



**City of Coral Gables  
CITY COMMISSION MEETING  
February 24, 2026**

**ITEM TITLE:**

A resolution accepting the recommendation of the Chief Procurement Officer to award RFQ 2025-050 for Mobility Hub Preconstruction and Construction Manager at Risk and negotiate a Professional Services Agreement (“Agreement”) with Kaufman Lynn Construction, Inc., the highest ranked responsive and 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”.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**BRIEF HISTORY:**

The purpose of this RFQ is to engage the services of a qualified Construction Manager at Risk (CMR) firm for the successful completion of the State-Of-The-Art Mobility Hub Project. Initially, the CMR will enter into a contract to provide preconstruction services expertise to the City and design team during the design phase of the Project. Subsequently, pending successful negotiations, agreement on a contract price, and execution of a construction contract between the City and the CMR, the CMR will serve as the construction manager and general contractor during the construction of the Project.

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).

The Chief Procurement Officer recommends accepting the Evaluation Committee’s recommendation to award and negotiate a Pre Construction agreement with Kaufman Lynn Construction, Inc., to provide the requested services.

**FINANCIAL INFORMATION:**

No.	Amount	Account No.	Source of Funds
1.	\$220,000.00	460-1608-545-6250	Mobility Hub Constr
<b>Total:</b>			

**Fiscal Impact:** The selection of a Construction Manager at Risk will be beneficial to the City in that construction managers become involved earlier in the project’s planning and design phases. In doing so, the construction manager can provide valuable input regarding constructability, cost estimation, and scheduling. This proactive approach helps identify potential issues early. The result is minimizing costly redesigns and delays that can negatively impact project completion.

**ATTACHMENT(S):**

1. Resolution