

**RESOLUTION No. 23-101**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL TOTAL GUARANTEED MAXIMUM PRICE (GMP) FOR THE CONSTRUCTION PHASE OF DORAL CENTRAL PARK WITH KAUFMAN LYNN CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$150,616,015.52; AUTHORIZING THE CITY MANAGER TO EXPEND ALLOCATED PROJECT FUNDS ON BEHALF OF THE CITY IN FURTHERANCE HEREOF; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, in 2018, City of Doral (“City”) leadership decided to place the funding for improvements to the City’s Parks System based on the updated 2017 Parks System Master Plan, which included the redevelopment of Doral Central Park, in the hands of voters through a bond referendum; and

**WHEREAS**, on November 6, 2018, the General Obligation Parks Bond for \$150 million was passed by the voters paving the way for the redevelopment of Doral Central Park which includes amenities such as an indoor recreational facility, aquatics facility, tennis courts, basketball courts, sand-volleyball courts, multi-purpose fields, skate park, pavilions, nature area, playgrounds, and amphitheater; and

**WHEREAS**, in January 2020, the Mayor and City Councilmembers approved Resolution No. 20-12 which approved the Construction Management at Risk Procurement Process for the construction of Doral Central Park and authorized the City Manager to negotiate the Guaranteed Maximum Price (GMP) and execute the contract with the selected construction management firm; and

**WHEREAS**, on January 21, 2020, Request for Proposals #2020-06 was issued for the procurement of Construction Management at Risk (“CMAR”) services, resulting in forty-one (41) firms attended the pre-bid meeting and five (5) submittals being received by the

February 28, 2020 deadline; and

**WHEREAS**, after Phase I and Phase II evaluations, Kaufman Lynn Construction received the highest score, and was deemed the most qualified, most responsive, and responsible bidder; and

**WHEREAS**, on May 13, 2020, the Mayor and City Councilmembers approved Resolution No. 20-66 which awarded Request for Proposals #2020-06 “Construction Management at Risk Services for Doral Central Park” to Kaufman Lynn Construction; and

**WHEREAS**, Kaufman Lynn’s initial contract for preconstruction services was issued in July 2020 for \$457,000.00; and

**WHEREAS**, due to the complexity of the project and eagerness to not have the entire park closed until the full completion of construction, the decision to split construction into phases was made very early on in the planning stage, which would allow for portions of the park to be made available to the public earlier; and

**WHEREAS**, various approvals for Phase I, II/III, and IV work were issued to release work that was necessary to maintain the project schedule; and

**WHEREAS**, the final Turnover Change Order, Turnover E, for the remaining scope of work in the project was submitted by Kaufman Lynn Construction, which along with the previous approvals, establishes Kaufman Lynn Construction’s Guaranteed Maximum Price (GMP) for the construction phase of the project to be in an amount of \$147,616,015.52; and

**WHEREAS**, staff is requesting to include an owner’s contingency in the amount of \$3,000,000.00; and

**WHEREAS**, staff respectfully requests the approval from the Mayor and City Councilmembers to approve the final total Guaranteed Maximum Price (GMP) for the

construction phase of Doral Central Park with Kaufman Lynn Construction in an amount not to exceed of \$150,616,015.52, which amount includes a \$3,000,000.00 owners contingency.

**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.** The final total Guaranteed Maximum Price (GMP) for the construction phase of Doral Central Park with Kaufman Lynn Construction in an amount not to exceed of \$150,616,015.52 is hereby approved.

**Section 3. Authorization.** The City Manager is authorized to expend allocated project funds on behalf of the City in furtherance hereof.

**Section 4. Implementation.** The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and the provisions of this Resolution.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon adoption.

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

Mayor Christi Fraga	Yes
Vice Mayor Rafael Pineyro	Yes
Councilwoman Digna Cabral	Yes
Councilwoman Maureen Porras	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED this 14 day of June, 2023.



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:

  
\_\_\_\_\_  
VALERIE VICENTE, ESQ. for  
NABORS, GIBLIN & NICKERSON, P.A.  
CITY ATTORNEY