

City of Coral Gables City Commission Meeting
Agenda Item H-2
February 24, 2026
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez

Commissioner Richard D. Lara

City Staff

City Attorney, Cristina Suárez

City Manager, Peter Iglesias

City Clerk, Billy Urquia

Public Speaker(s)

Agenda Item H-2 [Start: 10:51 a.m.]

A Resolution of the City Commission accepting the recommendation of the Chief Procurement Officer to award RFQ 2025-050 for Mobility Hub Preconstruction and Construction Manager at Risk and negotiate a Professional Services Agreement (“Agreement”) with Kaufman Lynn Construction, Inc., the highest ranked responsive and 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.”

Mayor Lago: Moving on to item H-2.

City Attorney Suarez: H-2 is a resolution of the City Commission accepting the recommendation of the Chief Procurement Officer to award RFQ 2025-50 for Mobility Hub Pre-Construction and Construction Manager at Risk and Negotiate a Professional Services Agreement with Kaufman-Lynn Construction, the highest-ranked, responsive, and responsible proposer pursuant to Section 2-763 of the Procurement Code Entitled Contract Award and Florida Statutes 287.055, known as the Consultant's Competitive Negotiation Act.

City Commission Meeting

[Date]

1

February 24, 2026

*Agenda Item H-2 – Resolution accepting the recommendation of the Chief Procurement Officer
To award RFQ 2025-050 for Mobility Hub*

Mayor Lago: Good morning, Madam Director.

Chief Procurement Officer: Good morning. I'm Celeste Walker-Harmon, Chief Procurement Officer. This is a recommendation to move forward with Kaufman-Lynn as the proposer that was highest-ranked for the Mobility Hub. They will be doing the pre-construction services initially before we move on to the second phase of the construction.

Mayor Lago: Thank you. Just to give a quick synopsis, can you provide, I know it's public record already, can you provide a breakdown of the top three? I'm not going to go through everyone. Just the top three-point scoring so we can show that it was not a close call at all.

Chief Procurement Officer: There were five proposers, so the top-ranked was Kaufman-Lynn. You want their points?

Mayor Lago: Yes.

Chief Procurement Officer: Okay. Their points were 459.5. Number two was Suffolk Construction, they were 449.5, and Lemartec Corporation was 444.5, so they're all very close. Ten points, and then between the first and second, and five points between the second and third.

Mayor Lago: Okay.

Mayor Lago: Mr. Manager, do you feel comfortable with the contractor?

City Manager Iglesias: Yes, Mayor, I feel comfortable with one, two, or three, so I think we are very comfortable with this contract.

Mayor Lago: So right now, the next step, in my opinion, and I've been doing this for a long time, is we will negotiate with the contractor. I sat down with the contractor, and I was very clear. We have three very qualified contractors. We would love to do business with you. We want to do business with you. You put together a great presentation. I commend you for that, and you have a splendid reputation. But I will not accept any change orders. I will not accept any open-ended items, any allowances. If there's anything that's not clear in regard to the city's goal, make sure it's clear before we move forward. I want this to be as book-ended as possible because we want to accomplish a goal, and that is to deliver world-class parking to the downtown. We need to make sure that we have the A-team, not promised the A-team, and then the C-team shows up because they're still at another job. It happened to me on multiple occasions. I want the A-team. I want the best. We've talked about MOT. We've talked about traffic controls. We've talked about coordinating with the neighboring community, especially the business community. We've talked about visiting the neighboring community, having daily updates with the City Manager, sending an email. This is what we're facing today. This is where we're getting ahead of the ball. We had a long conversation. I think we met for over an hour. It was a very productive meeting. I'm very

City Commission Meeting

impressed by your team, but I want to be clear. We have three very capable, world-class contractors, and if we're not able to get to a contract negotiation with you, we will move on because we need to move quickly, but diligently and be very thoughtful. I want to start the CM process as quickly as possible to make sure that as we're moving forward with the design, we go hand-in-hand with the general contractor because that, in my experience, and I think the Manager can attest, and the team that we have here, is the best way to finish a product is have a relationship where you start with an architect and you start with a general contractor, an engineering team, all of the consultants, and we work hand-in-hand-in-hand until we finish this project. The message that I've always seen is the design is completed, we bring the general contractor in. Hold on a minute. Hold on a minute. No constructability, no value engineering, and now we lose another year redesigning the project. That shouldn't be the case here. So, I feel very comfortable with this team. I had a very good conversation with them, they're on the ball, they know what they're doing, and they're well aware that if, again, if they don't deliver, which they've always delivered, I've never heard anything bad about this company, that we'll move in a different direction. Mr. Manager?

City Manager Iglesias: Yes, Mayor, thank you. Just to clarify to the Commission, this is a pre-construction contract.

Mayor Lago: Yes.

City Manager Iglesias: This is a construction manager at risk contract, so we'll be actively involved throughout the construction bidding process, and I feel comfortable with the first three.

Mayor Lago: And if I can say something, and I hope you agree with me, this is the most important contract, the pre-construction contract. This is where the money's made, where the money's lost, the time is made, or the time is lost. If you can't do it now, don't embark on the project. There's a reason why it's called pre-construction. You're preparing for the project to make sure it's seamless, and it saves staff time, the staff has a million things to do. It's something that this is the most important, most critical component of the entire project. Yes, sir.

Commissioner Fernandez: Through the Mayor. I agree with the Mayor. I think change orders is always a concern that he's had, residents have had, I have had, so I agree on those points. As we move forward to construction, the other thing that I would request is that we respect the staging area, make sure that we have as little impact on traffic in the neighborhood during construction, so I'll be happy to move it.

Mayor Lago: So, on that point, I want to touch on staging area, because I had a long conversation with them. Staging area is going to be a problem, okay? We're going to have to think of a lane of traffic, there's no other choice here. I don't want people to be surprised, I want to put it on the record before, you know, the blogs start going crazy, this is an incredibly tight site. You have two

options for a crane, either offsite on the lane, or you put it within the project. Both of them have their flaws, in my opinion. You put it within the project, you got to re-pour the slabs when you're done, because it's in the core of the project. Again, it can be done, but the idea that you can stage, we talked about it in the alley, is not going to happen. We need to find a location for parking that is appropriate, we've addressed certain areas, the Manager's working on that, and we need to, again, have as little impact as possible in the downtown area. There will be impacts. I've told them very clearly, I want a perimeter two blocks south, two blocks east, two blocks west, two blocks north, to be cleaned every single day, morning and at night. It's worth paying for. There are certain projects that are not providing the necessary cleaning in the downtown, and you can see it. You can see it. I'm not just talking about, for example, the silt fence that we just passed that legislation. We're talking about everything from picking up the garbage, to speaking to, for example, Vinny Torrey, who's across the street, Booyah, Cheesecake Factory, you need to have conversations every single day and be on top of things. This is a very complicated project. It has nothing to do with the general contractor; it's just that the location is very difficult. Very difficult. And we have to be honest with ourselves before we start blaming people, because we're going to have people there on city staff. I've even told them one of the items that I brought up, obviously, I can't make these decisions, it's the decision of the Manager, I'm bringing it up here just to bring it to the attention and put it on the record, is I think we should have a dedicated police officer on this site, while the construction is happening. We should have, as I mentioned to them, I told it to them, I think we should have a dedicated police officer, who's basically, his sole job is to make sure that the person who's on their phone, I think the number's around 30 percent of people on their phone, doesn't understand that there's a line of concrete trucks that are pouring. So, they're all the way down the street, don't sit behind them, because the concrete trucks are not moving, because you don't realize it. So, you need a police officer there to navigate traffic, to push traffic, to make people understand that you just can't walk through a job site, you have to follow MOT, so there's going to be a lot of moving parts, a lot of moving parts, and I think that it's good. Yes, there's a cost with it, but thank God now we have a dedicated police force in the downtown piece of legislation that I'm very proud to have sponsored and move it forward so we can actually get things done. Madam Vice Mayor.

Vice Mayor Anderson: So I'll happily second this, and share that I also had similar conversations with the contractor, told him about the sensitivity of the tight construction zone you have, the usability of the alley, the cleanliness of the alley, the cleanliness of the street, the impact upon the surrounding businesses, the tight deadlines that we have to meet in order to be able to deliver world-class parking to the residents in a short period of time, and not have disrupted the businesses downtown for any longer than necessary to get this project done. So, happy to see this finally moving forward.

Mayor Lago: Mr. Manager.

City Manager Iglesias: Through the Mayor. Thank you, Mayor. We have looked at, we are looking at all phases, including the fact that Garage 1 will be down. Our Parking Director is looking at alternate parking. That's why we were very quickly moved on the Davidson site. We currently have 98 cars, we went from 24 to 89 cars, excuse me, and we are developing the LaSalle site also that will increase that to 129 cars. In addition, we are looking at private parking to help mediate that. We are also very, very concerned about the MOT. We're looking at, as you mentioned Mayor, the crane inside or the crane outside. We're looking at various alternatives, and we'll be working through all these items with the CMR.

Mayor Lago: Thank you. By the way, with that being said, we have the best professional staff of any city in Miami-Dade County. And we have a great contractor, once it's ratified, and I think we make a great team. So, I'm excited about it. But I'm also measuring expectations, I know it's a very complicated project. So, in advance, you know, it's all hands-on deck. We have a motion and a second. Mr. Clerk, do you have any public comment?

City Clerk Urquia: Yes, Mr. Mayor.

Mayor Lago: Okay.

City Clerk Urquia: Jackson Holmes. I don't see him here. That's it.

Mayor Lago: All right, we close public comment. Motion and a second.

Vice Mayor Anderson: Yes.

Commissioner Castro: I think my stance on the Mobility Hub has been very well explained, so no.

Commissioner Fernandez: Yes.

Commissioner Lara: Yes.

Mayor Lago: Yes.