

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

**SUBJECT: COMMISSION OF THORNTON CONSTRUCTION COMPANY, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS & CLASSROOM ADDITION AT MIAMI SHORES ELEMENTARY SCHOOL, PROJECT NUMBER 01529500**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction:

In August 2018, a solicitation, Request for Qualifications (RFQ) #171, was published to competitively select Construction Management at-Risk (CMR) firms for the following General Obligation Bond (GOB) funded projects under the "Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services" (updated November 15, 2017):

- Renovations & New P.E. Shelter at Leisure City K-8 Center (K-8)  
14950 S.W. 288 Street, Miami, Florida 33033, Project No. 01529100
- Renovations at Palm Springs Elementary School (ES)  
6304 East First Avenue, Hialeah, Florida 33013, Project No. 01529700
- Renovations & Classroom Addition at Miami Shores Elementary School (ES)  
10351 N.E. 5 Avenue, Miami Shores, Florida 33138, Project No. 01529500
- Renovations at Riviera Middle School (MS)  
10301 S.W. 48 Street, Miami, Florida 33165, Project No. 01530200

Fifteen (15) firms responded to the solicitation. All fifteen (15) firms were evaluated and of those, ten (10) firms were shortlisted and invited to interview. On October 31, 2018, the shortlisted firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	M.A.C. Construction, Inc. <sup>(a) (b)</sup>
2	State Contracting & Engineering Corporation
3	Thornton Construction Company, Inc. <sup>(a)</sup>
4	Asset Builders, LLC d/b/a Messam Construction <sup>(a) (b)</sup>
5	Stobs Bros. Construction Co.
6	D. Stephenson Construction, Inc. <sup>(a)</sup>
7	Link Construction Group, Inc. <sup>(a)</sup>

<u>Rank</u>	<u>Firm</u>
8	BDI Construction Company <sup>(a)</sup>
9	Veitia Padron Incorporated <sup>(a) (b)</sup>
10	JCI International, Inc. <sup>(a) (b)</sup>

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.

This solicitation includes mandatory SBE/MBE sub-consultant, sub-contracting goals, and a Local Workforce Utilization (LWFU) Goal (determined by the M-DCPS Goal Setting Committee), as follows:

<b>SBE/MBE Sub-consultant and Sub-Contracting Goals</b>			<b>LWFU Goal (Construction)</b>
<b>Pre-construction</b>	<b>Construction</b>	<b>Construction Management</b>	
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 (Leisure City K-8), the second-ranked firm for the second-valued project (Palm Springs ES) the third-ranked firm for the third-valued project (Miami Shores ES) and the fourth-ranked firm for the fourth-valued project (Riviera MS).

Thornton Construction Company, Inc. (Thornton), was the third-ranked firm and therefore, negotiated for the third-valued GOB-funded Renovations & Classroom Addition at Miami Shores ES. The first, second and fourth-ranked firms successfully negotiated their respective projects and are also being presented to the Board under separate agenda items.

Negotiations with Thornton were successfully concluded, and Thornton has agreed to provide the required CMR Programming and Pre-construction Services, as follows:

School Profile

Miami Shores Elementary School is located at 10351 N.E. 5 Avenue, Miami Shores, Florida 33138 on approximately 8 acres. The campus is comprised of 9 permanent buildings built between 1929 and 2003 with approximately 52,924 GSF and associated covered walkways. The school campus also includes a service drive and yard, on-site staff parking, and curb-side drop-off. There are 2 portable buildings on site.

### Preliminary Project Scope:

The GOB-funded deficiencies to be addressed for this project include, but are not limited to:

- Demolition of 2 portable buildings and site restoration;
- New primary classroom addition to include 6 classrooms, 6 toilets and a custodial closet;
- Replacement of backflow preventer;
- Resurfacing and restriping of the parking lots and drives;
- Recoating and restriping of basketball courts; and replacement of basketball goals
- Addition of 20 parking spaces and walkways (as required);
- Replacement of 2 Kindergarten play areas including safety surfaces with artificial turf;
- Addition of a covered walkway to connect to Kindergarten Building;
- Selective reroofing at Building 09 & at covered walkway between Buildings 01 & 07;
- Repair of structural settlement areas at stairwell in Building 01;
- Selective replacement of exterior and interior doors;
- Selective replacement of existing acoustical ceiling, interior lighting with new Light Emitting Diode (LED) fixtures, related electrical upgrades and finishes in Buildings 01 & 09; and fly fans in Building 09;
- Replacement of interior/exterior lighting with new LED fixtures and related electrical upgrades in Buildings 04 & 08;
- Replacement of moveable partitions in Building 03;
- Replacement of group toilets, single student toilets, classroom lavatory fixtures and cabinets in Buildings 01, 02 & 03; and related domestic water and sanitary sewer upgrades;
- Replacement of existing drinking fountains & water coolers; and custodial mop sink;
- Repair of stage wood flooring, upgrade of stage lighting and replacement of auditorium sound system in Building 09;
- Installation of additional security cameras in Buildings 01 & 09;
- Replacement of fixed shelving storage cabinets in Building 02;
- Campus-wide HVAC system replacement including Direct Digital Controls, exhaust fans and electrical upgrades (as required);
- Replacement of electrical panelboards and exterior electrical enclosure;
- Upgrade of fire alarm system;
- Miscellaneous electrical upgrades including selective replacement of electrical wiring and receptacles in Buildings 01, 02 & 05; and
- Selective exterior/interior paint.

### Scope of Services:

The CMR is required to provide Pre-construction Services (during all phases of programming and design) including Guaranteed Maximum Price (GMP) proposal(s) and guaranteed completion date(s). If the GMP is awarded, the CMR must secure appropriate surety bonding pursuant to Florida Statute 255.05 and must hold construction sub-contracts. If the GMP(s) is not awarded, the Board may select another CMR under the

original solicitation, re-advertise the required services or select an alternate construction delivery method.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

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/MBE and M/WBE certification status of the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding, outlining their role and responsibility, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS				
PRIME FIRM: Thornton is certified as a HA (certificate expires 7-9-2019)				
SUB-CONSULTANTS FIRM NAME	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE (*) CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT
Daybreak Design Build Group, LLC	Site Investigation Consulting	AA 9-24-2019	MBE 9-24-2019	2%
Green-Energy-Products.com, LLC	HVAC / Lighting Consulting	VBE 5-19-2020	MBE 5-19-2020	2%
J.P. Moran, Inc.	Plan & Specification Consulting	W 5-29-2020	MBE 5-29-2020	2%
S&F Engineers, Inc.	Structural Consulting	AS 4-28-2019	SBE-T1 4-28-2019	2%
O.R. Painting, Inc.	Estimating, Outreach Consulting	NA 10-23-2020	MBE 10-23-2020	2%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)</b>				<b>10%</b>

M/WBE category codes:

- AA = African-American
- AS = Asian-American
- HA = Hispanic American
- NA = Native-American
- W = Women
- VBE = Veteran Business Enterprise

SBE/MBE (\*) category codes:

- SBE-T1 = Small Business Enterprise - Tier 1
- MBE = Micro Business Enterprise

Note:

(\*) SBE/MBE certification is based on OEO's review of each firm's Annual Eligibility Affidavit to determine compliance with eligibility criteria of the respective certification requirements.

Construction Budget: \$4,105,994 (GOB-funded)

Project Schedule:

Thornton has agreed to the following A/E's document submittal schedule for PART 1 Programming/Scope Definition and PART 2 - Design Basic Services for the project, including all required consultants, as follows:

**PART 1**

- Preliminary Scope and Estimate Submittal March 28, 2019
- Draft Scope Definition Program and Master Plan Submittal May 9, 2019
- Final Scope Definition Program and Master Plan complete May 31, 2019

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by April 18, 2019. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with PART 2 negotiations.

**PART 2 (milestones contingent on approval and signoffs for PART 1)**

- Board Commission - Full A/E Services July 24, 2019
- Phase I - Schematic Design August 19, 2019
- Phase II/III Construction Documents 50% complete October 14, 2019
- Phase II/III Construction Documents 100% complete January 6, 2020

**Construction milestones (contingent on approved documents)**

- Board Award - (GMP) June 2020
- Construction - Substantial Completion by January 2022

Terms & Conditions:

1. Thornton has agreed to a lump sum fee for CMR Pre-construction Services of \$36,506 which represents approximately 0.89% of the Construction Budget of \$4,105,994. 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 pre-construction services set forth in the Agreement shall be borne solely by the CMR. Pre-construction services fees shall be paid based on completion of the following listed phases/deliverables:

<b>PRE-CONSTRUCTION SERVICES</b>	<b>LUMP SUM FEE (PER TASK)</b>
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$7,047
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$9,600

Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/ Building Official)	\$10,359
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$9,500
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$36,506</b>

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

<b>SUPPORT SERVICES</b>	<b>LUMP SUM FEE</b>
Programming/Scope Definition (during A/E's Part 1 Services)	\$8,500

2. The CMR agrees to provide the requisite pre-construction services for this project, including, but not limited to, the following:
  - Review all design and construction documents prepared by the A/E of Record (A/E), 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 A/E to ensure that all 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 sub-contractors, material suppliers, and equipment vendors.
3. All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (life safety), barrier-free design guidelines, Florida Statutes, District Standards and District Policies.
4. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
5. Upon completion of the pre-construction services, the CMR firm shall negotiate a GMP for the construction project. If accepted, staff will submit the negotiated GMP for Board approval.
6. The CMR shall maintain no less than a \$1,000,000 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.
7. 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.

8. The CMR is required to report monthly on SBE/MBE Utilization to the Office of Economic Opportunity. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System.
9. 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>
Meriel Seymore, ABC Member	Superintendent of Schools
Tom Dixon, ABC Member	Community Representative
James Dillard, Admin. Director, School Operations	School Operations
Francis Hoar, Admin. Director, Maintenance	Facilities Operations, Maintenance
Jeanette Garcia, Director, OEO	Office of Economic Opportunity
Israel Rodriguez-Soto, Project Manager II, Capital	Office of School Facilities
Miguel Silva, Project Manager II, Capital	Office of School Facilities
Julio Navarrete, Staff Assistant, Code Compliance	Educational Fac. Code Compliance

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

Project Funding (GOB-Funded):

FUND	COMMITMENT ITEM	FUNDS CENTER	PROGRAM	FUNCTION	FUNDED PROGRAM
351000	568000	1334100	21420000	740000	01529500

Prior Commissions:

The Board has commissioned / awarded Thornton for services within the last three years as follows:

- Palmetto SHS (Conventional Bid)  
GOB-funded partial Replacement & Renovations, Project Number 01516900  
Award: July 25, 2018
- CMR at Homestead MS  
GOB-funded Renovations, Project Number 01528900  
Preconstruction Services Commissioned: May 16, 2018

- CMR at Gratigny ES  
 GOB-funded Renovations & New PE Shelter Replacement, Project Number 01433600  
 Preconstruction Services Commissioned: March 9, 2016  
 GMP Amendment: December 6, 2017
  
- Air Base K-8 Center (Conventional Bid)  
 GOB-funded additions, renovations and repairs, Project Number 01442800  
 Award: September 9, 2017
  
- Dr. Michael M. Krop SHS (Conventional Bid)  
 GOB-funded new two-story secondary facility, Project Number 01649000  
 Award: August 9, 2017
  
- CMR at Arcola Lake ES  
 GOB-funded Renovations, Project Number 01432500  
 Preconstruction Services Commissioned: October 14, 2015  
 GMP Amendment: February 15, 2017
  
- CMR at Gulfstream ES  
 GOB-funded Addition to Replace Portables, Project Number 01442700  
 Preconstruction Services Commissioned: July 15, 2015  
 GMP Amendment: January 25, 2017
  
- New K-8 School at NW 90 Street & 114 Avenue (Conventional Bid)  
 GOB-funded new K-8, Project Number 01439300  
 Preconstruction Services Commissioned: October 14, 2015  
 Award: June 22, 2016
  
- CMR for Miscellaneous Projects with Construction Values up to \$2 million each for four years with extensions at the Option of the Board  
 Date of Commission & Contract Term: January 18, 2012 - January 17, 2016  
 Amendment (Two-year extension): January 17, 2016 - January 17, 2018

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for Thornton is 3.10 (most recent average scores for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for third quarter 2018).

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.



**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 Classroom Addition project at Miami Shores Elementary School, located at 10351 N.E. 5 Avenue, Miami Shores, Florida 33138, Project No. 01529500, as follows:

- 1) Lump sum fee of \$36,506 for CMR Pre-construction Services;
- 2) Project scope support fee of \$8,500 during programming; and
- 3) All terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:cc

