

CITY OF CORAL GABLES, FLORIDA

RESOLUTION _____

A RESOLUTION ACCEPTING THE RECOMMENDATION OF THE CHIEF PROCUREMENT OFFICER TO AWARD RFQ 2025-031 FOR CONSTRUCTION MANAGER AT RISK (CMR) CITY HALL RENOVATION AND RESTORATION PROJECT AND NEGOTIATE A PROFESSIONAL SERVICES AGREEMENT (“AGREEMENT”) WITH THORNTON CONSTRUCTION COMPANY, INC., THE HIGHEST RANKED RESPONSIVE-RESPONSIBLE PROPOSERS, PURSUANT TO SECTION 2-763 OF THE PROCUREMENT CODE ENTITLED “CONTRACT AWARD” AND FLORIDA STATUTE 287.055, KNOWN AS THE “CONSULTANTS COMPETITIVE NEGOTIATION ACT”.

WHEREAS, on August 14, 2025, the Procurement Division of Finance formally advertised, issued, and distributed Construction Manager at Risk (CMR) City Hall Renovation and Restoration Project, Request for Qualification (RFQ) 2025-31 with the intent to engage a firm for the successful completion of City of Coral Gables City Hall Restoration Project. Two hundred and fifty-three (253) prospective proposers were notified by INFOR, the City’s web-based e-Procurement service; and

WHEREAS, on September 17, 2025, three (3) proposers submitted proposals in response to the RFQ: John Bell Construction, Inc., Thornton Construction Company, Inc., and T&G Corporation dba T&G Constructors; and

WHEREAS, during the review, it was determined by Procurement, after consulting with the City Attorney’s Office that John Bell Construction, Inc., was deemed non-responsive based on the failure to meet the minimum qualification requirements; and

WHEREAS, on October 15, 2025, the Evaluation Committee convened to evaluate the two (2) responsive and responsible proposals and ranked the firms in the following order of preference: Thornton Construction Company, Inc. (first ranked), and T&G Corporation dba T&G Constructors (second ranked); and

WHEREAS, the Evaluation Committee further recommended that should negotiations fail with Thornton Construction Company, Inc., negotiations could be conducted with the next ranked firm, T&G Corporation dba T&G Constructors; and

WHEREAS, the Chief Procurement Officer recommends accepting the Evaluation Committee’s recommendation to award and negotiate an Agreements with Thornton Construction Company, Inc., for RFQ 2025-031 Construction Manager at Risk City Hall Renovation and Restoration Project; and

WHEREAS, Section 2-585 of the Procurement Code authorizes the City Manager to delegate authority to the Chief Procurement Officer to administer and make recommendations on City contracts.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

Section 1. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. That the City Commission accepts the recommendation of the Chief Procurement Officer to award RFQ 2025-031 Construction Manager at Risk (CMR) City Hall renovation and Restoration Project and negotiate and execute a Professional Services Agreement (“Agreement”) with Thornton Construction Company, Inc., the highest ranked responsive-responsible proposer, pursuant to Section 2-763 of the Procurement Code entitled “Contract Award” for the “Design Phase/ Pre-Construction Phase” of RFQ 2025-031. Should negotiations fail with the highest ranked responsive-responsible proposer, or an executed Agreement for the “Design Phase/Pre-Construction Phase” be terminated by either Party, negotiations shall commence with the next ranked firm, T&G Corporation dba T&G Constructors or the City shall utilize an alternate method, until an agreement acceptable to the City for the “Design Phase/ Pre-Construction Phase” has been reached in an amount not to exceed the available budget. As outlined in RFQ 2025-031, should the City and Thornton Construction Company Inc., successfully negotiate a contract for the “Construction Phase” as outlined in RFQ 2025-031, such agreement will be approved by the City Commission. Should the City fail to successfully negotiate an agreement for the “Construction Phase” with Thornton Construction Company Inc., negotiations for a “Design Phase/ Pre-Construction Phase” agreement or a “Construction Phase” agreement shall commence with the next ranked firm, T & G Corporation dba T & G Contactor, or the City shall utilize an alternate method until an agreement acceptable to the City for either phase is reached.

Section 3. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF OCTOBER 2025

(Moved by _____, Seconded by _____)
(Passed 0/0 vote)

VINCE LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

CRISTINA M. SUÁREZ
CITY ATTORNEY