



City of Coral Gables
CITY COMMISSION MEETING
August 26, 2025

ITEM TITLE:

A Resolution authorizing the ratification of emergency work performed by Gavarrete Inc. for structure stabilization and water intrusion remediation for the property located at 1021 Hardee Road, pursuant to Section 2-690 Emergency Procurement, in an amount not to exceed \$190,000.00.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

On June 17, 2025, the City's Building Official declared the property located at 1021 Hardee Road unsafe. This matter was heard by the Construction Regulation Board (CRB) on July 14, 2025, declaring the structure unsafe. Subsequently, the Code Enforcement Board (CEB) reviewed the case for demolition by neglect on July 16, 2025 and issued an order requiring the property owner, among other things, to shore the property by July 21, 2025.

There was no substantial progress made and at the end of business day on July 21, 2025, a red tag was posted at the property on Tuesday, July 22, 2025, requiring all construction activity to cease immediately. The City hired Gavarrete Inc. to secure the necessary permit to begin shoring the structure and waterproofing adjacent buildings to prevent further deterioration. These emergency actions were authorized under the Construction Regulation Board and Code Enforcement Board's orders, as well as the building officials authority, and are necessary to mitigate immediate safety risks. The City will seek to recover the associated costs.

Under Section 2-690 of the Procurement Code, entitled "Emergency Procurement," where the City Manager authorizes the emergency procurements of supplies, services, or construction when there exists an immediate threat to public health, welfare, or safety or to prevent or minimize serious disruption of government services.

ATTACHMENT(S):

1. Draft Resolution
2. Proposal

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$190,000.00	001-7000-519-3123	General Fund
Total:	\$190,000.00		

Fiscal Impact:

These emergency actions were authorized under the orders issued by the respective boards and are necessary to mitigate immediate safety risks. The City will pursue recovery of all costs associated with these emergency repairs.

