

Office of School Facilities
Raul F. Perez, Chief Facilities Design and Construction Officer

SUBJECT: AWARD TO THORNTON CONSTRUCTION COMPANY, INC. THE GENERAL OBLIGATION BOND FUNDED PHASE I, K-8 CONVERSION AT BISCAYNE GARDENS ELEMENTARY SCHOOL/THOMAS JEFFERSON MIDDLE SCHOOL; PROJECT NUMBER 01432800; AND THE PHASE II REPLACEMENT OF BUILDING 01 AT PALM SPRINGS NORTH ELEMENTARY SCHOOL; PROJECT NUMBER 01775600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background:

On September 21, 2020, a solicitation was published to competitively bid (Hard Bid) construction for the General Obligation Bond (GOB) funded Phase I building replacement project at Biscayne Gardens Elementary School/ Thomas Jefferson Middle School, and the Phase II building replacement project at Palm Springs North Elementary School. Bids have been received and this item provides a recommendation for award to the lowest responsive, responsible bidder.

Fourteen (14) pre-qualified contractors attended the mandatory pre-bid conference conducted on October 7, 2020 for Biscayne Gardens Elementary School/ Thomas Jefferson Middle School. Sixteen (16) pre-qualified contractors attended the mandatory pre-bid conference conducted on October 7, 2020 for Palm Springs North Elementary School. Nine (9) sealed bids were received and these were opened on October 29, 2020, at the Center for Professional Learning located at 525 N.W. 147 Street, Miami, Florida. The District staff from the Office of School Facilities and staff from the Office of Economic Opportunity witnessed the bid opening.

After careful review and analysis of the bid tabulation (see Attachment A), it was determined that the most cost-effective option is to award the combination bid (Project A & Project B) to Thornton Construction Company, Inc. (Thornton) for a Base Bid price of \$15,413,714.00, inclusive of: Biscayne Gardens Elementary School/ Thomas Jefferson Middle School - \$8,014,261.00 and Palm Springs North Elementary School- \$7,399,453.00. No deductive alternates are being taken; however, the award amount is being reduced by

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\$308,274.28 as a result of sales tax savings generated by the District's Direct Materials Procurement Program. Consequently, District Staff and the Project Architect, Silva Architects LLC., recommend awarding the project to Thornton in the amount of \$15,105,439.72.

The contract provides for compliance with Small Business, Micro Business and Minority Owned Business Utilization Goals. The Office of School Facilities Construction staff reviewed the SBE, MBE and M/WBE certification status of all subcontractors and verified the existence of a Letter of Intent for each, outlining roles and responsibilities.

Project A: Biscayne Gardens Elementary School/ Thomas Jefferson Middle School

Small/ Micro Business Utilization:

A mandatory S/MBE participation goal of 15.05% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee).

Minority/Women Business Enterprise Utilization:

A mandatory M/WBE participation goal of 9.95%; encompassing African American, Native American and Asian American firms; was established for this project (as determined by the M-DCPS Goal Setting Committee).

Identified below are the S/MBE and M/WBE firms that Thornton will use on the project. Additional S/MBE and/or M/WBE subcontractors may be included in the project as the contractor finalizes awarding of all the subcontracts.

OEO staff confirmed the S/MBE and M/WBE Certification status of the prime firm and each sub-contractor and verified the Participation Letters of Intent outlining roles and responsibilities. The following table details firms that Thornton will use on the project:

S/MBE & M/WBE UTILIZATION- Project A					
PRIME FIRM: Thornton is a pre-qualified M/WBE firm (expires on 7/29/2022):					
SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	M/WBE- VBE CERTIFICATION CATEGORY & EXPIRATION	S/MBE CERTIFICATION CATEGORY & EXPIRATION	CONTRACTED CONSTRUCTION S/MBE (%)	CONTRACTED CONSTRUCTION M/WBE (%)
Electrical Alliance corporation	Electrical	AA 4-12-22	SBE T1 4-12-22		12.35%
Maestre Construction	Earthwork	HA 10-18-22	SBE T1 10-18-22	6.77%	
Rgen Enterprises LLC DBA Cool Water Air Conditioning	HVAC	HA 5-22-23	SBE T1 5-22-23	16.42%	
TOTAL PARTICIPATION				23.19%	12.35%

Project B: Palm Springs North Elementary School

Small/ Micro Business Utilization:

A mandatory S/MBE participation goal of 16.47% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee). Identified below are the S/MBE firms that Thornton will use on the project.

Minority/Women Business Enterprise Utilization:

A mandatory M/WBE participation goal of 8.53%; encompassing African American, Native American and Asian American firms; was established for this project (as determined by the M-DCPS Goal Setting Committee).

Identified below are the S/MBE and M/WBE firms that Thornton will use on the project. Additional S/MBE and/or M/WBE subcontractors may be included in the project as the contractor finalizes awarding of all the subcontracts.

OEO staff confirmed the S/MBE and M/WBE Certification status of the prime firm and each sub-contractor and verified the Participation Letters of Intent outlining roles and responsibilities. The following table details firms that Thornton will use on the project:

S/MBE & M/WBE UTILIZATION- Project B					
PRIME FIRM: Thornton is a pre-qualified M/WBE firm (expires on 7/29/2022):					
SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	M/WBE- VBE CERTIFICATION CATEGORY & EXPIRATION	S/MBE CERTIFICATION CATEGORY & EXPIRATION	CONTRACTED CONSTRUCTION S/MBE (%)	CONTRACTED CONSTRUCTION M/WBE (%)
Access Builders, Inc.	Electrical Scope	HA 7-22-22	SBE T2 7-22-22	11.03%	
Amion Enterprises International, Corp.	Ceiling, Flooring & Doors	AA 9-7-22	SBE T1 9-7-22		7.7%
Maestre Construction, Inc.	Earthwork	HA 10-18-22	SBE T1 10-18-22	8.03%	
Supreme Ceiling & Interiors, Inc.	Flooring	AA 5-29-20	SBE T1 5-29-20		1.7%
TOTAL PARTICIPATION				19.06%	9.4%

LEGEND:

AA	African American	SBE-T1	Small Business Enterprise Tier 1
HA	Hispanic American	SBE-T2	Small Business Enterprise Tier 2
M/WBE	Minority/Women Business Enterprise	S/MBE	Small/Micro Business Enterprise

Local Workforce Utilization:

Thornton will provide Local Workforce Utilization of 20% for Construction within a 10-mile radius for both Project A and Project B (as determined by the M-DCPS Goal Setting Committee).

The Office of Economic Opportunity shall monitor the above-stated goals for compliance.

Thornton is required to report monthly on SBE/MBE and M/WBE Utilization to OEO. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System.

Project A: Biscayne Gardens Elementary School/ Thomas Jefferson Middle School

Description and Scope

Thomas Jefferson Middle School is located at 525 N.W. 147 Street, Miami, Florida, 33168. Biscayne Gardens Elementary School is located at 560 N.W. 151 Street, Miami, Florida, 33169. Both schools share the same parcel of land and will be merged and converted into a K-8 facility. This is the first Phase of that conversion. This building addition will be on the Middle School side. The site is bordered on the north by Northwest 151 Street, on the east by Northwest 5 Avenue, on the west by Northwest 6 Avenue, and on the south by Northwest 147 Street. The existing school was built in 1958 with additions constructed afterwards and is currently comprised of eleven (11) permanent buildings situated on an approximately 18.5-acre parcel of land. The facility has a permanent capacity of 924 student stations and will have a total of 1,478 student stations upon completion.

Project Scope:

The proposed scope of work for this project includes the construction of a new 34,500 square foot, two-story building addition including but not limited to include:

- ❖ Satellite Administration Suite
- ❖ Ten (10) Primary Classrooms
- ❖ Seventeen (17) Intermediate Classrooms
- ❖ New covered walkways
- ❖ New chiller and cooling tower replacement at Thomas Jefferson Middle
- ❖ New entry plaza
- ❖ New parent drop-off
- ❖ New hardcourts
- ❖ New Physical Education shelter
- ❖ Associated site and infrastructure improvements

Project Schedule:

The timeline for this project is as follows:

- Award Construction November 18, 2020
- Substantial Completion November 17, 2021
- Final Completion/Acceptance December 17, 2021

Project Funding:

Fund 351000; Object: 568000; Location: 1036100; Program: 18510000; Function: 740000

Fund 351000; Object: 563000; Location: 1036100; Program: 18510000; Function: 740000

Fund 370000; Object: 568000; Location: 1036100; Program: 18510000; Function: 740000

PROJECT B: Palm Springs North Elementary School

Description and Scope

Palm Springs North Elementary School is located at 17615 N.W. 82 Avenue, Miami, Florida, 33015. The site is bordered on the north by Northwest 178 Street, on the east by Norman and Jean Reach Park, on the west by Northwest 82 Avenue, and on the south by Northwest 176 Street. The existing school was built in 1969 with additions constructed afterwards and is currently comprised of eight (8) permanent buildings, situated on an approximately 26.6-acre parcel of land. The facility has a permanent capacity of 1,085 student stations and will have a total of 1,551 student stations upon completion.

Project Scope:

The proposed scope of work for this project includes the construction of a new 24,500 square foot, two-story building addition including but not limited to include:

- ❖ Satellite Administration Suite
- ❖ Eight (8) Primary Classrooms
- ❖ Seventeen (17) Intermediate Classrooms
- ❖ Media Center
- ❖ New covered walkways
- ❖ New stand-alone, air-cooled chiller
- ❖ New courtyard
- ❖ New parking area
- ❖ Associated site and infrastructure improvements

Project Schedule:

The timeline for this project is as follows:

- Award Construction November 18, 2020
- Substantial Completion October 18, 2021
- Final Completion/Acceptance November 18, 2021

Project Funding:

Fund 351000; Object: 563000; Location: 1428100; Program: 22230000; Function: 740000
Fund 369000; Object: 568000; Location: 1428100; Program: 22230000; Function: 740000
Fund 302000; Object: 563000; Location: 1428100; Program: 22230000; Function: 740000
Fund 370000; Object: 568000; Location: 1428100; Program: 22230000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for Thornton Construction Company, Inc. is Mr. Thomas Thornton. The firm is located at 13290 N.W. 42 Avenue, Opa-Locka, Florida 33054.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida award to Thornton Construction Corporation, Inc., the General Obligation Bond funded Phase I, K-8 conversion at Biscayne Gardens Elementary School/ Thomas Jefferson Middle School; Project Number 01432800; and the Phase II replacement of Building 01 at Palm Springs North Elementary School; Project Number 01775600; on the basis of the lowest, combined, adjusted Base Bid in the amount of \$15,105,439.00.

RFP:ed



BID TABULATION RESULTS

ATTACHMENT A

BID: BISCAYNE GARDENS ES/THOMAS JEFFERSON MIDDLE SCHOOL, Project No. 01432800
AND PALM SPRINGS NORTH ELEMENTARY SCHOOL, Project No. 01775600

BID OPENING DATE: OCTOBER 29, 2020

<u>BIDDER</u>	<u>5% BID BOND</u>	<u>TSA</u>	<u>ADDENDUM</u>	<u>BASE BID</u>	<u>DEDUCTIVE ALTERNATES</u>
PROJECT A: BISCAYNE GARDENS ES/THOMAS JEFFERSON MS					
Thornton Construction Company, Inc. 4300 Biscayne Blvd, Ste 207 Miami, Florida 33137	Included	Y	Y	\$8,029,261.00	1) (\$53,390.00) 2) (\$26,800.00)
H.A. Contracting Corp. 9500 NW 12 Street, Bay 1 Miami, FL 33172	Included	Y	Y	\$8,220,000.00	1) (\$65,000.00) 2) (\$250,000.00)
Florida Lemark Corp. 9627 South Dixie Highway Miami, Florida 33156	Included	Y	Y	\$8,226,556.36	1) left blank 2) left blank
OHL Building, Inc. 9675 NW 117 Ave., Ste 108 Miami, FL 33178	Included	Y	Y	\$8,698,000.00	1) (\$22,700.00) 2) (\$13,500.00)
Veitia Padron Inc. 4444 SW 71 Ave., Ste 101B Miami, Florida 33155	Included	Y	Y	\$8,966,711.00	1) (\$15,000.00) 2) (\$28,000.00)
TGSV Enterprises, Inc. 1301 W. 68 Street Suite A Hialeah, FL 33014	Included	Y	Y	\$9,037,670.00	1) left blank 2) left blank
The BEC Group Services 9145 Madeira Avenue Suite#310 Coral Gables, FL 33134	Included	Y	Y	\$9,308,056.00	1) left blank 2) left blank



BID TABULATION RESULTS

ATTACHMENT A

PROJECT B: PALM SPRINGS NORTH ELEMENTARY SCHOOL

Thornton Construction Company, Inc. 4300 Biscayne Blvd, Ste 207 Miami, Florida 33137	Included	Y	Y	\$7,414,453.00	1) (\$50,000.00)
Florida Lemark Corp. 9627 South Dixie Highway Miami, Florida 33156	Included	Y	Y	\$7,758,547.03	1) (\$30,000.00)
Titan Construction Grp. 1401 SW 1 Street, Ste.212 Miami, FL 3135	Included	Y	Y	\$8,004,000.00	1) left blank
West Construction, Inc. 820 North 4th Street Lantana, Florida 33462	Included	Y	Y	\$8,136,874.00	1) (\$90,455.00)
TGSV Enterprises, Inc. 1301 W. 68 Street Suite A Hialeah, FL 33014	Included	Y	Y	\$8,212,125.00	1) left blank
Veitia Padron Inc. 4444 SW 71 Ave., Ste 101B Miami, Florida 33155	Included	Y	Y	\$8,296,711.00	1) (\$75,000.00)
H.A. Contracting Corp. 9500 NW 12 Street, Bay 1 Miami, FL 33172	Included	Y	Y	\$8,375,000.00	1) (\$104,000.00)
OHL Building, Inc. 9675 NW 117 Ave., Ste 108 Miami, FL 33178	Included	Y	Y	\$8,399,000.00	1) (\$35,100.00)
The BEC Group Services 9145 Madeira Avenue Suite#310 Coral Gables, FL 33134	Included	Y	Y	\$8,985,072.00	1) left blank



BID TABULATION RESULTS

ATTACHMENT A

PROJECT A + PROJECT B COMBINED

<p>Thornton Construction Company, Inc. 4300 Biscayne Blvd, Ste 207 Miami, Florida 33137</p>	<p>Included</p>	<p>Y</p>	<p>Y</p>	<p>\$15,413,714.00</p>
<p>Florida Lemark Corp. 9627 South Dixie Highway Miami, Florida 33156</p>	<p>Included</p>	<p>Y</p>	<p>Y</p>	<p>\$15,985,108.40</p>
<p>H.A. Contracting Corp. 9500 NW 12 Street, Bay 1 Miami, FL 33172</p>	<p>Included</p>	<p>Y</p>	<p>Y</p>	<p>\$16,595,000.00</p>
<p>OHL Building, Inc. 9675 NW 117 Ave., Ste 108 Miami, FL 33178</p>	<p>Included</p>	<p>Y</p>	<p>Y</p>	<p>\$17,097,000.00</p>
<p>TGSV Enterprises, Inc. 1301 W. 68 Street Suite A Hialeah, FL 33014</p>	<p>Included</p>	<p>Y</p>	<p>Y</p>	<p>\$17,100,000.00</p>
<p>Veitia Padron Inc. 4444 SW 71 Ave., Ste 101B Miami, Florida 33155</p>	<p>Included</p>	<p>Y</p>	<p>Y</p>	<p>\$17,263,422.00</p>
<p>The BEC Group Services 9145 Madeira Avenue Suite#310 Coral Gables, FL 33134</p>	<p>Included</p>	<p>Y</p>	<p>Y</p>	<p>\$18,293,128.00</p>