



City of Coral Gables
CITY COMMISSION MEETING
January 28, 2025

ITEM TITLE:

A RESOLUTION OF THE CITY COMMISSION ACCEPTING THE RECOMMENDATION TO WAIVE THE COMPETITIVE PROCESS AND AUTHORIZE THE AWARD OF A CONTRACT TO ROBERT RIONDA INTERIORS AS A “SPECIAL PROCUREMENT/BID WAIVER,” PURSUANT TO SECTION 2-691 OF THE PROCUREMENT CODE IN AN AMOUNT NOT TO EXCEED \$115,000.

BRIEF HISTORY:

The H. George Fink Office and Studio building (1925) was purchased by the City of Coral Gables in 2016. Mr. Fink was one of the city’s first architects and credited with coining the term Mediterranean to describe the unique Coral Gables-style of buildings. The Zoning Code cites Fink Studio as a model of Mediterranean architecture when developers design to achieve the “Med Bonus.”

In March of 2022, the Economic Development Department moved into Fink Studio - going from a 1,649 SF office to a 4,490 SF space. All the Department’s furniture, consisting mostly of contemporary desks, a conference table and file cabinets, was brought to Fink Studio. The existing furniture is being used in the offices and renovated spaces; however, the restored front historic area of Fink Studio remains unfurnished and mostly unoccupied; as a result, the facility has been underutilized. Staff does not have the expertise to design and procure the furniture and furnishings for the historic public spaces given the significant and unique historic characteristics of the building. During the year-long process, eleven (11) interior designers with experience designing historic spaces were engaged and interviewed through an informal process by the Historic and Cultural Arts, Public Works and Economic Development Departments. Several of those declined after the interview or during negotiations.

After reviewing proposals with staff, Robert Rionda Interiors was selected. The contractor is interested in working with the city, experienced and qualified for the task, and has agreed to the terms of the contract, timeline, and budget. Where possible, the contractor has agreed to use available furniture, furnishings and artwork in the city’s collections.

Under Section 2-691 of the Procurement Code, entitled “Special Procurement/Bid Waiver,” a special procurement may be initiated when an unusual or unique situation exists that makes the application of all requirements of competitive sealed bidding or competitive sealed proposal contrary to the public interest.

ATTACHMENT(S):
Resolution

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
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1.

\$115,000

001-6900-552-4831

Fiscal Impact: Funding for this project is coming from advertising revenue generated by IKE kiosks. The general fund would not be impacted.

BUSINESS IMPACT:

None.