## **CITY OF CORAL GABLES**

## -MEMORANDUM-

TO: Honorable Mayor and

Members of the City Commission

Digitally signed by

FROM: Peter J. Iglesias Peter J.

City Manager

Peter J. Iglesias Date: 2025.10.20 Iglesias 13:09:44 -04'00'

**SUBJECT:** Award Recommendation RFQ 2025-031 Construction Manager at Risk (CMR) City Hall Renovation and

Restoration Project

**Date**: October 17, 2025

At the next available City Commission Meeting an award recommendation for RFQ 2025-031 Construction Manager at Risk (CMR) City Hall Renovation and Restoration Project will be included on the agenda. This memorandum serves to notify you that in accordance with Section 2-763 of the City Code entitled "Contract Award", my recommendation to the City Commission for the award of the subject RFQ is as follows:

- 1) Accept the recommendation of the Chief Procurement Officer to award the RFQ and authorize negotiations with Thornton Construction Company, Inc., the highest ranked responsive and responsible proposer.
- 2) Should negotiations fail with the top-ranked proposer, negotiations may commence with the next highest ranked responsive-responsible proposer T&G Corporation dba T&G Constructors, if determined to be in the best interest of the city, until a satisfactory agreement and contract amount that is fair, competitive, and reasonable is reached.
- 3) Reaffirm the City's right to pursue alternative courses of action.

On August 14, 2025, the Procurement Division of Finance formally advertised, issued, and distributed Construction Manager at Risk (CMR) City Hall Renovation and Restoration Project. Request for Qualifications (RFQ) 2025-031. Two hundred fifty-three (253) prospective proposers were notified of the RFQ package from INFOR, the City's web-based e-procurement system.

On September 17, 2025, three (3) firms responded in response to the RFQ: John Bell Construction, Inc., Thornton Construction Company, Inc., and T&G Corporation dba T&G Constructors.

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 John Bell Construction, Inc., was deemed nonresponsive based on the failure to meet the minimum qualification requirements of providing references to include three (3) successfully completed historic restoration and renovation projects similar in scope and size, including restoration of buildings listed in National Register of Historic Places performed in the last five (5) years as required by Section 3.A.2. of the RFQ.

On October 15, 2025, the Evaluation Committee convened to evaluate the two (2) responsive and responsible proposals and ranked the firms in the following order of preference: Thornton Construction Company, Inc. (first ranked), and T&G Corporation dba T&G Constructors (second ranked). The Evaluation Committee determined that Thornton Construction Company, Inc., was the highest ranked responsive-responsible proposer to provide the requested services.

The Evaluation Committee further recommended that should negotiations fail with Thornton Construction Company, Inc., negotiations could be conducted with the next ranked firm, T&G Corporation dba T&G Constructors.

After successful negotiations, a Professional Services Agreement will be executed. A more detailed description of the RFQ, proposal response and evaluation results will be provided to you as part of the agenda package.

Please contact me should you have any questions.

## Copy:

Cristina M. Suárez, City Attorney
Billy Y. Urquia, City Clerk
Jose Gomez, Deputy City Manager
Hermes Diaz, Public Works Director
Ernesto Pino, Chief Project Manager Public Works
Diana M. Gomez, Finance Director
Celeste S. Walker-Harmon, Chief Procurement Officer