



The City of Coral Gables

Procurement Division

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

September 3, 2026

All Responding Bidders (See Distribution List)

SUBJECT: IFB 2026-024 Maintenance Facility Improvements

Dear Bidder:

The evaluation of the bids 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 Michael Angrand, Procurement Specialist at 305-460-5103 or mangrand@coralgables.com.

Sincerely,

A handwritten signature in blue ink, reading "Celeste S. Walker-Harmon".

Celeste S. Walker-Harmon
Chief Procurement Officer

Attachment: Award Recommendation

Distribution List:

- ConstructionX, LLC
- Gavarrete, Inc.
- Master Builders Development Group, Inc.
- Miliani Construction Corp.
- PF Management & Construction, LLC
- Tadeos Engineering, LLC
- Team Contracting, Inc.
- Tower Contracting Corp.
- Waypoint Contracting, Inc.
- West Construction, Inc.

CITY OF CORAL GABLES

-MEMORANDUM-

TO: Honorable Mayor, Vice-Mayor,
and members of the City Commission

DATE: September 28, 2026

FROM: Peter J. Iglesias, P.E.
City Manager
Peter J.
Iglesias

Digitally signed by Peter J.
Iglesias
Date: 2026.09.03 15:54:08
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SUBJECT: Award Recommendation
IFB 2026-024 Maintenance Facility
Improvements

At the next available City Commission meeting an award recommendation for IFB 2026-024, Maintenance Facility Improvements 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 for award of the subject IFB is as follows:

- 1) Accept the Chief Procurement Officer's recommendation to award ConstructionX, LLC, the lowest responsive and responsible bidder, for Maintenance Facility Improvements.
- 2) Execute a contract with ConstructionX, LLC, in the total amount of \$172,940.00.
- 3) Reaffirm the city's right to pursue alternative courses of action.

On June 23, 2026, the Procurement Division of Finance formally advertised, issued and distributed IFB 2026-024 Maintenance Facility Improvements. One hundred sixty-four (164) prospective bidders were notified through INFOR, the City's web-based e-Procurement system.

Ten (10) bids were received on July 31, 2026, in response to the IFB: ConstructionX, LLC, Gavarrete, Inc., Master Builders Development Group, Inc., Miliani Construction Corp., PF Management & Construction, LLC, Tadeos Engineering, LLC, Team Contracting, Inc., Tower Contracting Corp., Waypoint Contracting, Inc., and West Construction, Inc.

The responses were reviewed by the Procurement Division to determine responsiveness to the requirements of the IFB. Once this step was completed, the Public Works Department conducted an evaluation of the lowest response. The Procurement Division finalized its' due diligence process and confirmed that ConstructionX, LLC, is both responsive to the requirements of the IFB and a responsible bidder. See attached Tabulation of Bids received.

A more detailed description of the IFB, response, and bid tabulation will be provided to you as part of the Agenda package.

This recommendation notice is being provided in accordance with Section 2-910 (c) of the Procurement 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.

Please contact me should you have any questions.

Copy:

Cristina M. Suárez, City Attorney

Billy Y. Urquia, City Clerk

Jose Gómez, Deputy City Manager

Hermes Diaz, Public Works Director

Jose Olivo, Deputy Public Works Director

Jose Oliveros, Assistant Public Works Director

Diana M. Gomez, Finance Director

Celeste S. Walker-Harmon, Chief Procurement Officer



City of Coral Gables, Florida
Bid Tabulation

IFB No.:	HB 2026-024
Bid Title:	Maintenance Facility Improvements
Bid Opening Date:	July 31, 2026, at 2:00 PM
Prepared by:	Michael Angrand

Lowest Responsive and Responsible Bidder																						
VENDOR NAME		ConstructionX LLC		Gavarrete, Inc.		Master Builders Development Group, Inc.		Millani Construction Corp.		PF Management & Construction, Inc.		Tadeos Engineering LLC		Team Contracting, Inc.		Tower Contracting Corp.		Waypoint Contracting, Inc.		West Construction, Inc.		
Vendor FIRM		61-1812281		06-1972778		20-5459478		81-1150620		81-1782184		47-1077237		85-1001254		83-1103033		81-4002789		38-1810968		
Corporation Address/ Locations (County & State)		2020 NE 143 ST, STE 3001 North Miami Beach, FL 33162		4872 SW 72 AVE Miami, FL 33155		1825 Prince de Leon Blvd, #452 Coral Gables, FL 33134		10815 NW 28 ST Doral, FL 33172		7300 N Kendall Dr., 2nd Floor, Suite 202 Miami, FL 33156		14030 NW 82 AVE Miami Lakes, FL 33016		13811 SW 41 ST, Suite 209 Miami, FL 33175		1100 Atlantic Shores Blvd Hallandale Beach, FL 33009		PO Box 558482 Miami, FL 33255		800 North 4 ST Lutz, FL 33621		
Local Preference Applicable?		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		
Coral Gables/ Miami-Dade County		Rene Carrero		Jose Gavarrete		Gregg Lopez		Adolfo Millani		Carlos Diaz-Aguilera		Luis D. de la Hoz		Rodrigo L. Ayen		Timothy Smith		Manuel Vacon		Matthew F. West		
Vendor Contact (for this bid)		786-561-7231		305-443-9404		305-390-0488		305-542-5075		786-885-2050		305-903-8816		305-207-8799		305-756-8700		786-608-1406		561-589-2827		
Vendor Contact Email		rcarrero@constructionx.com		jgavarrete@gmail.com		glopez@masterbuildersgroup.com		adolfo@millaniconstruction.com		carlos@pf-management.com		luis@tadeoseng.com		rodrigo@teamcontracting.com		tim@towercontracting.com		manuel@waypoint.com		matthew@westconstruction.net		
ITEM NO.	DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
1	DEMOLITION	1	LS	\$9,200.00	\$9,200.00	\$22,500.00	\$22,500.00	\$17,500.00	\$17,500.00	\$53,561.74	\$53,561.74	\$33,783.50	\$33,783.50	\$47,250.00	\$47,250.00	\$43,800.00	\$43,800.00	\$50,000.00	\$50,000.00	\$25,937.32	\$25,937.32	
2	GENERAL CONDITIONS	1	LS	\$3,300.00	\$3,300.00	\$128,098.00	\$128,098.00	\$19,000.00	\$19,000.00	\$53,342.60	\$53,342.60	\$46,661.48	\$46,661.48	\$46,500.00	\$46,500.00	\$38,400.00	\$38,400.00	\$59,111.75	\$59,111.75	\$32,500.00	\$32,500.00	
3	MECHANICAL VENTILATION & LOUVERS	1	LS	\$45,500.00	\$45,500.00	\$144,717.00	\$144,717.00	\$16,000.00	\$16,000.00	\$48,804.34	\$48,804.34	\$40,351.57	\$40,351.57	\$73,500.00	\$73,500.00	\$48,800.00	\$48,800.00	\$30,000.00	\$30,000.00	\$68,377.38	\$68,377.38	
4	PAINT INTERIOR WALLS & ROOF	1	LS	\$12,500.00	\$12,500.00	\$14,900.00	\$14,900.00	\$21,000.00	\$21,000.00	\$42,874.08	\$42,874.08	\$36,471.69	\$36,471.69	\$33,750.00	\$33,750.00	\$18,000.00	\$18,000.00	\$20,000.00	\$20,000.00	\$16,694.86	\$16,694.86	
5	PATCH & PAINT EXTERIOR WALLS	1	LS	\$5,620.00	\$5,620.00	\$9,500.00	\$9,500.00	\$7,000.00	\$7,000.00	\$28,449.39	\$28,449.39	\$8,238.41	\$8,238.41	\$20,250.00	\$20,250.00	\$12,000.00	\$12,000.00	\$12,988.96	\$12,988.96	\$6,000.00	\$6,000.00	
6	REPLACE FLOOR SLABS	1	LS	\$78,800.00	\$78,800.00	\$76,760.00	\$76,760.00	\$129,750.00	\$129,750.00	\$71,123.67	\$71,123.67	\$113,374.11	\$113,374.11	\$100,000.00	\$100,000.00	\$131,400.00	\$131,400.00	\$116,425.91	\$116,425.91	\$108,840.47	\$108,840.47	
7	REPLACE INTERIOR LIGHT FIXTURES	1	LS	\$22,480.00	\$22,480.00	\$49,450.00	\$49,450.00	\$10,450.00	\$10,450.00	\$35,561.72	\$35,561.72	\$22,566.29	\$22,566.29	\$39,015.00	\$39,015.00	\$21,600.00	\$21,600.00	\$27,514.79	\$27,514.79	\$19,761.00	\$19,761.00	
TOTAL BID AMOUNT:						\$493,225.00		\$220,700.00		\$955,617.34		\$331,667.01		\$362,265.00		\$354,000.00		\$337,000.00		\$399,068.00		\$254,444.43

Assigned Procurement Personnel: Michael Angrand
Digitally signed by Michael Angrand
Date: 2026.08.28 10:37:55 -04'00'
Procurement Personnel Signature
Eduardo Hernandez
Digitally signed by Eduardo Hernandez
Date: 2026.08.26 10:44:20 -04'00'
Witness: Eduardo Hernandez