

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 NEW ADDITION, RENOVATIONS AND REPAIRS PROJECT AT ARCOLA LAKE ELEMENTARY SCHOOL, LOCATED AT 1037 N.W. 81 STREET, MIAMI, FLORIDA, 33150; PROJECT NUMBER 01432500**

**COMMITTEE:               FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of October 14, 2015 (Item F-30) the Board commissioned Thornton Construction Company, Inc. (Thornton), as the Construction Management At-Risk (CMR) firm for the new addition, renovations and repairs at Arcola Lake 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 is for the construction, renovation and repair of portions of the existing facility, and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On December 1, 2016, ninety-three (93) 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 \$3,343,811, which includes an Owner's contingency of \$142,684. 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.

**REVISED  
F-41**

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.	Glass & Glazing	HA	SBE 1	2.11%	
Bella Fiore Landscaping, LLC	Landscape & Irrigation	W	MBE	1.85%	
Curtis Painting & Waterproofing, Inc. d.b.a. Toole Corp	Paint	AA	SBE 1	3.63%	
Diaz & Russell Construction Company	Plumbing	HA	MBE	4.92%	
Ford Shutters Shades & Draperies, Inc.	Window Treatment	W	MBE	0.18%	
PYD Electric Corp.	Electric	HA	MBE	18.44%	
Solo Air Conditioning & Heating Company, Inc.	HVAC	HA	SBE 1	9.96%	
Triangle Fire, Inc.	Fire Extinguisher	HA	SBE 2	.04%	
Vassell Tile & Marble, Inc.	Flooring	AA	MBE	2.25%	
Gamax Consulting, Inc.	Schedule & Coordination	W	MBE		15%
<b>TOTAL PARTICIPATION</b>				<b>43.38%</b>	<b>15%</b>

**LEGEND:**

AA African American  
 HA Hispanic American  
 W Woman

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 10-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:

Arcola Lake Elementary School is located at 1037 N.W. 81 Street, Miami, Florida. The facility is bordered on the south by Northwest 81 Street, on the west by Northwest 11 Avenue, on the east by a single family residential area, and on the north by Northwest 83 Street. The existing school was built in 1969 with additions constructed afterwards, and is currently comprised of seven (7) permanent buildings situated on an approximately 8.75-acre parcel of land. The facility will have a permanent capacity of 708 student stations once project is completed.

Project Scope:

The proposed scope of work for this project includes, but is not limited to: demolition of existing portable; demolition of existing Building #3 including connected covered walkway; new Building #3 approximately 11,850 square feet with 10 ESE classrooms including restrooms; 4 ESE supplemental rooms; a Health Clinic with restroom, shower and associated support space; mechanical upgrades; electrical upgrades; new covered walkway leading to new Building #3 entrance; full exterior painting, and miscellaneous improvements throughout.

Project Schedule:

The timeline for this project is as follows:

- Award GMP February 15, 2017
- Substantial Completion March 1, 2018
- Final Completion/Acceptance May 1, 2018

Project Funding-General Obligation Bond:

Fund:351000; Object: 568000; Location: 1010100; Program:18240000; 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 award the Guaranteed Maximum Price contract for Thornton Construction Company, Inc. for the General Obligation Bond funded new addition, renovations and repairs project at Arcola Lake Elementary School, located at 1037 N.W. 81 Street; Miami, Florida 33150; Project Number 01432500; in the amount of \$3,343,811, which includes owner's contingency in the amount of \$142,684.

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