

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

**SUBJECT:                   AWARD GUARANTEED MAXIMUM PRICE (GMP)  
THORNTON CONSTRUCTION COMPANY, INC., FOR THE  
GENERAL OBLIGATION BOND FUNDED RENOVATIONS  
AND REPAIRS PROJECT AT MIAMI SUNSET SENIOR  
HIGH SCHOOL, LOCATED AT 13125 SW 72ND STREET  
MIAMI, FL 33183; PROJECT NO. 01339300**

**COMMITTEE:               FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC**

**BLUEPRINT:               EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Background

At its meeting of June 17, 2015 (Item F-31), the Board commissioned Thornton Construction Company, Inc. (Thornton) as the Construction Management At-Risk (CMR) firm for the renovations and repairs of Miami Sunset Senior High School. This project is for the construction, renovation and remodeling of portions of the existing facility and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On July 21, 2015, seventy-six (76) sealed subcontractor bids were received and opened at the Miami-Dade County School Board SBAB Offices, Room 307. The Project Architect and staff from the Offices of School Facilities Construction witnessed the bid opening and tabulation process. Negotiations with Thornton concluded successfully and the GMP agreed to for this project is \$5,557,859.00, which includes an Owner's contingency of \$259,028.00. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small and Micro Businesses Utilization Goals. M-DCPS Office of Economic Opportunity (OEO) 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.

Small/Micro Business S/MBE Utilization:

The S/MBE participation goals established for this project were 10% for Construction Management and 20% for Construction. The following table details S/MBE firms that Thornton will use on the project:

**F-35**

## S/MBE UTILIZATION

SUB-CONSULTANT FIRMS (Construction Services)	ROLE / RESPONSIBILITY	MWBE CERTIFICATIO N CATEGORY	SBE/ MBE CERTIFICATIO N CATEGORY	CONTRACT ED (%) Construction	CONTRACT ED (%) Const.
A Green World Construction, Inc.	Construction Management Services	W	SMBE		10%
Gomez & Son Fence Corp.	Fencing	HA	SBE2	0.47%	
Daybreak Design Build Group, LLC	Concrete	AA	SMBE	2.54%	
Remior Industries, Inc.	Misc. Metals	HA	SBE2	0.09%	
Bergolla, Inc	Acoustical Ceiling	HA	SBE1	4.03%	
Right Way Painting, Inc.	Painting	HA	SMBE	3.29%	
Manny & Lou Plumbing Contractors, Inc.	Plumbing	HA	SBE1	17.56%	
<b>TOTAL PARTICIPATION</b>				<b>27.98%</b>	<b>10%</b>

**LEGEND:**

- HA Hispanic-American
- AA African-American
- W Women
- SMBE Small Micro Business Enterprise
- SBE1 Small Business Enterprise – Tier 1
- SBE2 Small Business Enterprise – Tier 2

Local Workforce Utilization:

Thornton will provide Local Workforce Utilization of 20% for Construction within a county-wide area.

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

Description and Scope

Existing Campus:

Miami Sunset Senior High School is a Senior High School facility located at 13125 SW 72nd Street. The facility is bordered on the south by SW 72nd Street, on the east by

SW 129th Avenue, on the west by SW 132nd Avenue, and the north by private residential development. The existing original school was built in 1977. Additions were later built in 1994 and 2001.

The existing School site consists of eleven (11) buildings arranged on an approximately 32 acre site. The facility has a permanent capacity of 2,519 student stations and 450 "Satisfactory" student station capacity in 28 existing portable buildings.

**Project Scope:**

The scope of work for this project includes, but is not limited; interior renovations and remodeling work at the existing facility, replacement of existing corridor ceilings and lighting, HVAC ductwork upgrades and new domestic waterline distribution throughout facility, renovations of restrooms, new CCTV Production Studio, new covered Bus Drop-off, new competition running track with associated amenities, exterior painting of facility, demolition of existing portables, and other miscellaneous repairs and renovations scope.

**Project Schedule:**

The timeline for this project is as follows:

- Award GMP Sept. 9, 2015
- Substantial Completion August 21, 2016
- Final Completion/Acceptance October 21, 2016

**Project Funding-General Obligation Bond:**

Fund: 351000: Object: 568000: Location: 1753100: Program: 26780000: Function: 740000

**Principal:**

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

**RECOMMEND:** That The School Board of Miami-Dade County, Florida approve the Guaranteed Maximum Price contract for Thornton Construction Company, Inc., for the General Obligation Bond funded renovations and repairs project at Miami Sunset Senior High School located at 13125 SW 72 Street, Miami, FL 33183, Project No. 01339300 in the amount of \$5,557,859, which includes owner's contingency in the amount of \$259,028.

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