



The City of Coral Gables

Procurement Division

2800 S.W. 72ND AVENUE
MIAMI, FLORIDA 33155

February 17, 2026

All Responding Proposers (See Distribution List)

SUBJECT: RFQ 2025-050 Mobility Hub Preconstruction and Construction Manager at Risk

Dear Proposers:

The evaluation of the proposals submitted in response to the above cited solicitation is complete. The City Manager has recommended an award as shown in the attached document.

This notice is provided in accordance with Section 2-910 (c) of the Code of the City of Coral Gables. Our provision of this notice also serves to confirm the lifting of the Cone of Silence from this procurement action as dictated by Section 2-1027 (4)(b) of the same City Code.

Thank you for your participation in this competition. If you have any questions please contact Neivy Garcia, Procurement Specialist at 305-460-5121 or via email at ngarcia2@coralgables.com.

Sincerely,

Celeste S.

Walker-Harmon

Celeste S. Walker-Harmon
Chief Procurement Officer

Digitally signed by Celeste
S. Walker-Harmon

Date: 2026.02.17 15:44:14
-0500

Attachment: Award Recommendation

Distribution List: KAST Construction Company Florida, LLC
Kaufman Lynn Construction, Inc.
KVC Constructors, Inc.
Lemartec Corporation
Suffolk Construction Company, Inc.

CITY OF CORAL GABLES

-MEMORANDUM-

TO: Honorable Mayor and
Members of the City Commission

Date: February 13, 2026

FROM: Peter J. Iglesias Peter J.
City Manager Iglesias

Digitally signed by
Peter J. Iglesias
Date: 2026.02.17
15:42:37 -05'00'

SUBJECT: Award Recommendation
RFQ 2025-050 Mobility Hub Preconstruction
and Construction Manager at Risk

At the next available City Commission Meeting an award recommendation for RFQ 2025-050 Mobility Hub Preconstruction and Construction Manager at Risk will be included on the agenda. This memorandum serves to notify you that in accordance with Section 2-763 of the City Code entitled "Contract Award", my recommendation to the City Commission for award of the subject RFQ is as follows:

- 1) Accept the recommendation of the Chief Procurement Officer to award the RFQ and authorize negotiations with Kaufman Lynn Construction, Inc., the highest ranked responsive and responsible proposer for Mobility Hub Preconstruction and Construction Manager at Risk, RFQ 2025-050.
- 1) Should negotiations fail with the top-ranked proposer, negotiations may commence with the next highest-ranked responsive-responsible proposers, up to the third ranked proposer, if determined to be in the best interest of the city, until a satisfactory agreement and contract is reached.
- 3) Reaffirm the City's right to pursue alternative courses of action.

On November 25, 2025, the Procurement Division of Finance formally advertised, issued, and distributed Request for Qualifications (RFQ) 2025-050 Mobility Hub Preconstruction and Construction Manager at Risk. Two hundred seventy-nine (279) prospective proposers were notified by INFOR, the City's web-based e-Procurement system.

On January 21, 2026, five (5) firms responded to the RFQ: KAST Construction Company Florida, LLC, Kaufman Lynn Construction, Inc., KVC Constructors, Inc., Lemartec Corporation, and Suffolk Construction Company, Inc.

The responses were reviewed by the Procurement Division in order to determine responsiveness to the requirements of the RFQ. KAST Construction Company Florida, LLC, Kaufman Lynn Construction, Inc., KVC Constructors, Inc., Lemartec Corporation, and Suffolk Construction Company, Inc. were all deemed to be responsive to the requirements of the RFQ and responsible.

On February 11, 2026, the Evaluation Committee convened to evaluate the five (5) responsive and responsible proposals and ranked the firms in the following order: Kaufman Lyn Construction, Inc. (top ranked), Suffolk Construction Company, Inc., (second ranked), Lemartec Corporation., (third ranked), KVC Constructors, Inc. (fourth ranked), and KAST Construction Company Florida, LLC (fifth ranked), The Evaluation Committee recommended that the City negotiate with Kaufman Lynn Construction, Inc. to provide the requested services.

The Evaluation Committee further recommended that should negotiations fail with Kaufman Lynn Construction, Inc., negotiations could be conducted with the next two (2) ranked firms, Suffolk Construction Company, Inc., (second ranked), and Lemartec Corporation., (third ranked).

After successful negotiations, a Professional Services Agreement will be executed. A more detailed description of the RFQ, proposal response and evaluation results will be provided to you as part of the agenda package.

Please contact me should you have any questions.

Copy:

Cristina M. Suárez, City Attorney

Billy Y. Urquia, City Clerk

Jose Gomez, Deputy City Manager

Ernesto Pino, Chief Project Manager

Diana M. Gomez, Finance Director

Celeste S. Walker-Harmon, Chief Procurement Officer

Totals Composite Report

RFQ 2025-050 Mobility Hub Preconstruction and Construction Manager at Risk

Meeting Date: 02/11/2026

Criteria	Max Points	Total Max	KAST Construction Company Florida, LLC	Kaufman Lynn Construction, Inc.	KVC Constructors, Inc.	Lemartec Corporation	Suffolk Construction Company, Inc.
Experience and Qualifications							
Proposer’s qualifications, including, but not limited to: company history and description, the number of years in business, size, number of employees, office location where work is to be performed, licenses/certifications, credentials, capabilities and capacity to effectively meet the City’s needs, relevant experience, and proven track record of providing the scope of services as identified in this solicitation to public sector agencies.	20	100	78.5	96.5	85.5	91	90
Proposer’s familiarity with permitting agencies and permitting procedures, especially in Miami-Dade County.	5	25	23.5	21.5	22.5	24	24
Proposer’s expertise and experience in working with other disciplines, including coordination with other design professionals and sub-consultants.	5	25	23.5	24	23	24	23
Proposer’s financial stability.	5	25	23	25	25	25	23
Qualifications and experience of all proposed key personnel (including sub-consultants)	5	25	19.5	24	23.5	23	22.5
Experience and Qualifications Total	40	200	168	191	179.5	187	182.5
Project Understanding, Proposed Approach, and Methodology							
Proposer’s overall detailed approach and methodology to perform the services solicited herein. Understanding of the RFQ scope and requirements, strategies for assuring assigned work is completed on time, innovation interaction and communication with the community, City staff, and multiple stakeholders.	10	50	36.5	49	40	44	45
Recent, current, and projected workload for the Proposer and key personnel and how the potential contract will fit into the Proposer’s workload.	5	25	20	21.5	23	21.5	22.5
Proposer’s demonstrated ability to positively and innovatively move a project from the conceptual stage into a clearly defined project that may be designed and constructed, while minimizing the impact on the community.	3	15	13	15	12	14.5	15
Proposer’s demonstrated ability to provide schedule control, cost control and quality control for the services specified herein. Proposer’s experience with similar projects completed on-time and within budget.	5	25	21	23.5	25	23	24.5
Proposer’s ability to deliver similar projects having significant community and business involvement.	2	10	6.5	10	10	10	10
Proposer’s ability to work with other consultants designated by the City and to coordinate with all Authorities Having Jurisdiction.	5	25	23.5	23	23	23	25
Project Understanding, Proposed Approach, and Methodology Total	30	150	120.5	142	133	136	142
Past Performance and References							
Five (5) of the Proposer’s most recent and relevant projects similar in scope and nature to the services described in the solicitation.	11	55	39	51	48	46.5	46
All contracts which the Proposer has performed (past and present) for the City of Coral Gables.	3	15	1	0	0	0	2
Public sector clients, if any, that have discontinued use of Proposer’s services within the past two (2) years and indicate the reasons for the same.	3	15	15	15	15	15	15
Incidents within the last five (5) years where (a) a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer’s rights, remedies or duties under a contract for the same or similar type services to be provided under this RFQ.	3	15	12	12	14.5	14	13
Past Performance and References Total	20	100	67	78	77.5	75.5	76
Agreement Exceptions							
Exceptions made by the proposer to the conditions listed in the agreement for the services.	5	25	24	23.5	25	21	24
Agreement Exceptions Total	5	25	24	23.5	25	21	24
Proposal/Volume of Work							
Volume of work awarded by the City in the last three (3) years from the due date of this RFQ.	5	25	25	25	25	25	25
Proposal/Volume of Work Total	5	25	25	25	25	25	25
Grand Total		500	404.5	459.5	440	444.5	449.5
Ranking			5	1	4	3	2