



The City of Coral Gables

Procurement Division

2800 S.W. 72ND AVENUE
MIAMI, FLORIDA 33155

October 20, 2025

All Responding Proposers (See Distribution List)

SUBJECT: RFQ 2025-031 Construction Manager at Risk (CMR) City Hall Renovation and Restoration Project

Dear Proposers:

The evaluation of the proposals submitted in response to the above cited solicitation is complete. The City Manager has recommended an award as shown in the attached document.

This notice is provided in accordance with Section 2-910 (c) of the Code of the City of Coral Gables. Our provision of this notice also serves to confirm the lifting of the Cone of Silence from this procurement action as dictated by Section 2-1027 (4)(b) of the same City Code.

Thank you for your participation in this competition. If you have any questions please contact Eduardo Hernandez, Procurement Specialist at 305-460-5108 or via email at ehernandez2@coralgables.com.

Sincerely,

A handwritten signature in blue ink, reading "Celeste S. Walker-Harmon", with a long horizontal flourish extending to the right.

Celeste S. Walker-Harmon
Chief Procurement Officer

Attachment: Award Recommendation

Distribution List: John Bell Construction, Inc.
Thornton Construction Company, Inc.
T&G Corporation dba T&G Constructors

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
13:09:44 -04'00'

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

Totals Composite Report

RFQ 2025-031 Construction Manager at Risk City Hall Renovation and Restoration Project

Meeting Date: 10/15/0025

Criteria	Max Points per Evaluator	Total Max Points	Thornton Construction Company, Inc	T&G Corporation dba T&G Constructors
Experience and Qualifications		250	228	220
Provide a complete history and description of your company, including, but not limited to the number of years in business, size, number of employees, office location where work is to be performed, copy of applicable licenses/certifications, credentials, capabilities and capacity to effectively meet the City's needs	15	75	72	70
Provide Proposer's Historic Restoration and Preservation Firm's expertise and experience in completing projects similar in scope and nature to the services described in the solicitation.	15	75	61	54
Proposer's familiarity with permitting agencies and permitting procedures, especially in Miami-Dade County.	5	25	24	24
Proposer's expertise and experience in working with other disciplines, including coordination with other design professionals and sub-consultants.	5	25	25	24
Proposer's financial stability.	5	25	25	25
Qualifications and experience of all proposed key personnel (including sub-consultants)	5	25	21	23
Project Understanding		150	136	120
Proposer's overall detailed approach and methodology to perform the services solicited herein. Understanding of the RFQ scope and requirements, strategies for assuring assigned work is completed on time, strategies for assuring assigned work is completed on time, innovation interaction and communication with the community, City staff, and multiple stakeholders.	10	50	45	33.5
Recent, current, and projected workload for the Proposer and key personnel and how the potential contract will fit into the Proposer's workload.	5	25	24	24
Proposer's demonstrated ability to positively and innovatively move a project from the conceptual stage into a clearly defined project that may be designed and constructed, while minimizing the impact on the community.	5	25	21	17
Proposer's demonstrated ability to provide schedule control, cost control and quality control for the services specified herein. Proposer's experience with similar projects completed on-time and within budget.	5	25	21	22

Criteria	Max Points per Evaluator	Total Max Points	Thornton Construction Company, Inc	T&G Corporation dba T&G Constructors
Proposer's ability to work with other consultants designated by the City.	5	25	25	23.5
Performance and References		75	69	66
provide a minimum of three (3) references, but no more than five (5) from public sector agencies, particularly municipal/local government, for which Proposer has performed similar scope of services in the last five (5) years	3	15	15	11.5
Utilizing Standard Form SF330, Part I, Section F, provide detailed information on five (5) of the Proposer's most recent and relevant projects similar in scope and nature to the services described in the solicitation	6	30	26	25.5
All contracts which the Proposer has performed (past and present) for the City of Coral Gables	2	10	10	9
List with contact information of public sector clients, if any, that have discontinued use of Proposer's services within the past two (2) years and indicate the reasons for the same	2	10	10	10
Please identify each incident within the last five (5) years where (a) a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies or duties under a contract for the same or similar type services to be provided under this RFQ (See Schedule D of Attachment A).	2	10	8	10
Agreement Exceptions		25	15.5	25
Review exceptions made by the proposer to the conditions listed in the agreement for the services.	5	25	15.5	25
Total Points		500	448.5	431
Ranking			1	2

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