



CITY OF CORAL GABLES

405 Biltmore Way
Coral Gables, FL 33134
(305) 460-5102

Finance Department / Procurement Division Request for Sole Source Procurement (Over \$25,000 requires Commission approval)

Section 2-689 A contract may be awarded without competitive bids or proposals when the Procurement Officer, after conducting a good faith review of all available sources, determines in writing, pursuant to a written request from a department head, that the contract by its very nature is not suitable to competitive bids or proposals, as there is only one source for the required supply, service or construction item capable of fulfilling the needs of the city.

CONTRACT ID: _____

PART I: Department/Vendor Information

Division/ Department		Dept. Contact		Requisition No.	
Suggested Vendor		Service/Item Description		Value	

PART II: Explanation (Supporting documentation must be attached)

Sole Source Justification	
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Department Head Signature

Date

Chief Procurement Officer Signature

Date



7/14/25

Ernesto R. Pino, R.A., CGC, LEED AP
Chief Project Manager
City of Coral Gables
Public Works Department
2800 SW 72nd Avenue
Miami, Florida 33155

RE: **Coral Gables City Hall**
Historic Window Replacement
Coral Gables, FL

Mr. Pino

Thank you for the opportunity to design and develop this one-of-a-kind window product. Achieving the final design has not been an easy process and commend all parties for remaining diligent and patient.

Hope's Windows, Inc. (since 1912) has a long pedigree of successful historic design, replication and fabrication. Our Western NY based manufacturing facility has been blessed to fabricate some of the most iconic products for monumental properties throughout the world. We are proud to be involved with this iconic structure and offer the following specific to the product and profiles.

To maintain the design intent and sightlines required of the historic Coral Gables City Hall, Hope's has defined the final drawings using our proprietary FBC tested "*Old-World Suite™*" profiles. In conjunction, numerous custom extrusions and components have also been implemented to maintain the character of the existing windows and historic building. These products and profiles are exclusive to only Hope's Windows, Inc. and will result in wonderful finished building using a fully FBC certified historic window assembly. While "sole source" is sometimes taboo in the commercial construction industry, historic projects generally are an exception.

Hope's has been working throughout the last year+ with the various architects, City of Coral Gables officials including the Historical Resources and Cultural Arts Director to develop this design. Due to Hope's unique capabilities, proprietary technology, specialized expertise, and FBC testing, we are confident Hope's is the best fit for this project. As a material only supplier, we are teamed up with Ocean Impact (South Florida Registered Window and Door Contractor) to supply, glaze and install these unique products.

We appreciate the opportunity and look forward to receipt of an order in the very near future.

Sincerely,

Brian Whalen

Hope's Windows, Inc.
Vice President, Sales

84 Hopkins Avenue • P.O. Box 580 • Jamestown, New York 14702-0580
716.665.5124 • Fax 716.665.3365 • www.hopeswindows.com

Ocean Impact LLC
675 NW 116th Street
NORTH MIAMI, FL 33168 US
3056405288
accounting@oceanimpactllc.com
https://oceanimpactwindows.com/

Estimate

ADDRESS
City Hall of Coral Gables 427 Biltmore Way Coral Gables, FL 33134

SHIP TO
City Hall of Coral Gables 427 Biltmore Way Coral Gables, FL 33134

ESTIMATE #	DATE	EXPIRATION DATE
210286	06/16/2025	07/16/2025

	QTY	RATE	AMOUNT
Hopes Products - Window Hopes Products - Window Out-Swing Double Casement (Type A) 101-109,112-127,130	26	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Casement (Type B) 128,129	2	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Casement (Type C) 110,111,113A	3	0.00	0.00
Hopes Products - Window Hopes Products - Window Fixed over Out-Swing Double Casement (Type D) 201-203, 206-209, 211,213,214,229,230,234	13	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Double Casement (Type E) 301-304 306-311, 313-315, 321,322,326	16	0.00	0.00
Hopes Products - Window Hopes Products - Window Arched over Out-Swing Double Casement (Type F) 305,312	2	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Double Casement (Type G) 316-318, 320	4	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Casement (Type H) 319	1	0.00	0.00

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT 833-987-8997

	QTY	RATE	AMOUNT
Hopes Products - Window Hopes Products - Window Out-Swing Double Casement (Type J) 204,205	2	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Double Casement (Type K) 210,212	2	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Double Casement (Type L) 215,228 125A	3	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Double Casement (Type M) 401-404	4	0.00	0.00
Hopes Products - Window Hopes Products - Window Arched Top Fixed (Type N) 501-504	4	0.00	0.00
Hopes Products - Window Hopes Products - Window Fixed over Out-Swing Double Casement (Type P) 217,218,220-223,225,226	8	0.00	0.00
Hopes Products - Window Hopes Products - Window Fixed over Out-Swing Double Casement (Type Q) 219,224	2	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Double Casement (Type R)	2	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Double Casement (Type S) 232	1	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Double Casement (Type T) 237	1	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Casement (Type U) 238,324	2	0.00	0.00
Hopes Products - Window Hopes Products - Window Out-Swing Casement (Type V) 231,233,323,325	4	0.00	0.00
Hopes Products - Window Hopes Windows Products & Glazing	1	3,028,979.80	3,028,979.80
FRAME FINISH: -EXTERIOR CUSTOM GREEN			

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	QTY	RATE	AMOUNT
<p>-INTERIOR CUSTOM WHITE</p> <p>GLASS MAKE UP:</p> <p>-9/16 LAMINATED CLEAR GLASS</p> <p>- Historical Matching Operable OLD-WORLD SUITE INSERTS. OPERABLE WINDOW HARDWARE consisting of the following:</p> <ul style="list-style-type: none"> • Hope's Signature Collection Hardware including: #237 pivots <ul style="list-style-type: none"> o Side hung casement window hardware, operable units only. Fixed transoms do not have hardware. <p>#101A solid brass cam fasteners Concealed top and bottom bolts Friction adjusters Pulls Factory prep for alarm contacts furnished & installed by others. Hollow Metal Perimeter Frames</p> <ul style="list-style-type: none"> • (102) Custom formed Hope's SS30 hollow metal impact resistant perimeter frames at all windows to mimic current sightline and framing. All framing factory welded and finished to match. <p>Imposts</p> <ul style="list-style-type: none"> • (46) Custom formed hollow metal vertical and horizontal imposts at windows D, P, Q. All imposts factory welded, installed, and finished to match framing. <p>COMMON COMPONENTS</p> <p>Muntin's</p> <ul style="list-style-type: none"> • #AS36 (1-1/8" sightline) aluminum interior/exterior surface applied to glass with VHB tape simulated divided lite muntin grids. Grids factory painted and notched per opening. Some field trimming may be required for proper fit. <p>Custom Formed Trim</p> <ul style="list-style-type: none"> • Custom formed 2" enhanced D-profile exterior aluminum trim at perimeter head & jambs only of all windows. • Custom formed 1-3/4" sill trim to mimic sill weather bar at all windows. • PS13 profile 2-3/8" decorative trim applied at vertical meeting stile of all double casement windows to mimic existing. • " x " applied trim at horizontal impost to mimic existing decorative element running horizontally at impost between transom and lower operable windows at Types D, P, Q. • All trim factory painted and sent in lineal to be cut and fit in the field and applied to frames with VHB tape. <p>1-1/2" Historic profile simulated divided lite muntin INTERIOR / EXTERIOR.</p> <p>SINGLE COLOR PAINT FINISH.</p> <p>- Aluminum Trim pieces for exterior side only with SSG applied tape, Item to come in stock lengths, cutting and finish work onsite.</p> <p>Glazing onsite; 9/16" Clear - Laminated glass. Installation of muntin and glass / screw stop's on-site.</p> <p>FLORIDA IMPACT DOORS</p> <p>WOOD IMPACT DOORS</p> <p>West entrance ground floor door</p> <p>-Impact rated entry in Mahog, dbl 1-light Fr. 72" x 84" x 1-3/4" thick, PH in 5/4 x 6-1/4" jamb, ADA O/S sill, impact astragal w/ FB, multipt lock system, 4-light transom in sash, incl's mull & covers.</p>	1	0.00	0.00

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	QTY	RATE	AMOUNT
FLORIDA IMPACT DOORS WOOD IMPACT DOORS North & South ground floor lobby entrance doors -Impact rated entry in Mahogany, dbl pnl 1 light Fr. 72" x 84" O.A. x 1-3/4" thick, PH in 5/4 x 6-1/4" rab jamb, ADA O/S sill, impact astragal w/ dbl action FB, multipt lock system	2	0.00	0.00
FLORIDA IMPACT DOORS WOOD IMPACT DOORS Second floor meeting balcony Northeast facing -Impact rated entry in Mahogany, single pnl 6 light over 2 raised pnls 36" x 84" O.A. x 1 3/4" thick, PH in 5/4 x 6-1/4" rab jamb, ADA O/S sill, multipt lock system.	4	0.00	0.00
FLORIDA IMPACT DOORS WOOD IMPACT DOORS Second floor Pope door -Impact rated entry in Mahogany, dbl pnl 4 light Fr. 60" x 84" O.A. x 1-3/4" thick, PH in 5/4 x 6-1/4" rab jamb, ADA O/S sill, impact astragal w/ dbl action FB, multipt lock system	1	0.00	0.00
FLORIDA IMPACT DOORS WOOD IMPACT DOORS •Mahogany frame and door leafs, stained / painted finished. Final color selection TBD. •6-1/4" Rab jamb T&G with ada sills, inc Astragals and gaskets on leafs. •Oil rubbed Bronze ball bearing hinges. •5/4" Solid piece rabbeted frames. •SDL grills over glass are 7/8" width for both sides. •1yr finish warranty. NOT INCLUDED; - panic hardware if needed and or operators; Proposed as add alternate for 1 main	1	236,706.03	236,706.03
Permit Processing Shop Drawings / Architectural plans / Permit Processing -Shop drawings completed for both Hopes products and wood doors. - Configurations - Swing direction / Operation. - Details. Permit Processing; prep all doc's; COI prep & submittals. Work to obtain permit and meet for inspections.	1	7,500.00	7,500.00
Installation Installation Delivery, manipulation into building, staging. Heavy equipment & lift rentals. Installation of wood door products. trimming and hardware installation (hardware TBD;)	1	350,530.50	350,530.50
Installation of Hope's products;			

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	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> - Installation of Subframe - Installation of window- Installation / millwork of historical trim + caulking trim. - Glazing of all glass into Hope's frames. - Perimeter seal; Tremco selants (color finish TBD) - Daily Clean up. Also to include onsite (3) dumpster trailer. <p>Window washing of all new glazing by third party company also included.</p> <p>- ADDED TRIM WORK; ALUMINUM TRIM FOR HISTORICAL FINISH ON EXTERIOR SIDE OF WINDOWS TO MATCH AS CLOSE AS POSSIBLE EXISTING DETAILS ON WINDOWS.</p> <p>Manipulation onsite, erecting of scaffolding system in stairwell. Breakdown of scaffolding onsite and manipulation to transport truck. Delivery & Pick up included.</p> <p>DAILY SUPERVISION & PROJECT MANAGEMENT.</p> <p>Hopes Products - Window</p> <p>CREDIT FOR MOCK UP WINDOW UNIT</p> <p>NOTES</p> <p>EXCLUSIONS:</p> <p>Removal of shutters and basic hole filling / prep. Exterior painting is by others. Exterior finish work; by others. Any major Spaulding and structural work outside of our scope is not included. Items will be brought to client's attention to mitigate solution for any unforeseen items. Wallpaper or wall treatments. window blinds / curtains / signs.</p> <p>Interior painting is by others. final prep and painting. Factory prep for alarm contacts furnished & installed by others. Electric ada openers. Will provide add alternate below.</p> <p>*** ADD ALTERNATE ***</p> <p>Furnish and installation of [01] Assa Aboloy assist door openings for lobby door way. Low voltage provided to location by others. Operators to come with push pad on exterior side and wave pad on interior. Both double leaf's shall be operable with motors \$17,425.00</p> <p>This is a proposal final contractual documentation will be provided once proposal is signed.</p> <p>QUOTE IS VALID UNTIL WEDNESDAY JULY 30TH, 2025. AFTER JULY 30TH, THERE IS A SUBJECT TO MANUFACTURING PRICE INCREASE.</p> <p>Terms & Conditions</p> <p>TERMS AND CONDITIONS:</p> <p>Permits, engineering, engineering fees, architectural fees, and/or processing not included unless specified in this Estimate. Prices quoted are based on our interpretation of plans, sketches, specifications and information provided by Customer or others representing the Customer. These prices are subject to change if source material is changed in any way or if field verification of sizes differs from plans or if required by field conditions. Payments will be completed as followed: 1st draw-50% deposit on product costs (including Sales Taxes on Materials) required to place any product order, as well as Architectural or engineering fees and Permit Processing Fee if applicable. 2nd draw- Requires any balance remaining on product costs (including Sales Taxes on Materials), as well as balance on permitting and</p>			
	1	-16,230.00	-16,230.00
	1	0.00	0.00
	1	0.00	0.00

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	QTY	RATE	AMOUNT
<p>processing relating to the Estimate, any architectural or engineering fees if applicable, and at least 50% on Installation costs to be paid prior to Installation and Delivery. 2nd draw MUST BE PAID FIVE (5) DAYS BEFORE DELIVERY OF PRODUCTS TO OCEAN IMPACT'S WAREHOUSE. Ocean Impact will contact the Customer prior to delivery. 3rd draw- Requires remaining balance 50% on installation and any other remaining payments. 3rd draw must be paid within (3) days of Installation completion. The customer may choose to pay with a check, wire the funds, or complete a credit card authorization form. The customer understands that all credit card purchases will be subjected to a 3% processing fee.</p> <p>Storage charges will be billed at the rate of one percent of the Total Estimate amount per every month of storage, in the event that the Customer or others representing the Customer delay the scheduled installation date. Storage fees will be implemented unless otherwise determined by Ocean Impact, LLC.</p> <p>Ocean Impact, LLC will not be responsible for delays due to labor troubles, permit processing disruptions, architect and engineering drawings errors, fire, natural disasters, accidents, transportation or any other causes beyond its control.</p> <p>Customer should carefully check material upon arrival and immediately report shortages or damage to Ocean Impact, LLC. No claims will be considered unless filed within five (5) days after installation, or (7) days after delivery (if no installation included on the Estimate).</p> <p>Customer agrees that the pricing reflected in this proposal is based on current manufacturer pricing. Manufacturer pricing is subject to change until the point when order is released into production. Should manufacturer(s) impose any increase in pricing, Ocean Impact, LLC, will pass along said increase to Customer only to the extent in which it has been received from the manufacturer.</p> <p>Touchups or patching concerning stucco, drywall, or paint, will be included if specified as such in the Estimate. Unless original paint source supplied by Customer, Ocean Impact, LLC does not guarantee the color finish. Color samples will be approved by client prior to installation. Colors vary by different paint manufacturers and may not be an exact match to the windows & doors.</p> <p>Glass are a product of nature and are never flawless, these natural variations are to be expected and will vary within reasonable tolerances that are standard in the industry and do not constitute a defect.</p> <p>Removal of former Windows will be provided if installation is included in the Estimate.</p> <p>All installations, if included on the Estimate, will be performed by Florida State licensed and insured General Contractor South Florida Restoration, Inc CGC052795 and South Florida Restoration, Inc will provide certificates of insurance as necessary.</p> <p>Customer shall pay all reasonable attorney's fees, collection cost and court cost accrued in the collection of amounts due. Buyer agrees that all litigation arising directly or indirectly from this sale shall be in courts located in Miami Dade County, Florida. Deposit will be required once estimate is signed.</p>			

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Customer should carefully check material upon arrival and immediately report shortages or damage to Ocean Impact, LLC. No claims will be considered unless filed within five (5) days after installation, or (7) days after delivery. Manufacturer pricing is subject to change until order is released into production. Should manufacturer(s) impose any increase in pricing, Ocean Impact, LLC, will pass said increase to Customer.

All installations, if included on the Estimate, will be performed by Florida State licensed and insured General Contractor South Florida Restoration, Inc CGC052795 and South Florida Restoration, Inc will provide certificates of insurance as necessary.

Customer shall pay all reasonable attorney's fees, collection cost and court cost accrued in the collection of amounts due. Buyer agrees that all litigation arising directly or indirectly from this sale shall be in courts located in Miami Dade County, Florida.

SUBTOTAL	3,607,486.33
DISCOUNT	-328,215.81
TOTAL	\$3,279,270.52

Accepted By

Accepted Date

Ocean Impact LLC
 675 NW 116th Street
 NORTH MIAMI, FL 33168 US
 3056405288
 accounting@oceanimpactllc.com
 https://oceanimpactwindows.com/

Estimate

ADDRESS
City Hall of Coral Gables [ANNEX BUILDING] 427 Biltmore Way Coral Gables, FL 33134

SHIP TO
City Hall of Coral Gables [ANNEX BUILDING] 427 Biltmore Way Coral Gables, FL 33134

ESTIMATE #	DATE	
210283	06/11/2025	

	QTY	RATE	AMOUNT
Hopes Products - Window Hopes Products - Window W1 33"X39" OLD WORLD SUITE Hollow Metal Perimeter Frames (10) Custom formed Hope's SS30 hollow metal impact resistant perimeter frames at all windows to mimic current sightline and framing. All framing factory welded and finished to match. Muntins #AS36 (1-1/8" sightline) aluminum interior/exterior surface applied to glass with VHB tape simulated divided lite muntin grids. Grids factory painted and notched per opening. Some field trimming may be required for proper fit. Custom Formed Trim Custom formed 2" enhanced D-profile exterior aluminum trim at perimeter head & jambs only of all windows. Custom formed 1-3/4" sill trim to mimic sill weather bar at all windows. All trim factory painted and sent in lineals to be cut and fit in the field and applied to frames with VHB tape.	4	14,225.33	56,901.32
Hopes Products - Window Hopes Products - Window W2 TYPE 32"X23" Hopes Products - Window OLD WORLD SUITE Hollow Metal Perimeter Frames (10) Custom formed Hope's SS30 hollow metal impact resistant perimeter frames at all windows to mimic current sightline and framing. All framing factory welded and finished to match. Muntins #AS36 (1-1/8" sightline) aluminum interior/exterior surface applied to glass with VHB tape simulated divided lite muntin grids. Grids factory painted and notched per opening. Some field trimming may be required for proper fit. Custom Formed Trim Custom formed 2" enhanced D-profile exterior aluminum trim at perimeter head & jambs only of all windows. Custom formed 1-3/4" sill trim to mimic sill weather bar at all windows.	4	10,770.61	43,082.44

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	QTY	RATE	AMOUNT
<p>All trim factory painted and sent in lineals to be cut and fit in the field and applied to frames with VHB tape.</p> <p>Hopes Products - Window Hopes Products - Window Hopes Products W3 32"X23" Window OLD WORLD SUITE Hollow Metal Perimeter Frames (10) Custom formed Hope's SS30 hollow metal impact resistant perimeter frames at all windows to mimic current sightline and framing. All framing factory welded and finished to match. Muntins #AS36 (1-1/8" sightline) aluminum interior/exterior surface applied to glass with VHB tape simulated divided lite muntin grids. Grids factory painted and notched per opening. Some field trimming may be required for proper fit.</p> <p>Custom Formed Trim Custom formed 2" enhanced D-profile exterior aluminum trim at perimeter head & jambs only of all windows. Custom formed 1-3/4" sill trim to mimic sill weather bar at all windows. All trim factory painted and sent in lineals to be cut and fit in the field and applied to frames with VHB tape.</p>	2	10,770.31	21,540.62
<p>WOOD IMPACT DOOR SYSTEM 3/0x6/8 Mahogany T&G plank door with glass lite grille. Rab Jamb in-swing sill with multi-point lock system. INCLUDED: stain / paint finish w/1 year on finish. Emtek hardware, casing and trim NOT INCLUDED; - panic hardware if needed, will be additional.</p>	1	15,309.88	15,309.88
<p>Services 3/0x6/8 Mahogany T&G plank door with glass lite grille including SDL 2A/2D. Rab Jamb in-swing sill with multi-point lock system. INCLUDED: stain / paint finish w/1 year on finish. Emtek hardware, casing and trim NOT INCLUDED; - panic hardware if needed, will be additional.</p>	2	13,502.31	27,004.62
<p>WOOD IMPACT DOOR SYSTEM (3) 3/0x6/8x2-1/2" flush plank T&G 6-1/4" rab Jamb, In-Swing sill, multipoint lock unit. No glass</p>	2	15,411.00	30,822.00
<p>Installation Delivery, manipulation on-site, staging. Installation of wood door products. trimming and hardware installation (hardware TBD;)</p> <p>Installation of Hope's products; - Installation of Subframe - Installation of window- Installation Glazing of all glass into Hope's frames. Perimeter seal; Tremco Dymonic 100 (color finish TBD) INTERIOR: Prep and and paint all interior touch ups.</p> <p>Daily Clean up. Also to include onsite (1) dumpster trailer. Window washing of all new glazing by third party company also included. DAILY SUPERVISION & PROJECT MANAGEMENT.</p>	1	19,155.30	19,155.30
<p>Permit Processing Permit Processing: Engineering, permit processing included. City permit fee's</p>	1	2,850.00	2,850.00

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	QTY	RATE	AMOUNT
<p>additional at cost to client</p> <p>INCLUSIONS Painting surrounding window & door replacement. Painting material is included at this time and budget for scope if for spot prime/painting. No guarantee on matching wall 100%. In addition, our painting scope is to match solid colors, any murals, designs or blends are not in our scope of work. If paint does not match and city requires to paint interior completely for all elevations this will be considered a change order for additional work and will need to be approved by the right manager before proceeding</p> <p>EXCLUSIONS Removal of shutters and basic hole filling / prep is included. Exterior painting is by others. Exterior finish work; by others. Any major Spaulding and structural work outside of our scope is not included. Items will be brought to client's attention to mitigate solution for any unforeseen items. Wallpaper or wall treatments. window blinds / curtains / signs.</p>			

Customer should carefully check material upon arrival and immediately report shortages or damage to Ocean Impact, LLC. No claims will be considered unless filed within five (5) days after installation, or (7) days after delivery. Manufacturer pricing is subject to change until order is released into production. Should manufacturer(s) impose any increase in pricing, Ocean Impact, LLC, will pass said increase to Customer.

All installations, if included on the Estimate, will be performed by Florida State licensed and insured General Contractor South Florida Restoration, Inc CGC052795 and South Florida Restoration, Inc will provide certificates of insurance as necessary.

Customer shall pay all reasonable attorney's fees, collection cost and court cost accrued in the collection of amounts due. Buyer agrees that all litigation arising directly or indirectly from this sale shall be in courts located in Miami Dade County, Florida.

SUBTOTAL	216,666.18
DISCOUNT	-22,543.17
TOTAL	\$194,123.01

Accepted By

Accepted Date