



CITY OF DORAL

REQUEST FOR PROPOSALS (RFP) No. 2025-27

Pre-Construction and Construction Management at Risk Services for Doral Central Park Parking Garage & Recreation Area

NOTICE IS HEREBY GIVEN that the City of Doral is soliciting Request for Proposals from qualified contractors to submit their solicitation response for **Pre-Construction and Construction Management at Risk Services for Doral Central Park Parking Garage & Recreation Area**

Solicitation documents, addenda, and notices for this Solicitation can be viewed and downloaded through [OpenGov](#) Interested parties must register with [OpenGov](#) to receive automatic notifications of addenda or notices related to this Solicitation.

Electronic responses will only be received online via [OpenGov](#).

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| Issuance/Advertisement Date | November 24, 2025 |
| Pre-Proposal Meeting (Mandatory) | December 8, 2025, 11:00am Microsoft Teams Meeting ID: 212 543 959 974 68 Passcode: gq9fL7Tb https://teams.microsoft.com/l/meetup-join/19%3ameeting_OWVmODImYjEtMGI5NS00NWEzLTgxMDctNGMxYjBjNzY4NmJm%40thread.v2/0?context=%7b%22Tid%22%3a%22f375165c-34cf-4c00-976b-64cde81346d6%22%2c%22Oid%22%3a%22d6e7ec3a-0ee6-4303-b6b8-c597e558eea7%22%7d |
| Site Visit | N/A |
| Cut-off Date for Written Questions | December 15, 2025, 5:00pm |

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| <p>Deadline for RFP Submittals & Date of Opening</p> | <p>December 23, 2025, 2:30pm</p> <p>Microsoft Teams Meeting ID: 249 488 888 874 11 Passcode: jc266Ji6</p> <p>https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTQ2ZDhINGEtYjQxYS00ZTAwLTk4NTYtNmlyNzkwYWExYjBj%40thread.v2/0?context=%7b%22Tid%22%3a%22f375165c-34cf-4c00-976b-64cde81346d6%22%2c%22Oid%22%3a%22d6e7ec3a-0ee6-4303-b6b8-c597e558eea7%22%7d</p> |
| <p>Anticipated Public Evaluation Committee Meeting Phase I (Non-Mandatory)</p> | <p>January 8, 2026, 1:00pm</p> <p>Microsoft Teams Meeting ID: 212 772 876 555 20 Passcode: h5Ei64Bs</p> <p>https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzJjNDYxN2YtZmM1YS00Zjc1LTk3OTEtZDBmMGM5NzRhZTEx%40thread.v2/0?context=%7b%22Tid%22%3a%22f375165c-34cf-4c00-976b-64cde81346d6%22%2c%22Oid%22%3a%22d6e7ec3a-0ee6-4303-b6b8-c597e558eea7%22%7d</p> |

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| <p>Anticipated Evaluation Committee Meeting - Interviews - Phase II (Closed to the Public) (Optional) (Non-Mandatory)</p> | <p>01/13/2026 1:00pm</p> <p>Microsoft Teams Meeting ID: 270 112 365 030 13 Passcode: g6Mf3on9</p> <p>https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjkwNGIzMDEtMDExNC00YTViLWI1MGItZWE1ZWZmZnN2RhZTIh%40thread.v2/0?context=%7b%22Tid%22%3a%22f375165c-34cf-4c00-976b-64cde81346d6%22%2c%22Oid%22%3a%22d6e7ec3a-0ee6-4303-b6b8-c597e558eea7%22%7d</p> |
| <p>Anticipated Evaluation Committee Meeting – Final Ranking – Phase II (Optional)</p> | <p>1/13/26 4:00pm</p> |

Attendance at the scheduled pre-bid meeting is **HIGHLY encouraged**. Attendees will be able to receive important information which will be discussed as it relates to this RFP procurement process.

This RFP procurement process is subject to the “Cone of Silence” as more particularly described in the solicitation. Accordingly, all questions regarding this RFP must be made in writing using the [OpenGov](#) platform.

Connie Diaz, MMC
City Clerk, City of Doral



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2. SCOPE OF WORK

2.1. Technical Specifications

2.1.1. Statement of Need/Objectives

- A. **BACKGROUND**The project referenced as part of this Request for Proposal principally consists of the construction of a new parking garage structure, approximately 252,100 square feet with roof-top pickleball courts, along with a detached two-level recreation entertainment/concession space, approximately 24,000 square feet, located in an existing park at 3005 NW 92nd Avenue in the commercial heart of Doral. Doral Central Park is the largest park in the City, one of the largest in the South Florida region, and it is the recreation and special-events hub in Doral. The park includes amenities such as an open-air amphitheater, a complete aquatic center, multi-purpose fields, a boardwalk, an approximately 70,000 square feet indoor recreation center, tennis courts, a skate park and a pump track. The total estimated Construction Cost for this project is projected to be approximately **\$33,750,000.00**.
- B. **KEY PROJECT VALUES**In addition to meeting the basic programmatic needs for the Project, other key values and objectives of the Project include the following:
- a. **Schedule** – The purpose of the Doral Central Park Parking Garage and Recreation Area is to provide the residents of Doral a multi-functional parking area along with indoor space for recreation entertainment/concession activities. The overall Doral Central Park will remain open to the public during the anticipated 18-month construction timeline for this project.
 - b. **Cost** - The total budget for this project, of which design and construction is only a component, must be kept to a minimum given the overall financial commitment made to the residents of the City of Doral. To achieve this goal, it is anticipated and expected that the successful Pre-Construction Manager (PCM)/ Construction Manager at Risk (CMR) team(s) will assist the City and Architect in developing design and construction implementation strategies that will result in the lowest possible first cost of construction balanced with the highest long term operating and maintenance efficiency demonstrated by life-cycle cost analyses and including energy modeling. The ultimate goal is to develop facilities that have the lowest cost over time.
 - c. **Quality** – Quality control and quality assurance are crucial elements to the City. The Doral Central Park Parking Garage and Recreation Area represents a significant investment for the residents of the City of Doral. The quality and craftsmanship of the buildings and components must be able to sustain the life of the garage and Recreation area. The Pre-Construction Manager (PCM)/ Construction Manager at Risk (CMR) in collaboration with the Architect and City are challenged to ensure the project is designed and constructed to allow for the best quality in terms of fit, finish and operational use.
 - d. **Sustainability** – As part of the City of Doral's Green initiative, the project will seek Florida Green Building Certification (FGBC). Proposers are encouraged to incorporate green building practices and sustainability principles into construction methodology. Overall park design will also incorporate Crime Prevention through Environmental Design (CPTED) approach and strategies to reduce opportunities for crime and fear of crime



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- e. **Creativity** – The team is challenged to develop design and construction solutions that creatively respond to the Project Key Values. The successful Pre-Construction Manager (PCM)/ Construction Manager at Risk (CMR) will provide input into what the ideal delivery method/ phasing will be for this project.
- f. **Team Attitudes and Behaviors** – This project’s success will be highly dependent on the attitudes and behaviors of the individuals and teams involved. Therefore, the City desires to foster an environment that rewards positive thinking, advanced problem solving, a “can do” attitude and highly collaborative behavior. The successful Pre-Construction Manager (PCM)/ Construction Manager at Risk (CMR) will behave and act accordingly. Problem and issue identification is part of any creative process. The successful PCM/CMR will need to assist the team to move through problems to carefully, considered solutions deliberatively and collaboratively. The team will need to push beyond old ways of thinking and explore new ideas and approaches that streamline the project delivery and bring maximum value to the City. The team will need to think and relate differently than in traditional construction projects in order for the City to achieve its goals for speed, innovation and low cost.

C. PRE-CONSTRUCTION MANAGER SCOPE OF WORK

- a. Assist City and Project Team to refine and finalize the project delivery strategy for the Project. PCM to bring ideas, experience and expertise to the Project Management Team and be involved in discussions related to project delivery, with an emphasis on criteria of low cost, speed of delivery, high quality and safety.
- b. PCM to develop, based on early masterplan from City and schematic designs from the Architect and other documents, a detailed pre-construction and construction schedule for the Project. PCM to offer innovative ideas to speed and otherwise improve project delivery.
- c. PCM shall prepare the Construction Management Plan for the project including, but not limited to: construction procedures, site management plan, safety program, logistics plan, phasing/ turn over plan, delivery of materials and workers, clean up and any other areas to adequately and completely describe the CM activities for the duration of the project.
- d. PCM shall prepare a detailed 90-day work plan and update bi-weekly.
- e. PCM to develop integration and coordination strategies that will bring the right vendors in at the right time to avoid re-work, eliminate waste and provide best value to City.
- f. PCM to collaborate with City and Architect’s Revit model for clash detection (BIM).
- g. PCM to develop the construction budget for basis of the Control Estimate intended to validate and confirm City’s construction budget.
- h. PCM to cooperate with Project Delivery Team in the identification and selection of Key Subcontractors.



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- i. PCM to develop and document a proposed Safety Plan for the construction of the Project for review by City.
- j. PCM may enlist support from appropriate Key Subcontractors and others to identify and act on design assist activities as appropriate.
- k. Prepare submittals and place orders for long lead items.
- l. Develop a Trade/Proposal strategy to procure and manage subcontractor work and materials.
- m. PCM to develop a Master Construction Schedule that will be used as a basis for the GMP.
- n. PCM shall attend executive leadership and design related meetings including senior level meetings when requested, all City Architect Contractor (OAC) meetings; coordination meetings and any other meetings as required.
- o. PCM to assist in identifying potential defects or ambiguities in design documents and make recommendations.
- p. PCM to establish cost control and reporting process.
- q. PCM will develop if necessary, subcontractor design assist program for the purposes of lowering cost, adding value, and decreasing cost escalation.
- r. PCM to assist in identifying and coordinating any and all enabling type work necessary to make the site ready for construction.
- s. PCM to provide detailed construction cost estimating at Schematic Design (SD), Design Development (DD), 50% Construction Documents (CD) and 100% CD GMP Phases.
- t. PCM to develop bid packages and manage the bid process.
- u. Develop GMP(s) proposal and issue to City for review and approval.
- v. PCM/CMR to enter into a contract with City to construct Doral Central Park Parking Garage and Recreation Area per the Contract Documents per approval of an acceptable GMP.
- w. Other duties as assigned by City or as mutually agreed by the parties.
- x. PCM to prepare a plan for testing work.
- y. PCM to develop a Site Logistics plan.

D.

E. CONSTRUCTION MANAGER AT RISK SCOPE OF WORK Key responsibilities of the selected Construction Manager (CMR) will be:

- a. CMR to procure, in accordance with the Contract Documents, other general or trade contractors as needed to construct the Project.



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- b. CMR to submit, apply, and obtain all necessary permits and approvals from Authorities Having Jurisdiction (AHJ's).
 - c. CMR to coordinate with other vendors and contractors that may be hired by City or others in connection with the construction, equipping, furnishing or otherwise completing the Project.
 - d. CMR to utilize its resources to construct the Doral Central Park Parking Garage and Recreation Area quickly, efficiently and safely while complying with the Contract Documents.
 - e. CMR to comply with methods outlined in the Contract Documents for utilization of contingency funds and submission and approval of change orders.
 - f. CMR shall not unreasonably withhold acceptance of assignment of contract of certain specialty vendors City has hired prior to CMR being hired.
 - g. CMR and its subcontractors will participate in the City's Project Management System for Project Delivery.
 - h. CMR to hold weekly progress meetings with the City, Program Manager, A/E and trade contractors.
 - i. CMR to produce and distribute all required meeting minutes.
 - j. CMR to continuously look for and recommend to City ways to speed project delivery, improve quality and save money. CMR to collaborate closely with City, Architect and others to ensure these concepts are maintained throughout the project delivery process.
 - k. CMR to be a leader for safety. CMR to ensure all persons, equipment and processes connected with the construction of the project make safety the first order of business.
 - l. CMR to provide financial transparency (open book financial records) to City.
 - m. CMR to schedule and conduct preconstruction meetings before starting any phase of work.
 - n. CMR to develop, update and maintain master project schedules, detailed construction schedules, submittal schedules, inspection schedule and occupancy schedules. Also needed decisions in the schedule.
 - o. CMR to provide detailed backup for City contingency adjustments requests.
1. Post Occupancy/ Substantial Completion Key Deliverables:
- a. CMR will complete all punch-list items generated by Contractor during their inspections.
 - b. CMR will coordinate and conduct the Occupancy Evaluation and Warranty Inspection following the 11th month after achieving substantial completion.
 - c. CMR is responsible to the City for Warranties and Guaranties.



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- d. CMR to provide all project closeout documents, including as-built documentation, in both electronic format and hard copy.
- e. CMR shall coordinate project close-out, start-up and transition to operation.
- f. CMR will coordinate with the Architect to provide a complete project record including project manual and CADD drawings to show all construction changes, additions, and deletions compared to the Construction Document (CADD disks will be provided to the CMR by the Architect).
- g. CMR will coordinate with the City to prepare the Certificate of Final Inspection and obtain final certificate of occupancy.

F. SELF PERFORMED WORK

The City prefers that no self-performed work will occur. However, in the event the CMR deems that it is in the best interest of the City and the Project, the CMR will procure three other market-based proposals from subcontractors to ensure to the City that the self-performed scope of work is the lowest responsible bid. All self-performed work will be considered as a part of the Cost of Work. Indicate which elements of work the CMR proposes to perform on this project with its own forces and percentage of work that it represents. Describe your experience at performing similar self-performed work in the trade area of the Project during the last three (3) years.