

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

**SUBJECT:**                   **AWARD GUARANTEED MAXIMUM PRICE TO THORNTON CONSTRUCTION COMPANY, INC., FOR THE GENERAL OBLIGATION BOND FUNDED ADDITION PROJECT AT GULFSTREAM ELEMENTARY SCHOOL, LOCATED AT 20900 S.W. 97 AVENUE, CUTLER BAY, FLORIDA 33189; PROJECT NUMBER 01442700**

**COMMITTEE:**               **FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC BLUEPRINT:**           **EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Background:

At its meeting of July 15, 2015 (Item F-25), the Board commissioned Thornton Construction Company, Inc. (Thornton), as the Construction Management At-Risk (CMR) firm for the addition to replace portables at Gulfstream Elementary School. As part of their pre-construction services, Thornton has worked closely with the Project Architect in developing construction documents by providing scheduling, as-built verification, constructability reviews and cost estimating services. This project includes a building addition and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On September 27, 2016, seventy-four (74) sealed subcontractor bids were received and opened at the School Board Administration Building. The Project Architect and staff from the Office 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 \$3,427,235, which includes an Owner's Contingency of \$97,350. 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 15% for Construction Management and 20% for Construction (as determined by the M-DCPS Goal Setting Committee). The following table details S/MBE firms that Thornton will use on the project:

<b>S/MBE UTILIZATION</b>					
<b>SUB-CONSULTANT FIRMS (Construction Services)</b>	<b>ROLE/RESPONSIBILITY</b>	<b>MWBE CERTIFICATION CATEGORY</b>	<b>SBE/MBE CERTIFICATION CATEGORY</b>	<b>CONTRACTED (%) Construction</b>	<b>CONTRACTED (%) Const. Mgmt.</b>
Arso Enterprises, Inc.	Aluminum Windows	HA	SBE 1	4.25%	
Bergolla, Inc.	Acoustical Ceiling	HA	SBE 1	.62%	
De La Rosa Painting	Painting	HA	MBE	1.18%	
Electrical Alliance Corporation	Electrical	AA	SBE 1	22.81%	
Jireh Concrete & Framing, LLC.	Concrete Masonry	HA	MBE	17.77%	
JJAS Door Installation, Inc.	Steel Doors, Frames, Hardware & Labor	HA	MBE	.93%	
New Generation Custom Window Treatments	Window Treatments	AA	MBE	.36%	
Premiere Air Conditioning & Refrigeration, Inc.	HVAC Systems	HA	SBE 1	8.61%	
Richlin Plumbing, Inc.	Plumbing	NM	MBE	4.23%	
Triangle Fire, Inc.	Fire Extinguisher	HA	SBE 2	.03%	
Vassel Tile & Marble, Inc.	Flooring	AA	MBE	4.78%	
Gamax Consulting, Inc.	Scheduling	HA	MBE		15%
<b>TOTAL PARTICIPATION</b>				<b>65.57%</b>	<b>15%</b>

**LEGEND:**

AA African American  
HA Hispanic  
NM Non Minority

MBE Micro Business Enterprise  
SBE 1 Small Business Enterprise Tier 1  
SBE 2 Small Business Enterprise Tier 2

Local Workforce Utilization:

Thornton will provide Local Workforce Utilization of 20% for Construction within a ten-mile radius (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:

Gulfstream Elementary School is located at 20900 S.W. 97 Avenue, Cutler Bay, Florida. The facility is bordered on the north by Caribbean Boulevard, on the east by Southwest 97 Avenue, on the west by the Ronald Reagan Turnpike, and on the south by Old Cutler Road. The existing school was built in 1959 with additions constructed afterwards, and is currently comprised of 14 permanent buildings situated on an approximately 9-acre parcel of land. The facility has a permanent capacity of 699 student stations.

Project Scope:

The proposed scope of work for this project includes, but is not limited to: new classroom addition providing 198 student stations, and other miscellaneous improvements throughout.

Project Schedule:

The timeline for this project is as follows:

- Award GMP January 25, 2017
- Substantial Completion October 9, 2017
- Final Completion/Acceptance December 9, 2017

Project Funding-General Obligation Bond:

Fund 391000; Object: 568000; Location: 1232100; Program: 20280000; Function: 740000  
Fund 351000; Object: 563000; Location: 1232100; Program: 20280000; 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 4300 Biscayne Boulevard, Suite 207, Miami, Florida 33137.

**RECOMMENDED:**

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 Gulfstream Elementary School, located at 20900 S.W. 97 Avenue, Cutler Bay, Florida, 33189; Project Number 01442700, in the amount of \$3,427,235 which includes owner's contingency in the amount of \$97,350

RFP:ed