The City of Coral Gables

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

November 17, 2026

All Responding Bidders (See Distribution List)

SUBJECT: IFB 2026-021 Art Cinema Expansion Project - BAFO

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.

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,

Celeste S. Walker-Harmon

Digitally signed by Celeste S. Walker-Harmon
Date: 2026.11.17 08:51:07 -05'00'

Celeste S. Walker-Harmon
Chief Procurement Officer

Attachment: Award Recommendation

Distribution List: Hycon Investments LLC
West Construction, Inc.

CITY OF CORAL GABLES

-MEMORANDUM-

TO: Honorable Mayor and Members of the City Commission

Date: November 16, 2026

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

Peter J. Iglesias

Digitally signed by Peter J. Iglesias
Date: 2026.11.17 08:36:28 -05'00'

SUBJECT: Final Award Notice - IFB 2026-021 Art Cinema Expansion Project – BAFO

In accordance with my memo dated November 5, 2026, a Best and Final (BAFO) process was initiated for IFB 2026-021 Art Cinema Expansion Project to determine the lowest priced bid submittal between Hycon Investments, LLC and West Construction, Inc. This memorandum serves to notify you that final offers were received on November 13, 2026, and the following action will be initiated based on the authority outlined in Resolution No. 2026-297:

-Execute a contract with Hycon Investments, LLC, in the total amount of $1,194,360.00 not to exceed the available budget.

No further actions or approvals are required. The administration will move forward with finalizing the project with the recommended bidder – Hycon Investments, LLC.

Please contact me should you have any questions.

Attached: BAFO Tabulation
City Manager Memo

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 Coral Gables, Florida
Best and Final Offer Bid Tabulation

IFB No.: 2026-021

Bid Title: Art Cinema Expansion Project

Bid Opening Date: November 13, 2026 at 5:00 pm

Prepared by: Neivy Garcia

					Lowest Responsive Responsible Bidder							
VENDOR NAME					**Hycon Investments, LLC**				**West Construction, Inc.**			
Vendor FEIN					81-1722479				59-1809068			
Corporation Address/ Locations (County & State):					175 SW 7th Street, suite 1717 Miami, FL 33130				820 North 4 Street Lantana, FL 33462			
Local Preference? Coral Gables/ Miami-Dade County					NO				NO			
Local 5% Preference Applicable? Coral Gables/ Miami-Dade County					N/A				N/A			
Vendor Contact (for this bid)					Fernando Murzi				Matthew West			
Vendor Contact Phone Number					786-228-9619				561-588-2027			
Vendor Contact Email					fernando@hyconbuild.com				mwest@westconstructioninc.net			
ITEM No.	**DESCRIPTION**	**QTY**	**UOM**	**ORIGINALUNIT PRICE**	**ORIGINAL LINE TOTAL**	**BAFO UNIT PRICE**	**BAFO LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**	**UNIT PRICE**	**LINE TOTAL**
1	SELECTIVE DEMOLITION	1.00	LS	$21,750.00	$21,750.00	17780.00	$17,780.00	$78,990.63	$78,990.63	73990.63	$73,990.63
2	CONCRETE	1.00	LS	$56,850.00	$56,850.00	56850.00	$56,850.00	$79,361.50	$79,361.50	74361.50	$74,361.50
3	METALS	1.00	LS	$30,530.00	$30,530.00	30530.00	$30,530.00	$46,026.17	$46,026.17	46026.17	$46,026.17
4	WOOD AND PLASTICS	1.00	LS	$6,550.00	$6,550.00	6550.00	$6,550.00	$4,600.00	$4,600.00	4600.00	$4,600.00
5	THERMAL & MOISTURE PROTECTION	1.00	LS	$1,000.00	$1,000.00	1000.00	$1,000.00	$15,824.00	$15,824.00	15824.00	$15,824.00
6	DOORS AND FINISH HARDWARE	1.00	LS	$107,090.00	$107,090.00	107090.00	$107,090.00	$74,172.70	$74,172.70	74172.70	$74,172.70
7	STOREFRONT DOOR	1.00	LS	$28,600.00	$28,600.00	28600.00	$28,600.00	$29,325.00	$29,325.00	29325.00	$29,325.00
8	FINISHED DRYWALL	1.00	LS	$117,370.00	$117,370.00	117370.00	$117,370.00	$74,750.00	$74,750.00	74750.00	$74,750.00
9	PORCELAIN TILE	1.00	LS	$23,470.00	$23,470.00	23470.00	$23,470.00	$20,240.00	$20,240.00	20240.00	$20,240.00
10	ACOUSTIC CEILING	1.00	LS	$39,010.00	$39,010.00	39010.00	$39,010.00	$47,380.00	$47,380.00	47380.00	$47,380.00
11	FLOOR CARPET AND BASEBOARDS	1.00	LS	$21,030.00	$21,030.00	21030.00	$21,030.00	$28,778.75	$28,778.75	28778.75	$28,778.75
12	PAINTING	1.00	LS	$9,210.00	$9,210.00	9210.00	$9,210.00	$6,670.00	$6,670.00	6670.00	$6,670.00
13	INTERIOR SIGNAGE	1.00	LS	$6,450.00	$6,450.00	6450.00	$6,450.00	$9,775.00	$9,775.00	9775.00	$9,775.00
14	TOILET PARTITIONS	1.00	LS	$7,740.00	$7,740.00	7740.00	$7,740.00	$6,319.25	$6,319.25	6319.25	$6,319.25
15	BATH ACCESSORIES	1.00	LS	$6,600.00	$6,600.00	6600.00	$6,600.00	$19,548.85	$19,548.85	19548.85	$19,548.85
16	FIRE SPRINKLERS	1.00	LS	$44,500.00	$44,500.00	30580.00	$30,580.00	$12,075.00	$12,075.00	12075.00	$12,075.00
17	PLUMBING	1.00	LS	$67,450.00	$67,450.00	67450.00	$67,450.00	$50,945.00	$50,945.00	50945.00	$50,945.00
18	HVAC	1.00	LS	$188,980.00	$188,980.00	188980.00	$188,980.00	$255,185.00	$255,185.00	255185.00	$255,185.00
19	ELECTRICAL	1.00	LS	$171,670.00	$171,670.00	171670.00	$171,670.00	$178,250.00	$178,250.00	178250.00	$178,250.00
20	FIRE ALARM	1.00	LS	$30,810.00	$30,810.00	30810.00	$30,810.00	$28,454.78	$28,454.78	28454.78	$28,454.78
21	GENERAL CONDITIONS	1.00	LS	$253,240.00	$253,240.00	225590.00	$225,590.00	$178,825.00	$178,825.00	178825.00	$178,825.00
	TOTAL BID AMOUNT				$1,239,900.00		$1,194,360.00		$1,245,496.63		$1,235,496.63

Assigned Procurement Specialist: Neivy Garcia

Neivy Garcia
Digitally signed by Neivy Garcia
Date: 2026.11.16 09:32:10 -05'00'

Eduardo Hernandez
Digitally signed by Eduardo Hernandez
Date: 2026.11.16 09:45:40 -05'00'

Witness:

CITY OF CORAL GABLES

— MEMORANDUM —

TO: Mayor, Vice Mayor and Commissioners

DATE: November 5, 2026

FROM: Peter J. Iglesias
City Manager

SUBJECT: IFB 2026-2021 Art Cinema Expansion Project

As reflected in the transcript of the Commission's consideration of Item H-1 at the October 27, 2026 City Commission Meeting, and after consultation with the City Attorney, we understand that the Commission's direction to the City Manager was to request best and final pricing offers from Hycon Investments, LLC and West Construction, Inc., the two lowest bidders, consistent with the City's procurement policies, particularly Section 2-685(i)(2)(e) of the City Code, and to award a contract under IFB 2026-2021 to the bidder who submits the lowest pricing, including negotiation and execution of the contract with such lowest bidder.

Accordingly, the Procurement Division will simultaneously contact both Hycon Investments, LLC and West Construction, Inc. to request that each submit best and final pricing offers by close of business on November 13, 2026.

CC: Cristina M. Suárez, City Attorney
Billy Y. Urquia, City Clerk
Jose Gómez, Deputy City Manager
Carolina Vester, Assistant City Manager
Celeste S. Walker-Harmon, Chief Procurement Officer