



City of Coral Gables
CITY COMMISSION MEETING
OCTOBER 28, 2025

ITEM TITLE:

A Resolution accepting the recommendation of the Chief Procurement Officer to award RFQ 2025-031 for Construction Manager at Risk (CMR) City Hall Renovation and Restoration Project and negotiate a Professional Services Agreement ("Agreement") with Thornton Construction Company, Inc., the highest ranked responsive-responsible proposer, pursuant to Section 2-763 of the Procurement Code entitled "Contract Award" and Florida Statute 287.055, known as the "Consultants Competitive Negotiation Act" (CCNA).

BRIEF HISTORY:

The purpose of this RFQ is to engage the services of a qualified Construction Manager at Risk (CMR) firm for the successful completion of City of Coral Gables City Hall Restoration Project.

On August 14, 2025, the Procurement Division of Finance formally advertised, issued, and distributed Construction manager at Risk (CMR) City Hall Renovation and Restoration Project Request for Qualification (RFQ) 2025-031 with the intent to engage a firm for the successful completion of City of Coral Gables City Hall Restoration Project. Two hundred and fifty-three (253) prospective proposers were notified by INFOR, the City's web-based e-Procurement service.

On September 17, 2025, three (3) firms responded in response to the RFQ: John Bell Construction, Inc., Thornton Construction Company, Inc., and T&G Corporation dba T&G Constructors.

The responses were reviewed by the Procurement Division in order to determine responsiveness to the requirements of the RFQ. During the review, it was determined by Procurement, after consulting with the City Attorney's Office, that John Bell Construction, Inc., was deemed non-responsive based on the failure to meet the minimum qualification requirements.

On October 15, 2025, the Evaluation Committee convened to evaluate the two (2) responsive and responsible proposals and ranked the firms in the following order of preference: Thornton Construction Company, Inc. (first ranked), and T&G Corporation dba T&G Constructors (second ranked).

The Evaluation Committee further recommended that should negotiations fail with Thornton Construction Company, Inc., negotiations could be conducted with the next ranked firm, T&G Corporation dba T&G Constructors.

The Chief Procurement Officer recommends accepting the Evaluation Committee's recommendation to award and negotiate an Agreement with Thornton Construction Company, Inc., to provide the requested services.

ATTACHMENT(S):

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$190,000.00	310-1600-519-6250	City Hall funds
Total:			

Fiscal Impact:

The selection of a Construction Manager at Risk will be beneficial to the City in that construction managers become involved earlier in the project's planning and design phases. In doing so, the construction manager can provide valuable input regarding constructability, cost estimation, and scheduling. This proactive approach helps identify potential issues early. The result is minimizing costly redesigns and delays that can negatively impact project completion.

BUSINES IMPACT:

N/A