREAS, staff further requests approval from the Mayor and City Councilmembers to authorize the City Manager to negotiate and enter into an agreement with the next highest ranked firm successionaly if an agreement cannot be reached with Kaufman Lynn Construction. Funding for this request is available in the current fiscal year and will come from the Parks & Recreation Department Account Number 301.90005.500650.

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

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

Section 2. Approval & Authorization. The Mayor and City Councilmembers hereby approved the award of Request for Proposals No. 2025-27 “Pre-Construction and Construction Management At Risk Services For the Doral Central Park Garage & Recreation Area” to Kaufman Lynn Construction and authorize the City Manager to negotiate and enter into an agreement with Kaufman Lynn Construction, as the top tanked firm, and expend budgeted funds. The Mayor and City Councilmembers further approve and authorize the City Manager to negotiate and enter into an agreement with the next highest ranked firm successionaly if an agreement cannot be reached with Kaufman Lynn Construction. This authorization does not create or confer any rights to Kaufman Lynn Construction.

Section 3. Implementation. The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

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

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	No
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 18 day of February, 2026.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY