



**City of Coral Gables
CITY COMMISSION MEETING
December 10, 2024**

ITEM TITLE:

A Resolution accepting the recommendation of the Chief Procurement Officer to award RFQ 2024-008 for Assessment and Design Services for the City Hall Restoration and Renovation and negotiate a Professional Services Agreement (“Agreement”) with R.J. Heisenbottle Architects, P.A., 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”.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

The purpose of this RFQ is to establish a contract with a qualified and experienced professional firm (“Proposer”) to provide assessment and design services for the City Hall Restoration and Renovation.

On July 19, 2024, the Procurement Division of Finance formally advertised, issued, and distributed Assessment and Design Services for the City Hall Restoration and Renovation, Request for Qualifications (RFQ) 2024-008. One hundred twelve (112) prospective proposers were notified of the RFQ package from INFOR, the City’s web-based e-procurement system.

On September 6, 2024, five (5) firms responded in response to the RFQ: Beyer Blinder Belle Architects & Planners, LLP, Gurri Matute, R.E. Chisholm Architects, Inc., R.J. Heisenbottle Architects, P.A., and Thorton Tomasetti, Inc.

The responses were reviewed by the Procurement Division in order to determine responsiveness to the requirements of the RFQ. During the review, it was determined by Procurement, after consulting with the City Attorney’s Office, that Beyer Blinder Belle, Architects and Planners, LLP, was deemed non-responsive based on failure to meet the minimum qualification requirement of being a licensed architectural firm in the state of Florida as required by Section 3.A.3 of the RFQ; Thorton Tomasetti, Inc. was deemed non-responsive based on failure to meet the minimum qualification requirement of providing references to include restoration of buildings listed in the National Register of Historic Places as required by Section 3.A.2 of the RFQ, failure to meet the minimum qualification requirement of being a licensed architectural firm in the state of Florida as required by Section 3.A.3 of the RFQ, and failure to meet the minimum qualification requirement that the proposer’s project manager be a licensed Architect with the Department of Business and Professional Regulation in the State of Florida with a minimum of five (5) years of documented experience with historical sites and buildings as per Section 3.B.1 of the RFQ; and R.E. Chisholm Architects, P.A. was deemed non-responsive based on failure to meet the minimum qualification requirement of providing a minimum of references of three (3) completed historic restoration and renovation projects satisfactorily performed in the last fifteen (15) years as required by Section 3.A.2 of the RFQ

On November 6, 2024, the Evaluation Committee convened to evaluate the two (2) responsive and responsible proposals and ranked the firms in the following order of preference: R.J. Heisenbottle Architects, P.A. (first ranked), and Gurri Matute (second ranked). The Evaluation Committee determined that R.J. Heisenbottle Architects, P.A., was the highest ranked responsive-responsible proposer to provide the requested services.

The Evaluation Committee further recommended that should negotiations fail with R.J. Heisenbottle Architects, P.A., negotiations could be conducted with the next ranked firm, Gurri Matute.

The Chief Procurement Officer recommends accepting the Evaluation Committee’s recommendation to award and negotiate an agreement with R.J. Heisenbottle Architects, P.A. for RFQ 2024-008 Assessment and Design Services for the City Hall Restoration and Renovation.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$300,000.00	1-310-1600-519-6250	General Capital Improvement
Total:	\$300,000.00		

Fiscal Impact:

The assessment is the first phase for developing the full scope of the project and RFQ. Performing an assessment assists the City in developing the necessary scope and more accurate estimates.

ATTACHMENT(S):**1. Resolution**