

## CITY OF CORAL GABLES

### -MEMORANDUM-

**TO:** Honorable Mayor and  
Members of the City Commission

**Date:** February 13, 2026

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

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

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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