

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: COMMISSION OF THORNTON CONSTRUCTION COMPANY, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT HOMESTEAD MIDDLE SCHOOL, LOCATED AT 650 N.W. 2 AVENUE, HOMESTEAD, FLORIDA 33030, PROJECT NUMBER 01528900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In October 2017, a solicitation (Request for Qualifications [RFQ] #159) was published to competitively select a Construction Management at-Risk (CMR) firm for General Obligation Bond (GOB) funded projects under the "Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services" (Pilot Program 2nd Revision September 6, 2016):

- Addition & Renovations at South Pointe Elementary School (ES)
1050 Fourth Street, Miami Beach, Florida 33139, Project No. 01530400
- Renovations at Homestead Middle School (MS)
650 N.W. 2 Avenue, Homestead, Florida 33030, Project No. 01528900
- Renovations at Joella C. Good ES
6350 N.W. 188 Terrace, Miami, Florida 33015, Project No. 01529000
- Renovations at Everglades K-8 Center (K-8)
8375 S.W. 16 Street, Miami, Florida 33155, Project No. 01424800

Thirteen (13) firms responded to the solicitation. One (1) firm was not evaluated due to an incomplete response and six (6) firms were shortlisted and invited to interview. On March 14, 2018, the firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	D. Stephenson Construction, Inc. ^(a)
2	Thornton Construction Company, Inc. ^(a)
3	State Contracting & Engineering Corp.

- 4 Link Construction Group, Inc. ^(a)
5 G.E.C. Associates, Inc. ^{(a) (b)}
6 BDI Construction Company ^(a)

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
(b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.

This solicitation includes mandatory SBE/MBE sub-consultant, sub-contracting goals, and a Local Workforce Utilization (LWPU) Goal (determined by the M-DCPS Goal Setting Committee), as follows:

SBE/MBE Sub-consultant and Sub-contracting Goals			LWPU Goal (Construction)
Pre-construction	Construction	Construction Management	
10%	25%	10%	20% (10-mile radius)

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (South Pointe ES), the second-ranked firm for the second-valued project (Homestead MS), the third-ranked firm for the third-valued project (Joella C. Good ES), and the fourth-ranked firm for the fourth-valued project (Everglades K-8).

Thornton Construction Company, Inc. (TCC), is the second-ranked firm and therefore, negotiated for the second-valued GOB-funded Renovations project at Homestead MS. The highest, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with TCC were successfully concluded and TCC has agreed to provide the required CMR Programming and Pre-construction Services, as follows:

School Profile:

The school, on approximately 8 acres (part of South Region), is comprised of 16 permanent buildings and associated covered walkways, built between 1952 and 1982 with a total of 97,464 GSF. The school site also includes a service drive and yard, on-site staff parking, and curb-side drop-off.

Preliminary Project Scope (GOB deficiencies to be addressed)

The preliminary scope of campus-wide miscellaneous renovations includes, but are not limited to:

- Re-surfacing and re-striping of basketball courts, and replacement of baskets and backboards;

- Replacement of cooling tower (repair/replace HVAC components as required);
- Replacement of windows, auditorium seating, accordion doors, smoke barrier doors, stage lighting and electrical receptacles at Building 01;
- Renovation of toilet rooms at Buildings 01 thru 03, 05 thru 09 and 15;
- Replacement of VCT at Buildings 01 and 03;
- Replacement of miscellaneous plumbing fixtures throughout campus (classroom lavatory fixtures, water coolers, custodial mop sinks, hot water heater, etc.); and
- Selective interior/exterior painting.

Scope of Services:

The CMR is required to provide Pre-construction Services (during all phases of programming and design) including Guaranteed Maximum Price (GMP) proposal(s) and guaranteed completion date(s). If the GMP is awarded, the CMR must secure appropriate surety bonding pursuant to Florida Statute 255.05, and must hold construction sub-contracts. If the GMP(s) is not awarded, the Board may select another CMR under the original solicitation, re-advertise the required services or select an alternate construction delivery method.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

Construction Delivery Method:

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, the CMR delivery method has been selected for this project. However, the Board reserves the right to utilize an alternative delivery method, if deemed to be in the best interest of the Board.

Office of Economic Opportunity (OEO) Review:

M-DCPS OEO staff established the SBE, MBE and M/WBE certification status of the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding, outlining their role and responsibility, as follows:

PRIME FIRM: <u>TCC is certified by M-DCPS as a Hispanic-American owned firm</u> SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Daybreak Design/Build Group, L.L.C.	Site Investigation Consultant	African-American	MBE	2.0%
Green Energy Products, L.L.C.	HVAC/Lighting Consultant	Service-Disabled Veteran	MBE	2.0%
J.P. Moran, Inc.	Plan & Spec. Consultant	Woman	MBE	2.0%
S&F Engineers, Inc.	Structural Consultant	Asian-American	SBE Tier 1	2.0%
O.R. Painting, Inc.	Estimating/Outreach Consultant	Native American	MBE	2.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10%</u>)				10.0%

Construction Budget: \$3,279,658 (GOB-funded)

Project Schedule:

TCC has agreed to provide required deliverables in accordance with the A/E's document submittal schedule:

PART 1

- Preliminary Scope and Estimate Submittal July 27, 2018
- Draft Scope Definition Program and Master Plan Submittal September 7, 2018
- Final Scope Definition Program and Master Plan complete September 28, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by August 17, 2018. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with Part 2 negotiations.

PART 2 (milestones contingent on approval and signoffs for Part 1)

- Board Commission - Full A/E Services November 20, 2018
- Phase I - Schematic Design December 13, 2018
- Phase II/III Construction Documents 50% complete February 5, 2019
- Phase II/III Construction Documents 100% complete April 24, 2019

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) October 2019
- Construction - Substantial Completion by October 2020

Terms & Conditions:

1. TCC has agreed to a lump sum fee for CMR Pre-construction Services of \$28,500 which represents approximately 0.87% of the Construction Budget of \$3,279,658. In consideration for entering into this Agreement, the CMR agrees that any and all costs and fees incurred by the CMR associated with the CMR's performance of all pre-construction services set forth in the Agreement shall be borne solely by the CMR. Pre-construction services fees shall be paid based on completion of the following listed phases/deliverables:

PRE-CONSTRUCTION SERVICES	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$4,275
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$7,125
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$8,550
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$8,550
TOTAL PRE-CONSTRUCTION FEE:	\$28,500

Note: Hourly rates do not apply to this service and were not negotiated.

SUPPORT SERVICES	LUMP SUM FEE
Programming/Scope Definition (during A/E's Part 1 Services)	\$7,500

2. The CMR agrees to provide the requisite pre-construction services for this project, including, but not limited to, the following:
 - Review all design and construction documents prepared by the A/E, as well as all existing onsite conditions, to ensure constructability of the project. Review of existing conditions includes cost for all Ground Penetration Radar services;
 - Provide the District with value engineering analysis, cost saving recommendations and estimates throughout the various phases of design;
 - Prepare a master construction schedule to identify potential time saving measures and to facilitate the timely completion of the project;
 - Coordinate with District staff and project A/E to ensure that all necessary testing, permitting applications, and regulatory agency reviews are accomplished;
 - Identify all the various bid packages needed to successfully execute the project, and conduct pre-bid conferences with qualified sub-contractors, material suppliers, and equipment vendors.
3. All work shall be in compliance with the State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes, District Standards and District Policies. Passive design elements and low-energy usage features shall be incorporated in the new work.
4. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
5. Upon completion of the pre-construction services, the CMR firm shall negotiate a GMP for the construction project. If accepted, staff will submit the negotiated GMP for Board approval.
6. The CMR shall maintain no less than a \$1,000,000 Professional Liability Insurance policy with a maximum deductible of \$50,000, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability and Comprehensive Auto Liability Insurance.
7. The Agreement may be terminated by the Board, with cause or for convenience, prior to GMP, upon ten (10) days written notice to the CMR; whereas, the CMR may terminate the Agreement if the work is stopped for a period of 60 days through no act or fault of the CMR.
8. The CMR is required to submit a monthly report to the Office of Economic Opportunity documenting compliance with the Mandatory SBE/MBE Utilization Goals for sub-consultants and sub-contractors. All compliance reporting shall be submitted through the M-DCPS on-line diversity compliance system.

9. The CMR has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members

Thomas Spaulding, ABC Member
Don Bailey, Senior Project Manager, Capital
Alberto Marin, Project Manager II, Capital
Bryan Castro, Supervisor II, Maintenance
Julio Navarrete, Staff Assistant
Anthony Pages, Warranty Coordinator
Michael Scott, Compliance Manager
Meriel Seymore, ABC Member

Representing

Superintendent of Schools
Office of School Facilities
Office of School Facilities
Maintenance Operations
Educational Facilities Code Compliance
School Operations
Office of Economic Opportunity
Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Ed Ford, Professional Selection Analyst, of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1625100	24540000	740000	01528900

Prior Commissioning Actions:

The Board has commissioned/awarded TCC for services within the last three years as follows:

- CMR at Miami Sunset Senior High School (SHS)
GOB-funded Renovations, Project Number 01339300
Preconstruction Services Commissioned: June 17, 2015
GMP Award: September 9, 2015
- CMR at Gulfstream ES
GOB-funded Addition to Replace Portables, Project Number 01442700
Preconstruction Services Commissioned: July 15, 2015
GMP Award: January 25, 2017
- CMR at Arcola Lake ES
GOB-funded Renovations, Project Number 01432500
Preconstruction Services Commissioned: October 14, 2015
GMP Award: February 15, 2017

- CMR at Gratigny ES
 GOB-funded Renovations & P.E. Shelter, Project Number 01433600
 Preconstruction Services Commissioned: March 9, 2016
 GMP Award: December 6, 2017
- New K-8 Located at N.W. 90 Street & 114 Avenue, Miami, Florida 33178
 GOB-funded, Project Number 01439300
 Commissioned: June 22, 2016
- Dr. Michael M. Krop SHS - Secondary Facility
 GOB-funded, Project Number 01649000
 Commissioned: August 9, 2017
- Air Base K-8
 GOB-funded Addition, Renovations & Repairs, Project Number 01442800
 Commissioned: September 9, 2017
- Extension of CMR Miscellaneous Agreement for Projects up to \$2 M
 Two (2) years - from January 17, 2016 to January 17, 2018.

Principal:

The Principal/Owner designated to be directly responsible to the Board for TCC is Thomas Thornton. The firm is located at 4300 Biscayne Boulevard, Suite 207, Miami, Florida 33137.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Thornton Construction Company, Inc., as Construction Management at-Risk firm for General Obligation Bond Funded Renovations at Homestead Middle School, located at 650 N.W. 2 Avenue, Homestead, Florida 33030, Project Number 01528900, as follows:

- 1) Lump sum fee of \$28,500 for CMR Pre-construction Services;
- 2) Project scope, support fee of \$7,500 during programming; and
- 3) All terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:EF:rg

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-29)

GOB-FUNDED RENOVATIONS AT HOMESTEAD MIDDLE SCHOOL
LEGAL AD # 159

THORNTON CONSTRUCTION COMPANY
CMR FIRM

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Thornton Construction Company, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 23, 2016	July 23, 2019	6509138
Issue Date	Expiration Date	Vendor No.

Michelle Pikes-Lenz

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-29)

GOB-FUNDED RENOVATIONS AT HOMESTEAD MIDDLE SCHOOL
LEGAL AD # 159

DAYBREAK DESIGN/BUILD GROUP, L.L.C. ESTIMATING CONSULTANT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Daybreak Design Build Group, LLC

OWNED AND CONTROLLED FIRM, PURSUANT TO
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 24, 2016 September 24, 2019 6516028
Issue Date Expiration Date Vendor No.

Michelle Rios-Lopez
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Daybreak Design Build Group, LLC

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 24, 2016 September 24, 2019 6516028
Issue Date Expiration Date Vendor No.

Michelle Rios-Lopez
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-29)

GOB-FUNDED RENOVATIONS AT HOMESTEAD MIDDLE SCHOOL
LEGAL AD # 159

GREEN ENERGY PRODUCTS, L.L.C. HVAC/LIGHTING CONSULTANT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Green-Energy-Products.com, LLC

OWNED AND CONTROLLED FIRM, PURSUANT TO
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 19, 2017 May 19, 2020 6517235
Issue Date Expiration Date Vendor No.

Michelle Alder-Lenz

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Green-Energy-Products.com, LLC

IS OWNED AND CONTROLLED BY A(N)
SERVICE DISABLED VETERAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 19, 2017 May 19, 2020 6517235
Issue Date Expiration Date Vendor No.

Michelle Alder-Lenz

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-29)

GOB-FUNDED RENOVATIONS AT HOMESTEAD MIDDLE SCHOOL
LEGAL AD # 159

J.P. MORAN, INC. PLAN & SPEC CONSULTANT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
J.P. Moran, Inc.

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 29, 2017 May 29, 2020 6518980
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
J.P. Moran, Inc.

IS OWNED AND CONTROLLED BY A(N)
WOMEN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 29, 2017 May 29, 2020 6518980
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"


SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-29)

GOB-FUNDED RENOVATIONS AT HOMESTEAD MIDDLE SCHOOL
LEGAL AD # 159

S&F ENGINEERS, INC.
STRUCTURAL CONSULTANT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate
THIS CERTIFIES THAT

S & F ENGINEERS INC.

TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLICSCHOOL BOARD POLICY 6320.02


April 28, 2016
Issue Date

April 28, 2019
Expiration Date

6520701
Vendor No.

Brian Williams, CEO Development Officer
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate
THIS CERTIFIES THAT

S & F ENGINEERS INC.

IS OWNED AND CONTROLLED BY AN

ASIAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLICSCHOOL BOARD POLICY 6320.02

April 28, 2016
Issue Date

April 28, 2019
Expiration Date

6520702
Vendor No.

Brian Williams, CEO Development Officer
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-29)

GOB-FUNDED RENOVATIONS AT HOMESTEAD MIDDLE SCHOOL
LEGAL AD # 159

O.R. PAINTING, INC. ESTIMATING/OUTREACH CONSULTANT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
O.R. Painting Inc.

OWNED AND CONTROLLED FIRM, PURSUANT TO

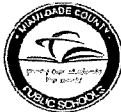
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 23, 2017 October 23, 2020 6519399
Issue Date Expiration Date Vendor No.

Michelle Rhodes-Lang

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
O.R. Painting Inc.

IS OWNED AND CONTROLLED BY A(N)
NATIVE AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 23, 2017 October 23, 2020 6519399
Issue Date Expiration Date Vendor No.

Michelle Rhodes-Lang

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132