

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

SUBJECT: COMMISSIONING OF THORNTON CONSTRUCTION COMPANY, INC. AS THE CONSTRUCTION MANAGEMENT AT-RISK (CMR) FIRM FOR GENERAL OBLIGATION BOND (GOB) FUNDED RENOVATIONS AND PHYSICAL EDUCATION (PE) SHELTER REPLACEMENT AT GRATIGNY ELEMENTARY SCHOOL, LOCATED AT 11905 NORTH MIAMI AVENUE, MIAMI, FLORIDA 33168, PROJECT NO. 01433600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In October 2015, Request for Qualifications (RFQ) #129 was published to competitively select a Construction Management at-Risk (CMR) firm for each of the following three 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 Revision dated September 3, 2015):

- Renovations at Hialeah-Miami Lakes Senior School - Project No. 01326600
- Renovations at Miami Springs Middle School - Project No. 01434900
- Renovations and Physical Education (PE) Shelter Replacement at Gratigny Elementary School - Project No. 01433600

A fourth project advertised in RFQ #129 (Classroom Building 09 Replacement and Renovations at Biscayne Gardens Elementary School – Project No. 01432800) was removed from this solicitation to be re-advertised at a later date.

Fourteen firms responded to the solicitation. Two firms were not evaluated due to incomplete submittals; twelve firms were evaluated, and eight firms were short-listed to interview for the projects. On January 26, 2016, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Link Construction Group, Inc. ^(a)
2	Turner Construction Company
3	Thornton Construction Company, Inc. ^(a)
4	Stobs Bros. Construction Company
5	T & G Corporation dba T & G Constructors ^(a)
6	MCM
7	Veitia Padron Incorporated ^{(a)(b)}

Notes:

1. J.R.T. Construction, Company withdrew from the interviews on January 25, 2016.
2. (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
3. (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE) Certificate.

This solicitation includes mandatory SMBE Subconsultant and Subcontracting Goals, and a Local Workforce Utilization Goal for this Project (determined by the M-DCPS Goal Setting Committee), as follows:

SMBE Subconsultant and Subcontracting Goals			Local Workforce Utilization
Preconstruction	Construction	Construction Management	
10%	20%	15%	20% - 7.5 mile radius

Selection

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project; the second-ranked firm for the second-valued project; and the third-ranked firm for the third-valued project.

Thornton Construction Company, Inc. (Thornton), was ranked third and, therefore, negotiated for the third-valued GOB funded Renovations and Physical Education (PE) Shelter Replacement project at Gratigny Elementary School. The highest and second-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with the firm were successfully concluded and Thornton has agreed to provide the required CMR Preconstruction Services, as follows:

Project Scope

The preliminary scope of work consists of campus-wide, miscellaneous renovations including, but not limited to:

- Demolition of Building 09 (flammable storage and PE storage) replacement of Building 10 (previously demolished) with new PE Shelter including two storage rooms, flammable storage and two toilet rooms;
- Demolition of 9 portables and site restoration;
- Site-related: provide additional parking (approximately 28 spaces); resurface and restripe basketball courts; replace goal standards, replace playground surface/equipment; provide new shade structure for playground; new covered walkway to connect drop-off area to main building;
- Window replacement, flooring replacement;
- HVAC system-wide replacement, including controls;
- Group restroom renovations including replacement of fixtures/finishes; repair/replace sanitary sewer system, and domestic water piping;
- Kitchen repairs;
- New Security Alarm System;
- Electrical upgrades and other selective exterior/interior renovations; and
- Selective exterior paint.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. New construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

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 and M/WBE certification status of each subconsultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

PRIME FIRM: Thornton is a M-DCPS Certified Hispanic-American Owned Business SUBCONSULTANTS FIRM NAME:	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SBE/SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Davis Construction Solutions, Inc.	Scheduling	African-American	Micro Business Enterprise	2.5%
Green-Energy-Products LLC	HVAC / Lighting Control Review	Service-Disabled Veteran	Micro Business Enterprise	2.5%
A Green World Construction, Inc.	Estimation Services	Woman	Micro Business Enterprise	2.5%
Metco Southeast, LLC	Plan Review	Asian-American	Small Business Enterprise Tier 1	2.5%
TOTAL PARTICIPATION FOR PRECONSTRUCTION (M-DCPS Mandatory Goal 10%)				10.0%

Construction Budget: \$3,069,592 (GOB funded)

Project Schedule

Thornton has agreed to the following Architect’s document submittal schedule and CMR deliverables:

- Final Scope Definition Program: April 06, 2016
- Phase I - Schematic Design: May 20, 2016
- Phase - II/III Construction Documents 50% complete: July 05, 2016
- Phase - II/III Construction Documents 100% complete: August 26, 2016

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): January 18, 2017
- Construction - Substantial Completion by: August 2018
- Final Completion by: September 2018

Terms & Conditions

1. Thornton has agreed to a lump sum fee for CMR Preconstruction Services of \$28,300, which represents approximately 0.92% of the Construction Budget of \$3,069,592. 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 Preconstruction Services set forth in the Agreement shall be borne solely by the CMR. Preconstruction Services fees shall be paid based on completion of the following listed phases/deliverables:

PRECONSTRUCTION SERVICES	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$5,660
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$7,075
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$8,490
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$7,075
TOTAL PRECONSTRUCTION FEE:	\$28,300

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

2. The CMR agrees to provide the requisite Preconstruction Services for this project, including, but not limited to, the following:
 - Review all design and construction documents prepared by the Architect/Engineer of Record, 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 Architect/Engineer to ensure that all the 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 subcontractors, material suppliers, and equipment vendors.
3. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.

4. Upon completion of the Preconstruction Services, the CMR firm shall negotiate a GMP for the construction project. If accepted, staff will submit the negotiated GMP for Board approval.
5. The CMR shall maintain no less than a \$1 million 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.
6. 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.
7. The CMR is required to submit a monthly report to the Office of Economic Opportunity documenting compliance with the Mandatory Small/Micro Business Enterprise Utilization Goals for Subconsultants and Subcontractors.
8. 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:

<u>Committee Members</u>	<u>Representing</u>
Thomas Spaulding, ABC Committee Member	Superintendent of Schools
Lino Fernandez, Project Manager	Office of School Facilities
Rodney Williams, Project Manager	Office of School Facilities
Dwayne Mingo, Supervisor - Maintenance	Office of School Facilities - Maintenance
Harry Munoz, Building Official	Educational Facilities Code Compliance
Dr. Alexis Martinez, Region Administrative Dir.	Office of District School Operations
Michelle Hicks-Levy, Executive Director	Office of Economic Opportunity
Meriel Seymore, ABC Committee Member	Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Carlton Crawl, Professional Selection Analyst of A/E Selection & Negotiations acted as the Facilitator (non-voting) for the interviews and chief negotiator during negotiations.

Project Funding (GOB)

Fund: 351000 Object: 568000 Location: 1224100 Program: 20190000 Function: 740000

Prior Commissioning Actions

The Board has commissioned Thornton for the following service within the last three years:

- CMR for Miscellaneous Projects with Construction Values up to \$2 million each for 4 years with extensions at the Option of the Board
Commissioned: January 18, 2012

Extension at the Option of the Board for 2 years, January 17, 2016 through January 17, 2018

- CMR at Arcola Lake Elementary School
GOB funded Renovations - Project No. 01432500
Preconstruction Services Commissioned: October 14, 2015
- CMR at Gulfstream Elementary School
GOB funded Renovations - Project No. 01442700
Preconstruction Services Commissioned: July 15, 2015
- CMR at Miami Sunset Senior School
GOB funded Renovations - Project No. 01339300
Preconstruction Services Commissioned: June 17, 2015
- CMR at Shenandoah Middle School – Phase I
GOB funded Renovations - Project No. 01339000
Preconstruction Services Commissioned: January 14, 2015

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 4300 Biscayne Blvd., Suite 207, Miami, Florida 33137.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Thornton Construction Company, Inc., as the Construction Management at-Risk firm for General Obligation Bond funded Renovations and Physical Education (PE) Shelter Replacement at Gratigny Elementary School, located at 11905 North Miami Avenue, Miami, Florida 33168, Project No. 01433600, as follows:

- 1) a lump sum fee of \$28,300 for Preconstruction Services; and
- 2) the project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:cc