

**City of Coral Gables City Commission Meeting**  
**Agenda Item H-3**  
**October 28, 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**  
**Chief Procurement Officer, Celeste Walker-Harmon**

**Public Speaker(s)**

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Agenda Item H-3 [Start: 4:59 p.m.]

A Resolution of the City Commission 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 proposer, pursuant to Section 2-763 of the Procurement Code entitled “Contract Award” and Florida Statute 287.055, known as the “Consultants Competitive Negotiation Act” (CCNA).

Mayor Lago: Item H-3.

City Attorney Suarez: H-3 is Resolution of the City Commission accepting the recommendation of the RFQ 2025-31 for Construction Manager at Risk City Hall Renovation and Restoration Project and negotiated professional services agreement with Thornton Construction Company Inc. the highest rank responsive responsible proposer pursuant to section 2-763 of the Procurement

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Code entitled “Contract Award” and Florida Statute Section 287.55 known as a “Consultant's Competitive Negotiation Act”

Vice Mayor Anderson: I'll move it.

Commissioner Fernandez: I'll second.

Vice Mayor Anderson: It's 4:59, I'm getting you out of here on time.

Commissioner Fernandez: Thank you.

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Commissioner Lara: Yes

Mayor Lago: Yes

(Vote: 5-0)

Mayor Lago: So, I just want to put it on the record. This is first and foremost thank you very much for your hard work. I know you don't get enough respect for the work that you do, and your team does.

Chief Procurement Officer: Thank you. I appreciate that.

Mayor Lago: Thank you for that. This is the final piece that we needed. We have the architect, we have the engineer, we approve the design, we approve the windows, and now we approve the contractor. Now we're off to the races. We talked about it for two decades, for two decades, about having City Hall accomplished. City Hall is now underway. So, I want to thank the Finance Department. I want to thank Procurement. I want to thank the City Manager, the DCM the ACM, I want to thank my colleagues. This is a personal, personal project for me. This is something that I believe we've had many discussions back and forth in regard to whether the window should be wood, whether they should be steel, whether multiple different things, but we got to the finish line, and a lot of it and all of it is due to the hard work of the Manager and all the employees. One of the last things that I forgot to mention and I'm sorry, it was just got caught off guard, when we had Heisenbottle here. I would like for my colleagues, I know that has nothing to do with what we're doing right now, but I'm just going to bring it up anyways, I'd like for my colleagues to sit with

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To award RFQ 2025-031 for Construction Manager at Risk City Hall Renovation and Restoration*

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the Manager and have a conversation in regard to the stairwells of the city, excuse me, of a City Hall. If you notice they're not real stone, they may look like real stone and I think this is an opportunity, if we're going to really redo this entire, this entire building, maybe we can just get a budget number. We can decide whether it's too much or not but, to do it in real stone. It's something that I've had a conversation with the Manager as we've toured the building on dozens of occasions, I've said, you know you have some of the treads some of the risers that are actual stone, but then you have after, I think the first floor they become, you know poured, they look like they're real coquina but they're not. You have a lot of the balusters that are not real stone. So, I think that this is an opportunity that if we're going to do this right, let's do it right for real.

City Manager Iglesias: We will be pricing it, Mayor.

Mayor Lago: Yes. So, I would just like to see a price you can bring into the Commission. Again, it's going to be pricey, but I think it's an opportunity to pay true homage to this building. I think it deserves it and if you speak to the historians and the people who are serious advocates of historic preservation that's the highest respect that you can pay, correct.

City Manager Iglesias: Through the Mayor.

Mayor Lago: Yes sir.

City Manager Iglesias: Now we have a Construction Manager now we can do, start doing some of these things and pricing things out and looking at value engineering and different design techniques for repair for City Hall.

Mayor Lago: Okay. Perfect. Thank you very much. Great work, Madam Director.

Vice Mayor Anderson: Thank you for bringing up and thank you for your very thorough memos. I mean this is why you didn't have to stand and convince us.

Chief Procurement Officer: Thank you. I appreciate that. Thank you.