

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

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE (GMP) TO THORNTON CONSTRUCTION COMPANY, INC. FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS PROJECT AT SHENANDOAH MIDDLE SCHOOL (PHASE I), LOCATED AT 1950 SW 19 STREET, MIAMI, FLORIDA 33145; PROJECT NO. 01339000.

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background:

At its meeting of January 14, 2015 (Item F-27), the Board commissioned Thornton Construction Company, Inc. (Thornton Construction) as the Construction Management At-Risk (CMR) firm for the renovations and repairs of Shenandoah Middle School. This project is for Phase I of 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 October 28, 2015, sixty three (63) sealed subcontractor bids were received and opened at the Miami-Dade County School Board SBAB offices, Room 321. The Project Architect and staff from the Offices of School Facilities Construction witnessed the bid opening and tabulation process. Negotiations with Thornton Construction concluded successfully and the GMP agreed to for this project is \$4,972,144, which includes an Owner's contingency of \$238,293. 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. The M-DCPS Office of Economic Opportunity staff reviewed the S/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 20% for Construction Management and 25% for Construction (as determined by the M-DCPS Goal Setting Committee). The following table details S/MBE firms that Thornton Construction will use on the project:

S/MBE UTILIZATION

SUB-CONSULTANT FIRMS (Construction Services)	ROLE / RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATION CATEGORY	CONTRACTED (%) Construction	CONTRACTED (%) Const. Mgmt.
All Points Design Corp.	Cabinets	HA	MBE	1.78 %	
De La Rosa Painting, Inc.	Painting	HA	MBE	4.82%	
New Generation Custom Window Treatment	Window Treatment	AA	MBE	1.26 %	
The Stout Group	Asphalt Patch	HA	MBE	0.45 %	
Vassell Tile & Marble	Flooring	AA	MBE	0.84 %	
Bergolla, Inc.	Acoustical Ceiling	HA	SBE 1	0.86 %	
Solo Air Conditioning & Heating Co., Inc.	HVAC	HA	SBE 1	37.20%	
Remoir Industries	Misc. Metals	HA	SBE 2	3.55%	
A Green World Construction, Inc.	Construction Management Services	W	MBE		20%
TOTAL PARTICIPATION				50.76%	20%

LEGEND:

- AA African American
- HA Hispanic
- W Women
- MBE Micro Business Enterprise
- SBE 1 Small Business Enterprise Tier 1
- SBE 2 Small Business Enterprise Tier 2

Local Workforce Utilization:

Thornton Construction will provide Local Workforce Utilization of 20% for Construction within a county-wide area (as determined by the M-DCPS Goal Setting Committee).

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

) Description and Scope

Existing Campus:

Shenandoah Middle School is a facility located at 1950 SW 19 Street, Miami, FL 33145. The facility is bordered on the south by SW 20 Street, on the east by SW 19 Avenue, on the west by SW 21 Avenue, and the north by SW 19 Street. The existing original school was built in 1942.

The existing School site consists of three (3) buildings arranged on an approximately 11 acre site. The facility has a permanent capacity of 1,326 student stations.

Phase I Project Scope:

The scope of work for this project includes, but is not limited to; exterior painting, selective re-roofing (including downspouts), HVAC replacement in classrooms, window and exterior door replacement, structural repairs, handrail/ railing replacement, metal stair replacement, door hardware and frame replacement, complete kitchen HVAC installation, and other miscellaneous improvements throughout the facility.

Project Schedule:

) The timeline for this project is as follows:

- Award GMP December 2, 2015
- Substantial Completion May 04, 2017
- Final Completion/Acceptance June 04, 2017

Project Funding-General Obligation Bond:

Fund: 351000: Object: 568000: Location: 1684100: Program: 25350000: 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 Blvd., 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 project at Shenandoah Middle School (Phase I) located at 1950 SW 19 Street, Miami, FL 33145, Project No. 01339000 in the amount of \$4,972,144, which includes owner's contingency in the amount of \$238,293.

RFP:ed