

City Hall Complex Window Replacement Project Update

AUGUST 26, 2025

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THE CITY BEAUTIFUL



CITY HALL COMPLEX

WINDOW REPLACEMENT STATUS

- ✓ **June 12, 2025:** City Manager (CM) presented to Historic Preservation Board (HPB) Administration's recommendation to move forward with replacement of all windows and doors at the City Hall and the Annex Building with the structural steel, impact and pressure resisting Hope's Windows (HW).
- ✓ **July 1, 2025:** CM and DCM provided the City Commission an update on the City Hall Renovation project including the procurement process to move forward with HW.
- ✓ **August 26, 2025:** CM requesting commission approval of purchase of HW for the City Hall complex.



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Scope of Work

- ❖ Removal of old wood windows and exterior doors and replacing them with impact resistant and Florida Building Code (FBC) approved windows and doors.
- ❖ Hope's Windows (HW) has been in business since 1912 and has a long pedigree of successful design, replication and fabrication. HW is has collaborated with Ocean Impact, LLC, a South Florida registered Window and Door contractor to supply, glaze and install these unique windows and doors.
- ❖ To maintain the design intent and sightlines required of the historic Coral Gables City Hall complex, HW has defined the drawings using their proprietary FBC tested and approved "Old-World Suite TM" profiles. Additionally, numerous custom extrusions and components have been implemented to maintain the character of the existing windows and the historic buildings.
- ❖ HW has been working with City staff and architects for over a year to develop this design.

Existing Windows



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Timeline

- ❖ Once approved by City Commission as a Sole Source procurement, and Direct Purchase of windows. PSA will be executed, and Letter of Award will be issued to HW.
- ❖ Once PSA is executed with HW, Notice to Proceed (NTP) will be issued. Shop drawing process will then start.
- ❖ Delivery schedule is as follows:
 - ❖ Annex Building = 26 to 30 weeks after shop drawings approved (pilot project)
 - ❖ Main Building = 30 to 34 weeks after shop drawings approved
- ❖ HW has been working with City staff and architects for over a year to develop this design.

Existing Doors



Coral Way Entrance

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Existing Window with Water Intrusion

Project Costs

Total Budget (Not to Exceed) = \$4M

Annex Building = \$194,123.01

Main Building = \$3,473,393.53

Note: All costs include installation



First Floor West Side Office

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AI rendered Hope Windows





Thank You

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