The City of Coral Gables

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

October 19, 2026

All Responding Bidders (See Distribution List)

SUBJECT: IFB 2026-021 Art Cinema Expansion Project

Dear Bidders:

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 Neivy Garcia, Procurement Specialist at 305-460-5121 or ngarcia2@coralgables.com.

Sincerely,

TDDonigan

Digitally signed by Tanya D. Donigan
Date: 2026.10.19 15:59:45 -04'00'

Tanya D. Donigan
Assistant Chief Procurement Officer

Attachment: Award Recommendation

Distribution List:
AVR Contractors Corp
Carivon Construction Company
Florida Construction & Engineering Inc
Geordis Construction
Hycon Investments LLC
LEE Construction Group, Inc.
M&J Consulting Group Corp dba M&J General Contractors
Miliani Construction Corp.
PF Management & Construction
Retcom Construction LLC
RYD Builders
Tadeos Engineering LLC
Vercetti Enterprises LLC
West Construction, Inc.

CITY OF CORAL GABLES

-MEMORANDUM-

TO: Honorable Mayor and Members of the City Commission

Date: October 16, 2026

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

Peter J. Iglesias Digitally signed by Peter J. Iglesias Date: 2026.10.19 15:39:25 -04'00'

SUBJECT: Award Recommendation IFB 2026-021 Art Cinema Expansion Project

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At the next available City Commission Meeting an award recommendation for IFB 2026-021 Art Cinema Expansion 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 award of the subject IFB is as follows:

1) Accept the Chief Procurement Officer's recommendation to award Hycon Investments, LLC the most responsive and responsible bidder for the Art Cinema Expansion Project.

2) Execute a contract with Hycon Investments, LLC in the total amount of $1,239,900.00, not to exceed the available budget.

3) Reaffirm the City's right to pursue alternative courses of action.

On June 29, 2026, the Procurement Division of Finance formally advertised, issued, and distributed Art Cinema Expansion Project, Invitation for Bids (IFB) 2026-021. One hundred and twenty-four (124) prospective bidders were notified of the IFB package from INFOR, the City's web-based e-procurement system.

On August 19, 2026, fourteen (14) firms responded in response to the IFB: AVR Contractors Corp., Carivon Construction Company, Florida Construction & Engineering Inc., Geordis Construction, Hycon Investments, LLC, LEE Construction Group, Inc., M&J Consulting Group Corp dba M&J General Contractors, Miliani Construction Corp., PF Management & Construction, Retcom Construction, LLC, RYD Construction, LLC, Tadeos Engineering LLC, Vercetti Enterprises, LLC, and West Construction, Inc.

The project was issued to identify an experienced and qualified contractor to provide for the interior build-out of the Coral Gables Art Cinema, located at 240 Aragon Avenue, Coral Gables, FL 33134 , a 90-seat cinema space and associated support areas.

The responses were reviewed by the Procurement Division in order to determine responsiveness to the requirements of the IFB. During the responsiveness review, it was determined by Procurement, after consulting with the City Attorney's Office that RYD Construction, LLC, was deemed non-responsive based on their failure to demonstrate the Section 3 - State of Florida Certified General Contractor license qualification requirement. The Procurement Division finalized its' due diligence process and confirmed that Hycon Investments, LLC is responsive to the requirements of the IFB and a responsible bidder. Once this step was completed, the Public Works Department conducted an evaluation of the lowest, responsive submittal and concurred with Procurement's findings. 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 Gomez, Deputy City Manager
Ernesto Pino, Chief Project Manager
Diana M. Gomez, Finance Director
Celeste S. Walker-Harmon, Chief Procurement Officer

City of Cascades, Florida
Bid Tabulation

IFB No.: 2026-021
Bid Title: Art Cinema Expansion Project
Bid Opening Date: August 19, 2026 @ 2:00PM
Prepared by: Neivy Garcia

VENDOR NAME			AVR Contractors Corp		Carivon Construction Company		Florida Construction & Engineering Inc		Geordis Construction		Hycon Investments, LLC		LEE Construction Group, Inc.		M&J Consulting Group Corp dba M&J General Contractors		Miliani Construction Corp.		PF Management & Construction		Retcom Construction, LLC		RYD Builders		Tadeos Engineering LLC		Vercetti Enterprises, LLC		West Construction, Inc.	
Vendor FEIN			47-3999893		65-0235237		59-2768130				81-1722479		14-1984840		26-4622023		81-1350620		82-2782164		26-2763423		83-1864779		47-3077227		81-4022045		59-1809068	
Corporation Address/ Locations (County & State):			1302 NE 125 Street, suite A North Miami, FL 33161		12171 SW 131 Ave. Miami, FL 33186		2555 Ponce de Leon, suite230 Coral Gables, FL 33136		143 Valois Blvd. Key Largo, FL 33037		175 SW 7th Street, suite 1717 Miami, FL 33130		9771 s. Dixie Highway Miami, FL 33156		3350 SW 148th Ave., suite 110-9062 Miramar, FL 33027		10831 NW 29 St Doral, FL 33172		7300 N. Kandall Drive, suite 202 Miami, FL 33156		3700 NW 124 Ave., #114 Coral Springs, FL 33065		1450 Madruga Ave., suite 204 Coral Gables, FL 33146		14030 NW 82 Ave. Miami Lakes, FL 33016		9850 NW 41 St., # 250 Doral, FL 33178		820 North 4 Street Lantana, FL 33462	
Local Preference? Coral Gables/ Miami-Dade Count			NO		NO		NO		NO		NO		NO		NO		NO		NO		NO		NO		NO		NO		NO	
Local 5% Preference Applicable? Coral Gables/ Miami-Dade County			N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A	
Vendor Contact (for this bid)			Ricardo Vera		Ivonne Munne		Johnny Dao		Geroge Perez		Fernando Murzi		Luis E. Enriquez		Cesar de Luna		Adolfo Miliani		Carlos Diez-Arguelles		Jason Asbury		Jose Rafael del Rosal		Luis O. de la Hoz		Danial Verdetti		Matthew West	
Vendor Contact Phone Number			786-493-9494		305-232-9024		305-833-7601		786-528-2202		786-228-9619		305-216-7558		786-319-7635		305-542-5075		786-885-2050		561-617-4388		954-681-2257		305-903-8816		305-517-3772		561-588-2027	
Vendor Contact Email			rvera@avrcontractors.com		imunne@carivon.com		jdao@fcebuild.com		george@geordisgc.com		fernando@hyconbuild.com		leenriquez@leecg.com		cesar@migeneralcontractors.com		amiliani@milianiconstruction.com		carlos@pf-mgt.com		bids@retcomconstruction.com		rafa@rydconstruction.com		luis@tadeosengineering.com		dv@vercetti.net		mwest@westconstructioninc.net	
ITEM No.	**DESCRIPTION**	**QTY**	**UOM**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**
1	SELECTIVE DEMOLITION	1.00	LS	$174,000.00	$174,000.00	$23,638.00	$23,638.00	$30,488.00	$30,488.00	$9,000.00	$9,000.00	$21,750.00	$21,750.00	$55,000.00	$55,000.00	$72,344.80	$72,344.80	$60,000.00	$60,000.00	$32,967.03	$32,967.03	$20,500.00	$20,500.00	$24,015.00	$24,015.00	$60,000.00	$60,000.00	$35,956.00	$35,956.00	$78,990.63	$78,990.63
2	CONCRETE	1.00	LS	$205,000.00	$205,000.00	$93,451.00	$93,451.00	$98,333.00	$98,333.00	$170,022.00	$170,022.00	$56,850.00	$56,850.00	$135,000.00	$135,000.00	$122,798.38	$122,798.38	$25,000.00	$25,000.00	$122,423.94	$122,423.94	$146,516.59	$146,516.59	$46,321.00	$46,321.00	$78,000.00	$78,000.00	$56,776.00	$56,776.00	$79,361.50	$79,361.50
3	METALS	1.00	LS	$30,100.00	$30,100.00	$34,082.00	$34,082.00	$34,815.00	$34,815.00	$15,000.00	$15,000.00	$30,530.00	$30,530.00	$30,000.00	$30,000.00	$4,400.00	$4,400.00	$58,500.00	$58,500.00	$8,990.19	$8,990.19	$44,439.73	$44,439.73	$15,500.00	$15,500.00	$4,200.00	$4,200.00	$36,029.00	$36,029.00	$46,026.17	$46,026.17
4	WOOD AND PLASTICS	1.00	LS	$40,000.00	$40,000.00	$5,288.00	$5,288.00	$9,360.00	$9,360.00	$25,000.00	$25,000.00	$6,550.00	$6,550.00	$4,000.00	$4,000.00	$5,500.00	$5,500.00	$92,000.00	$92,000.00	$5,448.60	$5,448.60	$125,107.40	$125,107.40	$66,172.00	$66,172.00	$24,000.00	$24,000.00	$16,586.00	$16,586.00	$4,600.00	$4,600.00
5	THERMAL & MOISTURE PROTECTION	1.00	LS	$25,000.00	$25,000.00	$76,740.00	$76,740.00	$8,486.00	$8,486.00	$45,000.00	$45,000.00	$1,000.00	$1,000.00	$1.00	$1.00	$19,820.61	$19,820.61	$116,500.00	$116,500.00	$5,000.00	$5,000.00	$22,000.00	$22,000.00	$3,325.00	$3,325.00	$30,000.00	$30,000.00	$48,855.00	$48,855.00	$15,824.00	$15,824.00
6	DOORS AND FINISH HARDWARE	1.00	LS	$132,000.00	$132,000.00	$91,958.00	$91,958.00	$84,648.00	$84,648.00	$139,907.00	$139,907.00	$107,090.00	$107,090.00	$135,000.00	$135,000.00	$87,606.20	$87,606.20	$84,250.00	$84,250.00	$130,376.28	$130,376.28	$123,725.00	$123,725.00	$52,400.00	$52,400.00	$60,000.00	$60,000.00	$118,168.00	$118,168.00	$74,172.70	$74,172.70
7	STOREFRONT DOOR	1.00	LS	$55,000.00	$55,000.00	$23,516.00	$23,516.00	$123,556.00	$123,556.00	$14,156.79	$14,156.79	$28,600.00	$28,600.00	$30,000.00	$30,000.00	$49,500.00	$49,500.00	$52,500.00	$52,500.00	$36,729.01	$36,729.01	$33,705.00	$33,705.00	$13,029.00	$13,029.00	$30,000.00	$30,000.00	$41,213.00	$41,213.00	$29,325.00	$29,325.00
8	FINISHED DRYWALL	1.00	LS	$295,000.00	$295,000.00	$159,417.00	$159,417.00	$217,169.00	$217,169.00	$275,800.00	$275,800.00	$117,370.00	$117,370.00	$140,000.00	$140,000.00	$148,488.04	$148,488.04	$128,500.00	$128,500.00	$290,138.96	$290,138.96	$146,720.00	$146,720.00	$91,566.00	$91,566.00	$90,000.00	$90,000.00	$151,966.00	$151,966.00	$74,750.00	$74,750.00
9	PORCELAIN TILE	1.00	LS	$20,000.00	$20,000.00	$25,006.00	$25,006.00	$47,008.00	$47,008.00	$50,000.00	$50,000.00	$23,470.00	$23,470.00	$30,000.00	$30,000.00	$26,320.80	$26,320.80	$142,000.00	$142,000.00	$24,292.04	$24,292.04	$6,850.00	$6,850.00	$30,970.00	$30,970.00	$36,000.00	$36,000.00	$70,086.00	$70,086.00	$20,240.00	$20,240.00
10	ACOUSTIC CEILING	1.00	LS	$60,000.00	$60,000.00	$65,966.00	$65,966.00	$20,881.00	$20,881.00	$14,800.00	$14,800.00	$39,010.00	$39,010.00	$37,000.00	$37,000.00	$30,800.00	$30,800.00	$118,000.00	$118,000.00	$30,512.16	$30,512.16	$28,000.00	$28,000.00	$33,600.00	$33,600.00	$105,600.00	$105,600.00	$30,355.00	$30,355.00	$47,380.00	$47,380.00
11	FLOOR CARPET AND BASEBOARDS	1.00	LS	$40,000.00	$40,000.00	$21,964.00	$21,964.00	$31,163.00	$31,163.00	$20,000.00	$20,000.00	$21,030.00	$21,030.00	$30,000.00	$30,000.00	$25,745.08	$25,745.08	$76,500.00	$76,500.00	$22,264.07	$22,264.07	$43,775.00	$43,775.00	$38,640.00	$38,640.00	$54,000.00	$54,000.00	$24,932.00	$24,932.00	$28,778.75	$28,778.75
12	PAINTING	1.00	LS	$16,000.00	$16,000.00	$9,125.00	$9,125.00	$14,455.00	$14,455.00	$45,800.00	$45,800.00	$9,210.00	$9,210.00	$12,000.00	$12,000.00	$20,174.51	$20,174.51	$64,250.00	$64,250.00	$22,017.07	$22,017.07	$13,268.59	$13,268.59	$21,655.00	$21,655.00	$30,000.00	$30,000.00	$6,705.00	$6,705.00	$6,670.00	$6,670.00
13	INTERIOR SIGNAGE	1.00	LS	$7,000.00	$7,000.00	$6,597.00	$6,597.00	$1,958.00	$1,958.00	$15,000.00	$15,000.00	$6,450.00	$6,450.00	$3,000.00	$3,000.00	$7,861.71	$7,861.71	$18,100.50	$18,100.50	$1,000.00	$1,000.00	$6,736.13	$6,736.13	$3,500.00	$3,500.00	$9,000.00	$9,000.00	$5,047.00	$5,047.00	$9,775.00	$9,775.00
14	TOILET PARTITIONS	1.00	LS	$20,000.00	$20,000.00	$8,117.00	$8,117.00	$10,484.00	$10,484.00	$20,000.00	$20,000.00	$7,740.00	$7,740.00	$15,000.00	$15,000.00	$10,670.00	$10,670.00	$24,500.00	$24,500.00	$14,434.32	$14,434.32	$2,999.10	$2,999.10	$7,500.00	$7,500.00	$10,200.00	$10,200.00	$14,858.00	$14,858.00	$6,319.25	$6,319.25
15	BATH ACCESSORIES	1.00	LS	$20,000.00	$20,000.00	$11,087.00	$11,087.00	$14,571.00	$14,571.00	$20,000.00	$20,000.00	$6,600.00	$6,600.00	$13,000.00	$13,000.00	$8,030.00	$8,030.00	$19,750.00	$19,750.00	$16,751.44	$16,751.44	$3,277.04	$3,277.04	$12,770.00	$12,770.00	$30,000.00	$30,000.00	$6,523.00	$6,523.00	$19,548.85	$19,548.85
16	FIRE SPRINKLERS	1.00	LS	$20,000.00	$20,000.00	$27,046.00	$27,046.00	$33,943.00	$33,943.00	$97,640.00	$97,640.00	$44,500.00	$44,500.00	$15,000.00	$15,000.00	$99,051.21	$99,051.21	$52,500.00	$52,500.00	$20,377.76	$20,377.76	$16,500.00	$16,500.00	$32,265.00	$32,265.00	$15,000.00	$15,000.00	$16,213.00	$16,213.00	$12,075.00	$12,075.00
17	PLUMBING	1.00	LS	$130,000.00	$130,000.00	$177,474.00	$177,474.00	$76,356.00	$76,356.00	$230,516.00	$230,516.00	$67,450.00	$67,450.00	$105,000.00	$105,000.00	$96,961.21	$96,961.21	$82,500.00	$82,500.00	$121,155.07	$121,155.07	$60,450.00	$60,450.00	$47,720.00	$47,720.00	$115,086.00	$115,086.00	$86,962.00	$86,962.00	$50,945.00	$50,945.00
18	HVAC	1.00	LS	$204,000.00	$204,000.00	$201,981.00	$201,981.00	$249,074.00	$249,074.00	$90,000.00	$90,000.00	$188,980.00	$188,980.00	$205,000.00	$205,000.00	$247,083.10	$247,083.10	$132,000.00	$132,000.00	$211,900.41	$211,900.41	$187,000.00	$187,000.00	$122,900.00	$122,900.00	$228,000.00	$228,000.00	$185,744.00	$185,744.00	$255,185.00	$255,185.00
19	ELECTRICAL	1.00	LS	$200,000.00	$200,000.00	$236,376.00	$236,376.00	$255,000.00	$255,000.00	$138,760.00	$138,760.00	$171,670.00	$171,670.00	$215,000.00	$215,000.00	$289,300.00	$289,300.00	$165,000.00	$165,000.00	$275,461.06	$275,461.06	$98,700.00	$98,700.00	$136,800.00	$136,800.00	$203,840.00	$203,840.00	$210,589.00	$210,589.00	$178,250.00	$178,250.00
20	FIRE ALARM	1.00	LS	$56,900.00	$56,900.00	$38,480.00	$38,480.00	$28,407.00	$28,407.00	$32,912.00	$32,912.00	$30,810.00	$30,810.00	$1.00	$1.00	$27,217.62	$27,217.62	$36,500.00	$36,500.00	$30,899.01	$30,899.01	$15,642.00	$15,642.00	$38,700.00	$38,700.00	$35,000.00	$35,000.00	$25,069.00	$25,069.00	$28,454.78	$28,454.78
21	GENERAL CONDITIONS	1.00	LS	$125,000.00	$125,000.00	$103,842.00	$103,842.00	$269,512.00	$269,512.00	$131,700.00	$131,700.00	$253,240.00	$253,240.00	$220,000.00	$220,000.00	$115,631.67	$115,631.67	$170,000.00	$170,000.00	$245,790.70	$245,790.70	$330,700.08	$330,700.08	$183,886.00	$183,886.00	$135,970.00	$135,970.00	$161,023.00	$161,023.00	$178,825.00	$178,825.00
	TOTAL BID AMOUNT				$1,875,000.00		$1,441,151.00		$1,659,667.00		$1,601,013.79		$1,239,900.00		$1,429,002.00		$1,515,304.94		$1,718,850.50		$1,668,929.12		$1,476,611.66		$1,023,234.00		$1,383,896.00		$1,349,655.00		$1,245,496.63

Assigned Procurement Specialist: Neivy Garcia

Neivy Garcia — Digitally signed by Neivy Garcia
Date: 2026.08.26 08:28:45 -04'00'

Eduardo Hernandez — Digitally signed by Eduardo Hernandez
Date: 2026.08.26 08:31:48 -04'00'

Witness: