



CAPABILITY STATEMENT

Miliani Construction Corp.

Hotel Renovation & PIP Execution Specialist

KEY METRICS

Occupied Renovations | Phased Execution | EMR 0.95 | Registered Supplier: Marriott, and Hyatt.

COMPANY OVERVIEW

Miliani Construction Corp. is a South Florida-based General Contractor specializing in occupied hotel renovations, Property Improvement Plans (PIPs), and restaurant construction. We serve hotel ownership groups, REITs, and franchisees by executing complex renovations without sacrificing guest experience or revenue.

We are a **registered certified supplier** for **Marriott and Hyatt**. By combining general contracting with in-house FF&E logistics and self-performed specialties, we eliminate scope gaps and ensure seamless project delivery.

Service Area: Miami-Dade, Broward, Palm Beach, and Statewide.

CORE COMPETENCIES

- **Turnkey PIP Execution:** Full interior renovations including guestrooms, corridors, lobbies, and public spaces.
- **Occupied Renovation Logistics:** Phasing strategies and noise protocols designed to maintain maximum **RevPAR** during construction.
- **FF&E Management:** Comprehensive support including procurement coordination, warehousing, logistics, and final installation.
- **Self-Performed Scope:** We self-perform key trades including demolition, drywall/framing, flooring, and millwork installation to control quality and schedule.
- **Technical Retrofits:** ADA compliance upgrades, PTAC replacement, MEP upgrades, and envelope waterproofing.
- **Disaster Recovery Integration:** Integrating insurance-funded restoration (water intrusion, envelope repairs) with standard PIP scopes to reduce downtime and coordinate Capex/claim workstreams.



- **Pre-Construction:** Value engineering, constructability reviews, and permit expediting.

DIFFERENTIATORS: THE MILIANI ADVANTAGE

- **Safety Excellence:** We maintain a stellar safety record with an **Experience Modification Rate (EMR) of 0.95** and a strong incident-prevention program.
- **Revenue Protection:** We specialize in "invisible construction." Our crews utilize night shifts and strict noise protocols to minimize guest impact and facilitate continuous operations.
- **Brand Compliance:** Proven track record with strict brand standards. We consistently achieve minimal punch-lists and strict adherence to brand guidelines.
- **Schedule Reliability:** Proactive critical path management allows us to deliver projects on time or ahead of schedule, even in occupied environments.

REPRESENTATIVE PAST PERFORMANCE

Element Miami Doral (Marriott) | Doral, FL

- **Scope:** Dual-phase renovation: 7-Year PIP + Hurricane Irma Restoration (139 Rooms).
- **Value:** \$4,862,206.
- **Outcome:** Delivered under budget through value engineering; maintained minimal disrupting occupancy.

Regency Hotel Miami Airport (Sonesta) | Miami, FL

- **Scope:** Extensive 21-Year PIP renovation of 176 guest rooms, lobby, and all public amenities.
- **Value:** \$3,135,006.
- **Outcome:** Complete modernization of **guestrooms** and public spaces with minimal operational downtime.

TownePlace Suites by Marriott | Weston, FL

- **Scope:** Full 14-Year PIP for 92 suites, including full kitchen/bath replacements.
- **Value:** \$2,721,135.
- **Outcome:** 100% completion of interior/exterior scope without interrupting hotel operations.

Aloft Doral Hotel (Marriott) | Doral, FL

- **Scope:** Comprehensive refurbishment of 145 guest rooms and public areas.
- **Value:** \$2,235,000.



- **Outcome:** Maintained 100% hotel operational capacity during work.

Residence Inn by Marriott | Weston, FL

- **Scope:** 116 Guest bathrooms + 66 ADA-compliant conversions.
- **Value:** \$1,360,000.
- **Outcome:** Completed ahead of schedule with zero safety incidents.

COMPANY DATA & CODES

Licenses & Certifications

- **General Contractor License:** CGC-1524033
- **Solar Contractor License:** CVC-57146
- **Mechanical Contractor License:** CMC1251472
- **Project Management Professional (PMP):** Cert # 2854709
- **Certified Minority Business Enterprise (MBE)**
- **FDOT DBE Certified**
- **Florida OSD WMBE Certified**

Insurance & Bonding

- **Safety Rating:** EMR 0.95
- **Bonding:** Bondable (Capacity available upon request)
- **Insurance:** Fully Insured (GL, WC, Auto)

Select NAICS Codes

- **236220:** Commercial & Institutional Building Construction (Primary)
- **238350:** Finish Carpentry Contractors
- **238310:** Drywall and Insulation Contractors
- **238330:** Flooring Contractors
- **337212:** Custom Architectural Woodwork & Millwork

CONTACT INFORMATION

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