



City of Coral Gables  
CITY COMMISSION MEETING  
AUGUST 26, 2025

**ITEM TITLE:**

A RESOLUTION OF THE CITY COMMISSION ACCEPTING THE RECOMMENDATION TO APPROVE A SOLE SOURCE CONTRACT WITH OCEAN IMPACT, LLC FOR THE REPLACEMENT OF WINDOWS AND DOORS AT THE CITY HALL AND ANNEX BUILDINGS, 405 BILTMORE WAY, IN AN ESTIMATED AMOUNT OF \$3,473,393.53 OR NOT TO EXCEED THE AVAILABLE BUDGET, PURSUANT TO SECTION 2-689 OF THE PROCUREMENT CODE, TITLED "SOLE SOURCE PROCUREMENT."

**BRIEF HISTORY:**

The City of Coral Gables is moving forward with a window and door replacement project at the City Hall Complex, which officially opened to the public on February 28, 1928, and has only undergone minor modifications and general repairs over the years. The window replacement project aims to replace the windows with new units that replicate the existing ones in type, configuration, and operation, in order to preserve the building's historical and architectural integrity.

On July 1, 2025, permission was granted (Resolution 2025-247) to move forward with the window replacement project and the process began to locate a source that could replicate the doors and windows with the necessary historical details. An extensive search was conducted to identify a source that could meet the needs of the city. Hope's Window, Inc., a specialty company that deals with historical designs was identified as a unique source with proprietary technology, and proven compliance with FBC standards partner for this important historic restoration project.

Hope's Windows, Inc. (Hope) brings a long-standing pedigree of success in historic design, replication, and fabrication, serving as a materials-only supplier. For this project, they have partnered with Ocean Impact LLC, an authorized and licensed South Florida window and door contractor, to supply, glaze, and install these specialized window systems at the City Hall and Annex Buildings.

To preserve the architectural integrity of these historic structures, Hope's has developed detailed drawings utilizing their proprietary, Florida Building Code (FBC) tested and approved "Old-World Suite™" profiles. Numerous custom extrusions and components have also been integrated into the design to accurately replicate the character and detail of the original windows. These exclusive profiles and products are available only through Hope's Windows, Inc.

Pursuant to Section 2-689 of the Procurement Code, titled "Sole Source Procurement," the Commission is authorizing a bid waiver to engage Ocean Impact LLC for these proposed improvements at a cost not to exceed \$3,473,393.53 or in an amount not to exceed the available budget.

**ATTACHMENT(S):**

1. Draft Resolution
2. Procurement Sole Source Form
3. Proposals

**FINANCIAL INFORMATION:**

No.	Amount	Account No.	Source of Funds
1.	\$3,473,393.53	310-1600-519-6250	405 BILT WAY WINDOW - GCI
<b>Total:</b>	\$3,473,393.53		
<b>Fiscal Impact:</b> Replacing the windows and doors will reduce water infiltration into the building and thus eliminating the need for related repairs. This will also eliminate the need shuttering during hurricane events, while preserving the historic character of these buildings.			