

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 RENOVATIONS AND REPAIRS PROJECT AT GRATIGNY ELEMENTARY SCHOOL, LOCATED AT 11905 NORTH MIAMI AVENUE, MIAMI, FLORIDA 33168; PROJECT NUMBER 01433600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background:

At its meeting of March 9, 2016 (Agenda Item F-24), the Board commissioned Thornton Construction Company, Inc. (Thornton), as the Construction Management at-Risk (CMR) firm for the renovations and repairs at Gratigny 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 September 21 and September 27, 2017, eighty-seven (87) 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 \$4,604,933.00, which includes an Owner's Contingency of \$176,409.00. 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. The Office of School Facilities Construction staff reviewed the S/MBE and M/WBE certification status of all subcontractors (see Attachment A) and verified the existence of a Letter of Intent for each, outlining roles and responsibilities.

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:

S/MBE UTILIZATION

Gratigny Elementary School:

SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATION CATEGORY	CONTRACTED (%) Construction	CONTRACTED (%) Const. Mgmt.
Electrical Alliance Corp.	Electrical	AA	SBE 1	11.16%	
Richlin Plumbing, Inc.	Plumbing	W	MBE	9.39%	
Vassell Tile & Marble	Flooring	AA	MBE	3.81%	
Gamax Consulting, Inc.	Scheduling	HA	MBE		15 %
TOTAL PARTICIPATION				24.36%	15 %

LEGEND:

AA	African American	MBE	Micro Business Enterprise
HA	Hispanic American	SBE 1	Small Business Enterprise Tier 1
W	Woman Owned		

Note: Attachment A includes applicable SBE, MBE and M/WBE certificates for the prime firm and their sub-contractors.

Local Workforce Utilization:

Thornton will provide Local Workforce Utilization of 20% for Construction within a 7.5-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:

Gratigny Elementary School is located at 11905 North Miami Avenue, Miami, Florida. The facility is bordered on the north by Northeast 121 Street, on the east by Northeast 1 Avenue, on the west by North Miami Avenue and on the south by Northeast 119 Street. The existing school was built in 1955 with additions constructed afterwards, and is currently comprised of 14 permanent buildings situated on an approximately 8-acre parcel of land. The facility has a permanent capacity of 686 student stations.

Project Scope:

The proposed scope of work for this project includes, but is not limited to: demolition of existing portables, site restoration, new Physical Education shelter including two storage rooms and one flammable storage room, resurfacing and restriping of existing basketball courts and new goal standards, new covered playground area, new covered walkways, window replacement and selective flooring replacement in classroom buildings 1 through 6, HVAC replacement including controls in buildings 1 through 6, renovation of single and group restroom (ADA compliant), domestic water piping in buildings 1 through 6, kitchen grease traps replacement, electrical upgrades, selective exterior and interior renovations, selective exterior paint, and miscellaneous upgrades throughout.

Project Schedule:

The timeline for this project is as follows:

- Award GMP December 6, 2017
- Substantial Completion July 18, 2019
- Final Completion/Acceptance September 18, 2019

Project Funding-General Obligation Bond:

Fund 351000; Object: 563000; Location: 1224100; Program: 20190000; Function: 740000
Fund 351000; Object: 568000; Location: 1224100; Program: 20190000; Function: 740000
Fund 360000; Object: 568000; Location: 1224100; Program: 15080000; 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 to Thornton Construction Company, Inc. for the General Obligation Bond funded renovations and repairs project at Gratigny Elementary School, located at 11905 North Miami Avenue, Miami, Florida 33168; Project Number 01433600, in the amount of \$4,604,933.00 which includes owner's contingency in the amount of \$176,409.00

RFP:ed