



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0386

TO: Honorable Mayor & Members of the Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: May 5, 2026

TITLE: Motion Approving Agreement Pursuant to a Multi-Step Procurement Process, Request for Qualifications (RFQ) No. 522-2, Pre-Qualification for Design-Build Services (Step 1); and Request for Proposals (RFP) No. 558-3 for Design-Build Services (Step 2) for Fire Station No. 13 and Emergency Medical Sub-Station No. 88 – CORE Construction Services of Florida, LLC – \$22,745,045 (no alternates) – **(Commission Districts 2 and 4)**

Recommendation

Staff recommends the City Commission approve an agreement, in substantially the form attached, pursuant to a multi-step procurement process, for Request for Qualifications (RFQ) No. 522-2, Pre-Qualification for Design-Build Services (Step 1); and Request for Proposals (RFP) No. 558-3 for Design-Build Services (Step 2) for Fire Station No. 13 and Emergency Medical Sub-Station No. 88, with CORE Construction Services of Florida, LLC in the amount of \$22,745,045 (not including the alternates) which includes allowances of \$410,000 for permits, removal of uncontrolled fill and unknown below grade foundations, and placement of structural fill, and owner contingencies in the amount of \$1,920,000.

Background

The City is seeking to implement the development of Fire Rescue Station No. 13 and Emergency Medical Sub-Station No. 88, both of which are critical components of the City's long-term public safety infrastructure program. These facilities are intended to enhance emergency response times, improve service coverage in high-demand areas, and support the operational needs of the Fire Rescue Department.

Fire Rescue Station No. 13 will be strategically located at 2871 East Sunrise Boulevard to serve a growing service area with increasing call volumes and demand for emergency response. This is the final project to be funded utilizing the 2004 Fire Rescue Facilities General Obligation Bond. Emergency Medical Sub-Station No. 88 will be located at 507 SE 11 Court to provide additional emergency medical support in densely populated and high-traffic corridors. Collectively, these facilities will improve response reliability, reduce service gaps, and enhance overall public safety outcomes.

To deliver these projects efficiently, the City elected to utilize a multiple-step Design-Build project delivery method, which integrates design and construction services under a single contract. This approach allows for enhanced coordination, streamlined communication, and the ability to fast-track the project by overlapping design and construction phases.

On August 29, 2025 the City, via its Procurement Services Division, issued Request for Qualifications (RFQ) No. 522-2 for Step 1 of the Design-Build procurement process in accordance with the City's established Design-Build selection procedures, to identify Design-Build firms with the technical expertise, experience, and capacity to successfully deliver Fire Station No. 13 and Emergency Medical Sub-Station No. 88.

Following the initial issuance, Addendum No. 1 was released on September 10, 2025. This addendum clarified items related to the scope and included additional survey and geotechnical reports that were omitted from the original posting. On September 24, 2025, Addendum No. 2 was issued to provide additional clarifications regarding the submittal requirements and to add documents that were omitted from the original posting.

On October 3, 2025, the RFQ closed with a total of five (5) firms submitting statements of qualifications:

1. CORE Construction Services of Florida, LLC
2. Di Pompeo Construction Corporation
3. Gulf Building, LLC
4. Kaufman Lynn Construction, Inc.
5. West Construction, Inc.

On October 29, 2025, the Evaluation Committee convened to review submissions and shortlisted the three (3) highest ranked qualified firms (as listed below) to advance to Step 2 of the procurement process. This next phase required the preparation of technical and price proposals in response to Request for Proposals (RFP) No. 558-3. Firms were evaluated based on demonstrated qualifications, relevant experience with similar fire-rescue and public safety facilities, proposed key personnel, project understanding, and overall capability to perform the work.

Completion of Step 1 ensured that only highly qualified and capable Design-Build firms were invited to participate in the Step 2 competitive proposal stage, thereby supporting a fair, transparent, and competitive procurement process aligned with City standards.

The City issued RFP No. 558-3 to solicit competitive proposals from a single entity ("Firm" or "Proposer" or "Design-Build Firm (DBF)") to provide design, permitting, construction, testing and start-up of the new Fire Station No. 13 and Emergency Medical Station No. 88, in accordance with the terms, conditions, and specifications contained in the RFP.

On November 21, 2025, the City, via its Procurement Services Department, issued Request for Proposals (RFP) No. 558-3 for Step 2 – Design-Build Services for the Fire Station No. 13 and Emergency Medical Station No. 88 projects. Following the initial

issuance, Addendum No. 1 was released on December 5, 2025. This addendum extended the solicitation opening date, added a non-mandatory site visit, and included additional plan sheets that were omitted from the original posting.

On January 23, 2026, Addendum Nos. 2 and No. 3 were issued, respectively, to provide stormwater preliminary calculations for both stations, clarify the fixtures, furnishings, and equipment (FF&E) to be furnished by the Design-Build firm, to include the FF&E Basis of Design Schedule, which had been omitted from the initial upload, and further extend the solicitation opening date to January 29, 2026.

On January 29, 2026, the RFP closed with all three (3) shortlisted firms submitting proposals:

1. CORE Construction Services of Florida, LLC
2. Gulf Building, LLC
3. Kaufman Lynn Construction, Inc.

On February 12, 2026, these firms conducted presentations to the Evaluation Committee (EC). The firms' proposals and their presentations were ranked based on the evaluation criteria shown in the table below.

Evaluation Criteria	Percentage
Project Approach and Schedule	30%
Design Quality and Functionality	25%
Price Proposal	30%
Innovation and Value-Engineering	15%
TOTAL	100%

As a result of the presentations and evaluation process, the Evaluation Committee determined that CORE Construction Services of Florida, LLC met all the requirements of the solicitation and ranked as the highest, responsive, and responsible firm.

Negotiations have been successfully completed and staff recommends CORE Construction Services of Florida, LLC for award.

Resource Impact

There is a fiscal impact to the City in the amount of \$22,745,045 for the construction agreement, which includes allowances of \$410,000 for permits, removal of uncontrolled fill and unknown below grade foundations, and placement of structural fill, and owner contingencies in the amount of \$1,920,000 for additional labor and material and equipment; in addition, there are in-house project management fees in the amount of \$208,929 for a total project cost of \$22,953,974. Funds for this agreement in the amount of \$22,179,004 are available in the Fiscal Year (FY) 2026 Community Investment Plan in

the accounts listed below and the remaining balance of \$774,970 is contingent upon the approval of the May 5, 2026 Consolidated Budget Amendment CAM #26-0063.

Funds available as of April 21, 2026					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PURCHASE AMOUNT
10-336-4999-522-60-6599-P10918(Fire Bond)	New Fire Station 13	Capital Outlay/Construction	\$4,671,646	\$3,764,510	\$3,764,510.00
10-331-9100-526-60-6599-P12328	Emergency Medical Sub-Station 88	Capital Outlay/Construction	\$11,260,612	\$8,581,900	\$9,014,252.60
10-331-9100-526-60-6599-P10918	New Fire Station 13	Capital Outlay/Construction	\$11,821,042	\$9,832,594	\$10,175,211.40
TOTAL AMOUNT ►					\$22,953,974.00

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Infrastructure and Resilience Initiative.

This item supports the Press Play Fort Lauderdale 2029 Strategic Plan, specifically advancing:

- The infrastructure and Resilience Focus Area, Goal 3: Be a sustainable and resilient community.

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Ready.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Public Safety Focus Area
- The Coastal Management, Community Health and Safety Element
- Goal 4: Coordinate with related partners and agencies (at city, local, county, regional, state, and federal levels) to plan for disaster and emergency management, further the resiliency of coastal area, and ensure the city-wide community health and public safety.

Related CAM

CAM #26-0063

Attachments

Exhibit 1 - Solicitation: Request for Qualifications (RFQ) No. 522-2 (Step 1)

Exhibit 2 - Shortlist Ranking

Exhibit 3 - Solicitation: Request for Proposals (RFP) No. 558-3 (Step 2)

Exhibit 4 - Final Ranking

Exhibit 5 - CORE Construction Services LLC Proposal

Exhibit 6 - Agreement

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