

CITY OF CORAL GABLES

-MEMORANDUM-

TO: Honorable Mayor and
Members of the City Commission

Date: October 17, 2025

FROM: Peter J. Iglesias
City Manager

Peter J.
Iglesias

Digitally signed by
Peter J. Iglesias
Date: 2025.10.20
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SUBJECT: Award Recommendation
RFQ 2025-031 Construction Manager at
Risk (CMR) City Hall Renovation and
Restoration Project

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 non-responsive 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