

RESOLUTION No. 26-70

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

WHEREAS, the existing City of Doral (the “City”) Police Headquarters facility, originally constructed for the Public Works Department and later expanded and retrofitted to accommodate Police Department operations, 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; and

WHEREAS, 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 headquarters building; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, on January 29, 2026, the City of Doral issued Request for Proposals (“RFP”) No. 2026-01 to solicit qualified and experienced firms to provide Pre-Construction and Construction Management at Risk Services for New Police Department Headquarters, with public notice legally advertised and distributed in accordance with Florida Statutes; and

WHEREAS, on March 3, 2026, the City received and publicly opened six (6) timely proposals; and

WHEREAS, on March 6, 2026, A publicly noticed evaluation meeting was held for Phase I scoring; and

WHEREAS, on March 10, 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. CORE Construction, Inc.
2. Kaufman Lynn Construction, Inc
3. James B. Pirtle Construction Company, Inc.

WHEREAS, staff respectfully requests approval from the Mayor and City Councilmembers to award Request for Proposals No. 2026-01 “Pre-Construction and Construction Management At Risk Services For the New Police Department Headquarters” to CORE Construction, Inc. and authorize the City Manager to negotiate and enter into an agreement with CORE Construction, Inc., 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 CORE Construction, Inc. Funding for this request is available in the current fiscal year and will come from the Police Department Account Number 301.60005.500650.

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. 2026-01 “Pre-Construction and Construction Management At Risk Services For the New Police Department Headquarters” to CORE Construction, Inc. and authorize the City Manager to negotiate and enter into an agreement with CORE Construction, Inc., as the top ranked 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 CORE Construction, Inc. This authorization does not create or confer any rights to CORE Construction, Inc.

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	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 8 day of April, 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