



August 5, 2026

City of Doral
**Procurement and
Asset Management Department**

RE: Invitation to Negotiate (ITN) 2026-05 - Public/Private Partnership (P3) Doral 10

On Monday and Tuesday, August 3rd and 4th 2026 the Evaluation Committee was provided with presentations followed by question-and-answer sessions from four out of the five proposers that submitted responsive proposals. Upon completion of all four presentations and question and answer sessions the Evaluation Committee convened in a Public Evaluation Committee meeting to discuss and comment on all four presentations and proceed in ranking the four proposers based on their presentations and Q&A sessions. Upon all discussion and deliberations by the Evaluation Committee, the committee proceeded to score and rank the four proposers.

The official ranking of proposers by the evaluation committee for Phase two is as follows:

- 1. Housing Trust Group**
- 2. Capodagli Property Company**
- 3. Integra Solutions**
- 4. ROVR Development LLC**
- 5. Doral 10 Real Estate Partners LLC** *(Proposer opted not to participate)*

As a result of the ranking of proposers, the Evaluation Committee unanimously selected the top two ranked proposers to proceed to the next Phase of the ITN procurement process; negotiations. Top two ranked proposers include Housing Trust Group and Capodagli Property Company.

The Procurement and Asset Management Department will schedule negotiation meetings and provide a separate notification as to these meetings. Please refer to OpenGov or the City's Procurement website for the official announcement as to any scheduled negotiation meetings related to ITN-2026-05. Important to note the negotiation meetings under the ITN procurement process are not open to the public.

“CONE OF SILENCE” IS IN PLACE FOR THIS PROCUREMENT PROCESS.

CONTACTING THE CITY'S PERSONNEL, INCLUDING THE ADMINISTRATIVE STAFF OR CITY'S EXECUTIVE ADMINISTRATION OR CITY COUNCIL, EITHER DIRECTLY OR INDIRECTLY, REGARDING THIS ITN, THE SELECTION PROCESS, OR ANY ATTEMPT TO FURTHER A PROPOSER'S INTEREST IN BEING SELECTED, WILL RESULT IN THE PROPOSER BEING DISQUALIFIED.

Any questions related to the ITN procurement process shall be addressed to:

Roman Martinez, MPA, CPPO, CPPB, FCCM
Procurement and Asset Management Director
City of Doral
E-Mail: roman.martinez@cityofdoral.com
Ph: (305) 593-6725, Ext. 4006