

Office of School Facilities
Raul F. Perez, Chief Facilities Design and Construction Officer

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE TO THORNTON CONSTRUCTION COMPANY, INC. FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS PROJECT AT HOMESTEAD MIDDLE SCHOOL; PROJECT NUMBER 01528900

COMMITTEE: FACILITIES AND CONSTRUCTION

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

Background:

At its meeting of May 16, 2018 (Agenda Item F-29), the Board commissioned Thornton Construction Company, Inc. (Thornton), as the Construction Management at-Risk (CMR) firm for the renovations project at Homestead Middle 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 renovations to portions of the existing facility. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On March 3, 2021, ninety-four (94) 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 openings and tabulation process. Negotiations with Thornton concluded successfully and the GMP agreed to for this project is \$6,269,974.00, which includes an Owner's Contingency of \$298,500.00. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small Business, Micro Business and Minority Owned Business Utilization Goals. The Office of School Facilities Construction staff reviewed the SBE, MBE and M/WBE certification status of all subcontractors and verified the existence of a Letter of Intent for each, outlining roles and responsibilities.

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Small/Micro Business S/MBE Utilization:

A mandatory S/MBE participation goal of 10% for Construction Management and 16.22% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee).

Minority/Women Business Enterprise (M/WBE) Utilization:

A mandatory M/WBE participation goal of 8.78%; encompassing African American, Native American and Asian American firms; was established for this project (as determined by the M-DCPS Goal Setting Committee).

Identified below are the S/MBE and M/WBE firms that Thornton will use on the project. Additional S/MBE and/or M/WBE subcontractors may be included in the project as the contractor finalizes awarding of all the subcontracts.

OEO staff confirmed the S/MBE and M/WBE Certification status of the prime firm and each sub-contractor and verified the Participation Letters of Intent outlining roles and responsibilities. The following table details firms that Thornton will use on the project:

<p align="center">SBE, MBE & M/WBE UTILIZATION</p> <p align="center">PRIME FIRM: Thornton is a pre-qualified M/WBE firm (expires on 7/29/2022):</p>						
SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION	CONTRACTED CONSTRUCTION SBE/MBE (%)	CONTRACTED CONSTRUCTION M/WBE (%)	CONTRACTED CONST. MGMT. SBE/MBE (%)
Chavez South Florida Interiors, Inc.	Stucco / Drywall	HA 3-19-23	SBE T2 3-19-23	9.26%		
Electrical Alliance	Electrical	AA 4-12-22	SBE T1 4-12-22		16.63%	
Florida Latin Plumbing Corporation	HVAC	HA 9-27-22	MBE T2 9-27-22	8.55%		
El Leon Construction, Inc.	Quality control / Supervision	HA 3-31-24	SBE T1 3-31-24			10.00%
TOTAL PARTICIPATION				17.81%	16.63%	10.00%

LEGEND:

- | | | | |
|---------------|---|---------------|---|
| AA | African American | MBE-T2 | Micro-Business Enterprise Tier 2 |
| HA | Hispanic American | SBE-T1 | Small Business Enterprise Tier 1 |
| MBE-T1 | Micro-Business Enterprise Tier 1 | SBE-T2 | Small Business Enterprise Tier 2 |

Local Workforce Utilization:

Thornton will provide a Local Workforce Utilization of 20% for Construction within a County-wide radius (as determined by the M-DCPS Goal Setting Committee).

The Office of Economic Opportunity shall monitor the above-stated goals for compliance.

Thornton is required to report monthly on SBE/MBE and M/WBE Utilization to OEO. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System.

Description and Scope

Existing Campus:

Homestead Middle School is located 650 N.W. 2 Avenue, Homestead, Florida 33030. The facility is bordered on the north by Campbell Drive, on the east by N.W. 2nd Avenue, on the west by N.W. 4 Avenue and on the south by N.W. 6 Street. The existing school was built in 1952, with additions constructed afterwards, and is currently comprised of seventeen (17) permanent buildings situated on an approximately 9-acre parcel of land. The facility has a permanent capacity of 934 student stations and will remain so upon completion.

Project Scope:

The proposed scope of work for this project includes, but is not limited to:

- ❖ Auditorium renovation (new seating, new flooring, new lighting, new sound system, new HVAC, new folding partitions, new stage curtain and pulley system)
- ❖ Window replacement throughout facility
- ❖ Flooring replacement throughout facility
- ❖ Ceiling replacement throughout facility
- ❖ Lighting replacement throughout facility
- ❖ Renovation of restrooms to meet ADA compliance
- ❖ HVAC replacement throughout facility
- ❖ Science lab renovations
- ❖ Replacement of drinking fountains with new ADA complaint water coolers
- ❖ Exterior and interior painting
- ❖ New basketball standards
- ❖ Repair of main sanitary line
- ❖ Replacement of damaged sidewalks
- ❖ New perimeter rain gutters and downspouts at existing covered walkways

Project Schedule:

The timeline for this project is as follows:

- Award GMP April 21, 2021
- Substantial Completion August 26, 2022
- Final Completion/Acceptance September 26, 2022

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 1625100; Program: 24540000; Function: 740000
Fund 360000; Object: 568000; Location: 1625100; Program: 24540000; Function: 740000
Fund 391000; Object: 568000; Location: 1625100; Program: 24540000; Function: 740000
Fund 360000; Object: 568000; Location: 1625100; Program: 15080000; Function: 740000
Fund 371000; Object: 568000; Location: 1625100; Program: 24540000; Function: 740000
Fund 370000; Object: 568000; Location: 1625100; Program: 13510000; 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 13290 N.W. 42 Avenue, Opa-Locka, Florida 33054.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, award Guaranteed Maximum Price to Thornton Construction Company, Inc., for the General Obligation Bond funded renovations project at Homestead Middle School; Project Number 01528900; in the amount of \$6,269,974.00, which includes owner's contingency in the amount of \$298,500.00.

RFP:ed