

**City of Coral Gables City Commission Meeting**  
**Agenda Item H-2**  
**December 9, 2025**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Rhonda Anderson**

**Commissioner Melissa Castro**

**Commissioner Ariel Fernandez**

**Commissioner Richard D. Lara**

**City Staff**

**City Attorney, Cristina Suárez**

**City Manager, Peter Iglesias**

**City Clerk, Billy Urquia**

**Public Speaker(s)**

---

Agenda Item H-2 [Start: 11:35 a.m.]

A Resolution of the City Commission accepting the recommendation to waive the competitive bid process of the Procurement Code and contract with Lee Construction for the construction of temporary offices for various City departments at 2020 Ponce de Leon Blvd. Units 102 and 1200, in an estimated amount of \$519,700 or not to exceed the available budget, pursuant to Section 2-691 of the Procurement Code, titled “Special Procurements/Bid Waiver”.

Mayor Lago: So, H-2.

City Attorney Suarez: H-2 is a Resolution of the City Commission accepting the recommendation to waive the competitive bid process of the Procurement Code and contract with Lee Construction for the construction of temporary offices for various city departments at 2020 Ponce de Leon Boulevard, units 102 and 1200, in an estimated amount of \$519,700 or not to exceed the available budget pursuant to Section 2-691 of the Procurement Code titled Special Procurements Bid Waiver.

*City Commission Meeting*

---

[Date]

1

*December 9, 2025*

*Agenda Item H-2 – Resolution accepting the recommendation to waive the competitive bid process  
Of the Procurement Code and contract with Lee Construction – city departments at 2020 Ponce de Leon*

Mayor Lago: Mr. Clerk, do you have any public comment on this?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: Is there any comment from the Commission? Mr. Manager?

City Manager Iglesias: Mr. Mayor, Commissioners, this is for a move out of City Hall. The Commission's offices will be at the Menorca Garage. We will be across the street, and this is for the first floor for finance and the 12th floor for the City Manager, City Clerk, City Attorney, and Budget, and that way we can move out, start any exploratory demo, turn this building into a construction site, and we've already selected our CMR, which is Thornton, and we would like to start construction at the end of the third quarter. So, this is just a move to remove ourselves from City Hall.

Mayor Lago: Perfect. I'll entertain a motion.

Vice Mayor Anderson: I'll move it.

Commissioner Fernandez: I'll second. Just have a question. Timetable, what are we looking at, for the move I mean.

City Manager Iglesias: We're looking at...probably late February. It depends how fast we can get these contracts done.

Mayor Lago: If I may, Mr. Manager, the earlier the better. If we can do it in January, I know it's going to take time to build and do the construction. You know, I want to see how quickly we can get the job started. It's been a long time coming. I'm very excited about, and so are many people, about getting this going.

City Manager Iglesias: Mayor, time is of the essence for me, and we're moving...We need to really move on this project, so we're going to be moving as fast as possible.

Mayor Lago: And the second reason why I tell you that is because, I'm looking forward to seeing a construction schedule in regards to this City Hall, because, like we discussed when we started Burger Bob's, once we skinned the walls after a building that had not been touched for 60 years, we noticed significant structural issues. For example, the parapet, the lack of connectivity, significant structural issues that were there that basically resulted in us having to go back to the drawing board. The structural engineer had to do plans, had to get those plans permitted, had to get it priced out, and then had to do a bunch of additional work that resulted in a change order. What I really want to see, and I'm very concerned about, as we've discussed with the contractor, with the engineer, with the architect, is the fact that once we skin this building, what we're going to find. I'm considering potentially the worst in the sense of just electrical, plumbing, cast iron

*City Commission Meeting*

[Date]

2

*December 9, 2025*

*Agenda Item H-2 – Resolution accepting the recommendation to waive the competitive bid process  
Of the Procurement Code and contract with Lee Construction – city departments at 2020 Ponce de Leon*

pipes, all these things are going to have to replace. And then things that you never know, yeah, you may find. Again, it's been, how long has it been since this drywall has been up? It's been a long time. It's been a long time. So the faster that we can do this, hopefully we can shave some time off the construction schedule, which I think is going to be, no matter what they give us, it's still going to be, obviously, we're not going to, very difficult in a building of this magnitude that requires this type of TLC that you're going to be able to meet that construction schedule.

City Manager Iglesias: Mayor, we've already shaved a number of years actually off the schedule, and we will continue to do so.

Mayor Lago: Okay, so we have a motion?

Vice Mayor Anderson: I'll move it. I think we already did.

Commissioner Lara: Yes.

Vice Mayor Anderson: Yes

Commissioner Fernandez: Yes

Mayor Lago: Yes

(Vote: 4-0)