



RFQ 2025-031

CONSTRUCTION MANAGER AT RISK FOR CITY HALL RENOVATION AND RESTORATION

SEPTEMBER 17, 2025

September 17, 2025

City of Coral Gables
Finance Department/Procurement Division
405 Biltmore Way
Coral Gables, Florida 33134

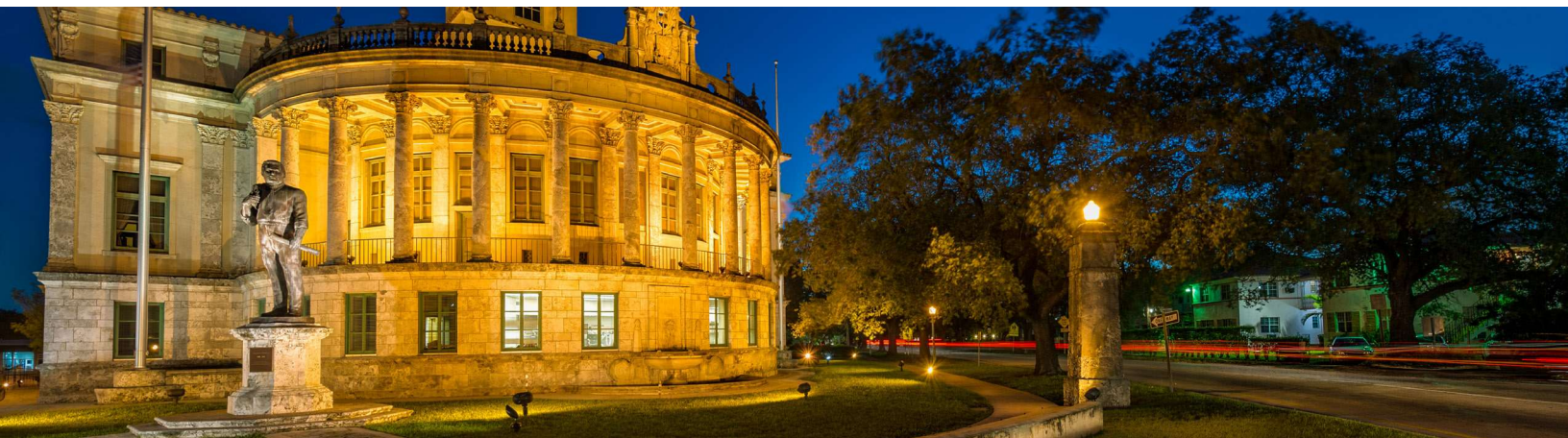
Re: REQUEST FOR QUALIFICATIONS, RFQ No. 2025-031; CONSTRUCTION MANAGER AT RISK, CITY HALL RENOVATION AND RESTORATION PROJECT; CMR SUBMISSION

Dear Selection Committee:

It is with great excitement and humility that we submit our company's and staff's qualifications to be considered as your Construction Manager at Risk for the City Hall Renovation and Restoration Project.

Thornton Construction Company, Inc. was established in 1999 and has grown to the 26th largest Construction Manager in South Florida according to the South Florida Business Journal's latest CM rankings. We are headquartered in Miami-Dade County and have offices in Palm Beach and Orlando, Florida; we have been providing Construction Management services for the past 20 years and have an in-house Estimating Department, Virtual Design and Construction Department, Accounting and Risk Management Department, in addition to a very experienced team of Project Managers and Superintendents. But one of our key differentiators from other Construction Managers is our vast experience in servicing Governmental Clients with the Renovation and Restoration of their Historical Facilities. In addition, our Firm is experienced with permitting agencies and permitting procedures in Miami Dade County and in the City of Coral Gables, due to the many projects we have completed in these two areas.

We recently completed the Restoration/Renovation and Remodeling of the Freedom Tower in Miami-Dade County. The Scope of Work for this project is very similar to the Scope of Work proposed for the City Hall. To illustrate, the scope of work for the Freedom Tower consisted in the coordination of numerous disciplines, including coordination with the Design Professionals and their Subconsultants, Historical Restoration Professionals, and Federal, State, County and Local Permit Agencies. The Owner's Historical Preservation Representative for the Freedom Tower was Architect Richard J. Heisenbottle, which happens to be the same Architect that the City of Coral Gables commissioned for the Renovation and Restoration of the City Hall. The Freedom Tower project was originally completed in 1925 and is an example of Mediterranean Revival and has become an Architecture Landmark in the City of Miami, similarly to the Coral Gables City Hall.



Our Scope of work for the Freedom Tower consisted in repairing the existing foundations, structural columns and beams that had spalled through time impacting the structural integrity of the building. In addition, the entire structure had to be shored, enlarged and reinforced to meet our current building codes. The Scope of Work also included the renovation of the existing interiors to meet new programmatic building uses, which included administrative suites, conference rooms, exhibition spaces, museum spaces and the new offices for the FIFA organization. Moreover, the scope of the Freedom Tower, similar to the scope of work proposed for the City Hall, included the upgrades of the emergency generator, servicing the IT equipment, evaluation and upgrades of the existing mechanical, electrical and plumbing systems and all were carried out in accordance with Federal and State of Florida Historic restoration and renovation standards.

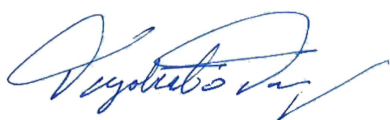
But in addition to Renovating and Remodeling the Freedom Tower, our firm has restored and remodeled four other historical buildings, which includes the Vizcaya Museum built in 1922, Shenandoah Middle School which was built in 1940, Southside Elementary School which was built in 1914 and the Wolfsonian Museum which was built in 1927.

As mentioned earlier in this Introduction Letter, our Firm has been delivering projects for over 20 years, using the Construction Management at Risk Methodology. Our services under this methodology included the review of the existing site conditions to investigate alternatives that will minimize the impact to the restoration and renovation of the project. Our Services under this delivery method also included the preparation of material take-offs and cost estimates at each design phase, detail construction schedules, design optimization analysis (Value Engineering) constructability reviews, procurement of long-lead time items, and the development of bid packages to solicit bids from prequalify subcontractors to be able to develop a Guarantee Maximum Price (GMP).

I also would like to mention that our proposed team for the renovation and restoration of the Coral Gables City Hall was the same project team that successfully delivered the Freedom Tower ahead of schedule, within the owner's established budget and complying with all the Federal and State of Florida Historic Restoration and Renovation Standards.

I would like to thank you in advance for reviewing our submission and would ask for the opportunity to further present our qualifications for the City Hall Renovation and Restoration and discuss our approach in executing your project.

Sincerely,



Dagoberto Diaz, RA, CGC
Executive Vice President
Thornton Construction Company, Inc.

SECTION I

TITLE PAGE, TABLE OF
CONTENTS, REQUIRED FORMS,
AND MINIMUM QUALIFICATION
REQUIREMENTS

TITLE PAGE

RFQ 2025-31 Construction Manager at Risk City Hall Renovation and Restoration Project

FIRM: Thornton Construction Company, Inc.

ADDRESS: 13290 NW 42nd Avenue | Opa-Locka, Florida 33054

PHONE NUMBER: (305) 649.1995

CONTACT: Samantha Finazzo, Marketing Manager

E-MAIL: sfinazzo@thornton-inc.com

DATE: September 17, 2025



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PROPOSER'S ACKNOWLEDGMENT FORM

CITY OF CORAL GABLES, FL

2800 SW 72nd Avenue, Miami, FL 33155
Finance Department / Procurement Division
Tel: 305-460-5102 / Fax: 305-261-1601

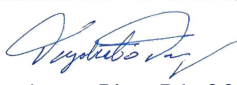
PROPOSER'S ACKNOWLEDGEMENT

RFQ No.: 2025-031 RFQ Title: Construction Manager at Risk (CMR) City Hall Renovation and Restoration Project A cone of silence is in effect with respect to this RFQ. The Cone of Silence prohibits certain communication between potential vendors and the City. For further information, please refer to the City Code Section 2-1027 of the City of Coral Gables Procurement Code.	Electronic submittals must be received prior to 2:00 p.m., Wednesday, September 17, 2025, via INFOR; and will remain valid for 120 calendar days. Submittals received after the specified date and time will not be accepted. Contact: Eduardo Hernandez Title: Procurement Specialist Telephone: 305-460-5108 Email: ehernandez2@coralgables.com / contracts@coralgables.com
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Proposer's Name: Thornton Construction Company, Inc.	FEIN or SS Number: 65-0838979
Complete Mailing Address: 13290 NW 42nd Avenue Opa-Lock, FL 33054	Telephone No.: (305) 649.1995
Indicate type of organization below: Corporation: ☒ Partnership: ☐ Individual: ☐ Other: ☐	Cellular No.: (786) 302.0252
Bid Bond / Security Bond (if applicable) <u>N/A</u>	Fax No.: (305) 649.1295
	Email: sfinazzo@thornton-inc.com

ATTENTION: THIS FORM ALONG WITH ALL REQUIRED RFQ FORMS MUST BE COMPLETED, SIGNED (PERFERABLY IN BLUE INK), AND SUBMITTED WITH THE RESPONSE PRIOR TO THE SUBMITTAL DEADLINE. FAILURE TO DO SO MAY DEEM PROPOSER AS NON-RESPONSIVE.

THE PROPOSER CERTIFIES THAT THIS SUBMITTAL IS BASED UPON ALL CONDITIONS AS LISTED IN THE RFQ DOCUMENTS AND THAT THE PROPOSER HAS MADE NO CHANGES IN THE RFQ DOCUMENT AS RECEIVED. THE PROPOSER FURTHER AGREES IF THE RESPONSE IS ACCEPTED, THE PROPOSER WILL EXECUTE AN APPROPRIATE AGREEMENT FOR THE PURPOSE OF ESTABLISHING A FORMAL CONTRACTUAL RELATIONSHIP BETWEEN THE PROPOSER AND THE CITY OF CORAL GABLES FOR THE PERFORMANCE OF ALL REQUIREMENTS TO WHICH THIS RFQ PERTAINS. FURTHER, BY SIGNING BELOW PREFERABLY IN **BLUE INK**, ALL RFQ PAGES ARE ACKNOWLEDGED AND ACCEPTED AS WELL AS ANY SPECIAL INSTRUCTION SHEET(S) IF APPLICABLE. THE UNDERSIGNED HEREBY DECLARES (OR CERTIFIES) ACKNOWLEDGEMENT OF THESE REQUIREMENTS AND THAT HE/SHE IS AUTHORIZED TO BIND PERFORMANCE OF THIS RFQ FOR THE ABOVE PROPOSER.

 Dagoberto Diaz, RA, CGC <i>Authorized Name and Signature</i>	Executive Vice President <i>Title</i>	9/17/2025 <i>Date</i>
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SOLICITATION SUBMISSION CHECK LIST

SOLICITATION SUBMISSION CHECKLIST

Request for Qualifications (RFQ) No. 2025-031

COMPANY NAME: (Please Print): Thornton Construction Company, Inc.
Phone: (305) 649.1995 Email: sfinazzo@thornton-inc.com

Please provide the PAGE NUMBER in the blanks provided as to where compliance information is located in your Submittal for each of the required submittal items listed below:

SUBMITTAL - SECTION I: TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS, AND MINIMUM QUALIFICATION REQUIREMENTS.

- 1) Title Page: Show the RFQ number and title, the name of your firm, address, telephone number, name of contact person, e-mail address, and date. PAGE # 5 to 5
- 2) Provide a Table of Contents in accordance with and in the same order as the respective "Sections" listed below. Clearly identify the material by section and page number. PAGE # 6 to 6
- 3) Fill out, sign, and submit the Proposer's Acknowledgement Form. PAGE # 7 to 7
- 4) Fill out and submit the Solicitation Submission Check List. PAGE # 8 to 10
- 5) Fill out, sign, notarize (as applicable), and submit the Proposer's Affidavits and Schedules A through M. 12 to 27
- 6) Fill out, sign, and submit Standard Form 330, Architect-Engineer Qualifications. No response will be considered without this required form. Note: a separate Standard Form 330 is not required of each Sub-Consultant. The Proposer is responsible for filling out this form and including the sub-consultant information in the corresponding areas. PAGE # 28 to 54
- 7) Minimum Qualification Requirements: submit detailed verifiable information affirmatively documenting compliance with the Minimum Qualifications Requirements shown in Section 3. PAGE # 28 to 54
- 8) Indicate whether the Proposer is a State of Florida and/or County Certified Small Business or Minority Business Enterprise. If so, indicate the certifying organization or jurisdiction and include a copy of the certification with your submittal. PAGE # 55 to 56
- 9) Fill out Employer E-Verify Affidavit. PAGE # 55
- 10) Fill out Lobbyist Registration & Oral Registration Forms PAGE# 57 to 60

SUBMITTAL - SECTION II: EXPERIENCE AND QUALIFICATIONS

(i) FOR PROPOSER

- 1) Provide a complete history and description of your company, including, but not limited to: the number of years in business, size, number of employees, office location where work is to be performed, copy of applicable licenses/certifications, credentials, capabilities and capacity to effectively meet the City's needs, relevant experience and proven track record of providing the scope of services as identified in this solicitation to public sector agencies. PAGE # 62 to 62
- 2) Provide Proposer's Historic Restoration and Preservation Firm's expertise and experience in completing projects similar in scope and nature to the services described in the solicitation. PAGE # 63 to 65
- 3) Provide a statement detailing Proposer's familiarity with permitting agencies and permitting procedures, especially in Miami-Dade County. PAGE # 66 to 66
- 4) Describe the Proposer's expertise and experience in working with other disciplines, including coordination with other design professionals and sub-consultants. PAGE # 67 to 69
- 5) Proposer is required to submit financial statements for each of their last two (2) complete fiscal years. Such statements should include, at a minimum, balance sheets (statements of financial position) and

statements of profit and loss (statement of net income). Statements shall be certified by an independent Certified Public Accountant. PAGE # 70 to 70

(ii) **FOR KEY PERSONNEL**

- 1) *Utilizing Standard Form SF330, Part I – Section E.,* provide a summary of qualifications, copy of applicable licenses/certifications, and experience, relevant to the scope of work, for all proposed key personnel (including sub-consultants). Include resumes (listing experience, education, licenses/certifications) for your proposed key personnel and specify the role and responsibilities of each team member in providing the services outlined in the RFQ. Provide an organizational chart of all key personnel that will be used. PAGE # 71 to 79

SUBMITTAL – SECTION III: PROJECT UNDERSTANDING, PROPOSED APPROACH, AND METHODOLOGY

- 1) Describe in detail, your approach and methodology to perform the services solicited herein., Include detailed information, as applicable, which addresses, but need not be limited to: Proposer's understanding of the RFQ scope and requirements, strategies for assuring assigned work is completed on time, innovative interaction and communication with the community, City staff, and multiple stakeholders. PAGE # 81 to 84
- 2) Provide the recent, current, and projected workload of the Proposer and key personnel that will be assigned to the City. Explain how this potential contract will fit into the Proposer's workload. PAGE # 85 to 85

The detailed list should include at a minimum the following:

- a. The company/agency
 - b. Dates of services
 - c. Name/Contract # of the project
 - d. Scope
- 3) Describe the Proposer's ability to positively and innovatively move a project from the conceptual stage to a clearly defined project that may be designed and constructed, while minimizing the impact on the community. PAGE # 86 to 86
- 4) Describe the Proposer's ability to provide schedule control, cost control, and quality control for the services requested herein. Provide specific examples of similar initiatives that the Proposer has successfully undertaken with other public entities that were completed on-time and within budget. PAGE # 87 to 92
- 5) Describe the Proposer's ability to work with other consultants designated by the City. PAGE # 93 to 94

SUBMITTAL – SECTION IV: PAST PERFORMANCE AND REFERENCES

- 1) Using the required Attachment D - Reference Form, provide a minimum of three (3) references (but no more than five (5) for which Proposer has performed similar scope of services in the last ten (10) years. **DO NOT include work/services performed for the City of Coral Gables or City employees as reference (City related experience will be outlined in the request below).** PAGE # 96 to 97
- 2) Utilizing Standard Form SF330, Part I – Section F, provide detailed information on five (5) of the Proposer's most recent and relevant projects similar in scope and nature to the services described in the solicitation. Under sub-section 23 – "Project Owner's Information" of Standard Form SF330, include an

e-mail address for the "Point of Contact". **Note: Do not include work/services performed for the City of Coral Gables or City employees as references.** PAGE # 98 to 103

- 3) List all contracts which the Proposer has performed (past and present) for the City of Coral Gables. The City will review all contracts the Proposer has performed for the City in accordance with Section 4.10 Evaluation of Responses (c) (4) which states the City may consider "Proposer's unsatisfactory performance record, judged from the standpoint of conduct of work, workmanship, progress or standards of performance agreed upon in the Contract as substantiated by past or current work with the City". PAGE # 104 to 104

As such the Proposer must list and describe all work performed for Coral Gables and include for each project:

- a. Name of the City Department for which the services are being performed,
 - b. Scope/description of work,
 - c. Awarded value of the contract/current value
 - d. Effective dates and term of the contract
 - e. City project manager's name and phone number,
 - f. Statement of whether the Proposer was the prime contractor or subcontractor, and
 - g. Results of the project.
- 4) Provide a list with contact information of public sector clients, if any, that have discontinued use of Proposer's services within the past two (2) years and indicate the reasons for the same. The City reserves the right to contact any reference as part of the evaluation process. PAGE # 105 to 105
- 5) Please identify each incident within the last five (5) years where (a) a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies, or duties under a contract for the same or similar type services to be provided under this RFQ (See Schedule D of Attachment A). PAGE # 19 to 24

SUBMITTAL – SECTION V: AGREEMENT COMMENTS/ EXCEPTIONS

- 1) Please follow the instructions as outlined in Section 1.6 Agreement Execution. The acceptance of or any exceptions taken to the terms and conditions of the City's Agreement shall be considered a part of a Proposer's submittal and will be considered by the Evaluation Committee. PAGE # 108 to 109

-- NOTICE --

BEFORE SUBMITTING YOUR RFQ RESPONSE MAKE SURE YOU:

- ☒ 1. Carefully read and have a clear understanding of the RFQ, including the Scope of Services and enclosed Professional Services Agreement (*draft*).
- ☒ 2. Carefully follow the Submission Requirements outlined in Section 6 of the RFQ.
- ☒ 3. **Prepare and submit ONE (1) ORIGINAL RESPONSE electronically via INFOR.**
- ☒ 4. Make sure your Response is submitted prior to the submittal deadline. **Late responses will not be accepted.**

FAILURE TO SUBMIT THIS CHECKLIST AND THE REQUESTED DOCUMENTATION MAY RENDER YOUR RESPONSE SUBMITTAL NON-RESPONSIVE AND CONSTITUTE GROUNDS FOR REJECTION. THIS PAGE IS TO BE RETURNED WITH YOUR RESPONSE PACKAGE.



PROPOSER’S AFFIDAVIT SCHEDULE A-H

PROPOSER’S AFFIDAVIT

SOLICITATION: RFQ 2025-031 Construction Manager at Risk (CMR) City Hall Renovation and Restoration Project

SUBMITTED TO: City of Coral Gables
Procurement Division
2800 SW 72 Avenue
Miami, Florida 33155

The undersigned acknowledges and understands the information contained in response to this solicitation and the referenced Schedules A through H shall be relied upon by Owner awarding the contract and such information is warranted by the Proposer to be true and correct. The discovery of any omission or misstatements that materially affects the Proposer’s ability to perform under the contract shall be cause for the City to reject the solicitation submittal, and if necessary, terminate the award and/or contract. I further certify that the undersigned name(s) and official signatures of those persons are authorized as *(Owner, Partner, Officer, Representative or Agent of the Proposer that has submitted the attached Response)*. Schedules A through H are subject to Local, State and Federal laws (as applicable); both criminal and civil.

- SCHEDULE A – STATEMENT OF CERTIFICATION
- SCHEDULE B – NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT
- SCHEDULE C – DRUG-FREE STATEMENT
- SCHEDULE D – PROPOSER’S QUALIFICATION STATEMENT
- SCHEDULE E – CODE OF ETHICS, CONFLICT OF INTEREST, AND CONE OF SILENCE
- SCHEDULE F – AMERICANS WITH DISABILITIES ACT (ADA)
- SCHEDULE G – PUBLIC ENTITY CRIMES
- SCHEDULE H – ACKNOWLEDGEMENT OF ADDENDA

This affidavit is to be furnished to the City of Coral Gables with its RFQ response. It is to be filled in, executed by the Proposer and notarized. If the response is made by a Corporation, then it should be executed by its Chief Officer. This document MUST be submitted with the response.

	Executive Vice President	9/17/2025
Dagoberto Diaz, RA, CGC	Title	Date
Authorized Name and Signature		



STATE OF Florida

COUNTY OF Miami-Dade

On this 17th day of September, 2025, before me the undersigned Notary Public of
the State of Florida, personally appeared Dagoberto Diaz, Executive Vice President
(Name(s) of individual(s) who appeared before Notary

And whose name(s) is/are subscribes to within the instrument(s), and acknowledges it's
execution.



NOTARY PUBLIC, STATE OF Florida

Samantha Heffernan

(Name of notary Public; Print, Stamp or
Type as Commissioned.)

Personally know to me, or Produced
Identification.

(Type of Identification Produced)

NOTARY PUBLIC
SEAL OF OFFICE:



Samantha Heffernan
Comm.: HH 443064
Expires: Sept. 12, 2027
Notary Public - State of Florida

SCHEDULE "A" - CITY OF CORAL GABLES – STATEMENT OF CERTIFICATION

Neither I, nor the firm, hereby represented has:

- a. employed or retained for a commission, percentage brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the Proposer) to solicit or secure this contract.
- b. agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out the contract, or
- c. paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the Proposer) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the contract except as here expressly stated (if any):

SCHEDULE "B" - CITY OF CORAL GABLES - NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT

1. He/she is the Officer (Executive Vice President)
(Owner, Partner, Officer, Representative or Agent)

of the Proposer that has submitted the attached response.

2. He/she is fully informed with respect to the preparation and contents of the attached response and of all pertinent circumstances respecting such response;
3. Said response is made without any connection or common interest in the profits with any other persons making any response to this solicitation. Said response is on our part in all respects fair and without collusion or fraud. No head of any department, any employee or any officer of the City of Coral Gables is directly or indirectly interested therein. If any relatives of Proposer's officers or employees are employed by the City, indicate name and relationship below.

Name: N/A Relationship: _____

Name: _____ Relationship: _____

4. No lobbyist or other Proposer is to be paid on a contingent or percentage fee basis in connection with the award of this Contract.

SCHEDULE "C" CITY OF CORAL GABLES – VENDOR DRUG-FREE STATEMENT

Preference may be given to vendors submitting a certification with their bid/proposal certifying they have a drug-free workplace in accordance with Section 287.087, Florida Statutes. This requirement affects all public entities of the State and becomes effective January 1, 1991. The special condition is as follows:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under solicitation a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under solicitation, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.

The company submitting this solicitation has established a Drug Free work place program in accordance with State Statute 287.087

SCHEDULE "D" CITY OF CORAL GABLES – PROPOSER'S QUALIFICATION STATEMENT

The undersigned declares the truth and correctness of all statements and all answers to questions made hereinafter:

GENERAL COMPANY INFORMATION:

Company Name: Thornton Construction Company, Inc.

Address: 13290 NW 42nd Avenue | Opa-Locka | Florida | 33054
Street City State Zip Code

Telephone No: 305 649.1995 Fax No: 305 649.1295 Email: sfinazzo@thornton-inc.com

How many years has your company been in business under its present name? 27 Years

If Proposer is operating under Fictitious Name, submit evidence of compliance with Florida Fictitious Name Statue:

N/A

Under what former names has your company operated? : N/A

At what address was that company located? N/A

Is your Company Certified? Yes X No ___ If Yes, **ATTACH COPY** of Certification.

Is your Company Licensed? Yes X No ___ If Yes, **ATTACH COPY** of License

Has your company or its senior officers ever declared bankruptcy?

Yes _____ No X If yes, explain: _____

LEGAL INFORMATION:

Please identify each incident ***within the last five (5) years*** where a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies or duties under a contract for the same or similar type services to be provided under this RFQ (***A response is required. If applicable please indicate "none" or list specific information related to this question. Please be mindful that responses provided for this question will be independently verified***):

Please see attached litigation page.

Has your company ever been debarred or suspended from doing business with any government entity?

Yes ___ No X If Yes, explain _____

CERTIFICATE OF STATUS

*State of Florida
Department of State*

I certify from the records of this office that THORNTON CONSTRUCTION COMPANY, INC. is a corporation organized under the laws of the State of Florida, filed on May 28, 1998.

The document number of this corporation is P98000047691.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 15, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fifteenth day of January, 2025*

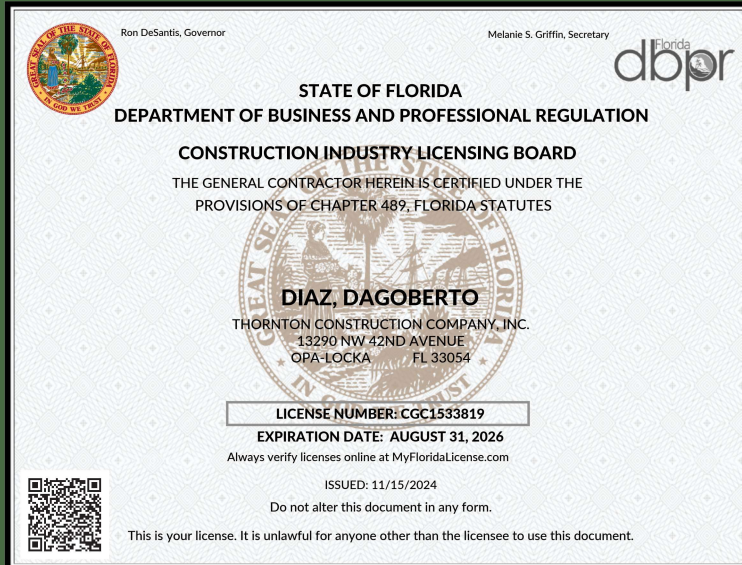
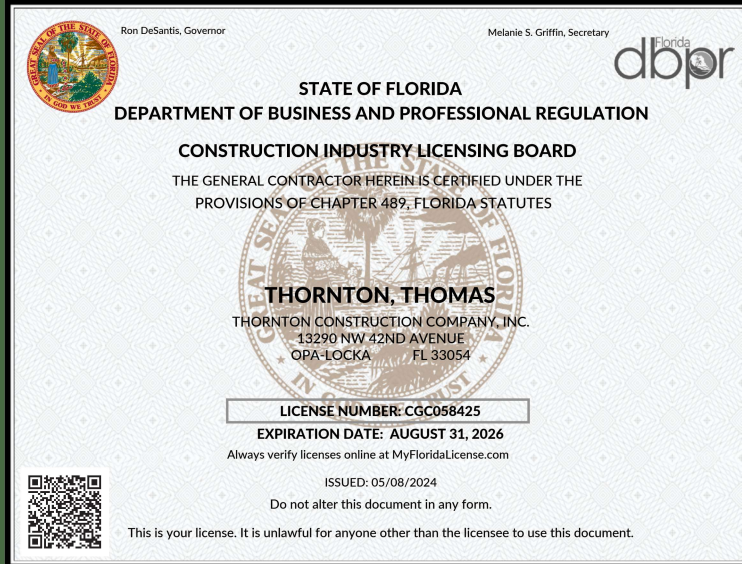

Secretary of State

Tracking Number: 6250599112CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

CERTIFIED GENERAL CONTRACTOR LICENSES



THOMAS THORNTON, PRESIDENT

DAGOBERTO DIAZ, EXEC. VP

FELIPE LASERNA, VP OF CONST.



PAST 5 YEARS LITIGATION

Thornton Construction Company, Inc. *has never sued or litigated against a public client.* The cases shown in this RFQ are with subcontractors not completing their contractual obligations. Moreover, the only case with a governmental entity in this summary deals with a FS 558 simple claim.



**YEAR 2025****Thornton Construction Company, Inc. v. FCCI Insurance Company and Power Max Electrical Corp. (2025)**

Case Number	2025-005946-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	Coral Gables Parking Garage 7
Description of subject matter	Subcontractor defaulted and Thornton initiated a claim against Subcontractor's performance bond. Surety denied claim, and Thornton has filed suit for breach of performance bond to recover amounts expended following the default.
Amount at Issue	\$1,218,685
Outcome / Status	Pending.

D and D Quality Constructors Inc. v. Thornton Construction Company, Inc. (2025)

Case Number	50-2025-CA-002148-XXA-MB
Court	Palm Beach Circuit Court
Name of Project Involved	Grove Park Elementary School Modernization
Description of subject matter	Subcontractor filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$146,360.13
Outcome / Status	Case transferred to Miami-Dade and stayed pending mediation.

YEAR 2024**Coltec Engineering, Inc. v. Thornton Construction Company, Inc. (2024)**

Case Number	CACE24015896
Court	Broward Circuit Court
Name of Project Involved	Pompano Beach Middle School
Description of subject matter	Subcontractor filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$214,920.10
Outcome / Status	Pending.

Absolute Construction Services, Inc. v. Thornton Construction Company, Inc. (2024)

Case Number	2024-170110-CC-01 (25)
Court	Miami-Dade County Court
Name of Project Involved	Miami-Dade College Kendall Campus – Bus Depot
Description of subject matter	Subcontractor filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$6,588
Outcome / Status	Voluntarily dismissed.

Thornton Construction Company, Inc. v. Tasco Plumbing & Mechanical Services, LLC (2024)

Case Number	2024-004803-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	Thornton HQ
Description of subject matter	Construction deficiencies against Subcontractor
Amount at Issue	In excess of \$50,000



Outcome / Status	Settled and dismissed.
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Coltec Engineering, Inc. v. Thornton Construction Company, Inc. (2024)

Case Number	2024-003084-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	Miami-Dade College DM KEN B2000 MEP Facilities Design/Construction Dep.
Description of subject matter	Subcontractor filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$72,600.80
Outcome / Status	Voluntarily dismissed.

YEAR 2023

City of Sunrise v. Thornton Construction Company, Inc. (2023)

Case Number	CACE23022218
Court	Broward Circuit Court
Name of Project Involved	Civic Center Athletic Club and Gymnasium Addition
Description of subject matter	Alleged construction deficiencies
Amount at Issue	Unstated
Outcome / Status	Case is stayed pending compliance with Chapter 558, Florida Statutes, and repairs are in process. Note: The matter was filed on 12/11/23 and the Court administratively closed the case 22 days later.

Pinnacle Flooring Systems LLC v. Thornton Construction Company, Inc. (2023)

Case Number	2023-152337-SP-23
Court	Miami-Dade Circuit Court
Name of Project Involved	
Description of subject matter	Subcontractor filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$8,000.00
Outcome / Status	Settled and dismissed.

City Electric Supply v. Thornton Construction Company, Inc., et al (2023)

Case Number	2023-019234-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	Palm Springs North Elementary School
Description of subject matter	Supplier filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$6,186.17
Outcome / Status	Settled and dismissed.

The Steel Group LLC v. Access Builders Inc., et al (2023)

Case Number	2023-000787-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	Multiple
Description of subject matter	Garnishment against a Subcontractor
Amount at Issue	Unknown



Outcome / Status	Garnishment expired.
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Electrical Supplies Inc. v. Thornton Construction Company Inc., et al (2023)

Case Number	CONO23002583
Court	Broward Circuit Court
Name of Project Involved	Miramar High School
Description of subject matter	Supplier filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$27,467.36
Outcome / Status	Settled and dismissed.

Thornton Construction Company, Inc. v. Royal Palm Organization LLC (2023)

Case Number	2023-000285-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	Coral Gables Parking Garage 7
Description of subject matter	Subcontractor default and failure to perform.
Amount at Issue	\$224,611.50
Outcome / Status	Final Judgment obtained against Subcontractor.

YEAR 2022

Consolidated Electrical Distributors Inc. v. Thornton Construction Company, Inc., et al (2022)

Case Number	2022-015689-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	Palm Springs North Elementary School
Description of subject matter	Supplier filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$216,084.54
Outcome / Status	Settled and dismissed.

Hart Mechanical v. Thornton Construction Company, Inc., et al (2022)

Case Number	22-cv-21390
Court	U.S. District Court, Southern District of Florida
Name of Project Involved	Mental Health Diversion Facility
Description of subject matter	Subcontractor filed suit claiming entitlement to amounts alleged to be unpaid
Amount at Issue	\$650,000 (approx.)
Outcome / Status	Stayed and case closed.

A & A Sheetmetal Contractor Corp. v. Thornton Construction Company, Inc., et al (2022)

Case Number	2022-004613-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	Mental Health Diversion Facility
Description of subject matter	Sub-subcontractor filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$439,088.58
Outcome / Status	Pending.

Rapid A.C.T., Inc. v. Thornton Construction Company, Inc., et al (2022)





Case Number	2022-003337-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	MDCPS New Doral K-8 Center
Description of subject matter	Subcontractor filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$36,711.37
Outcome / Status	Settled and dismissed.

A & A Sheetmetal Contractor Corp. v. Thornton Construction Company, Inc., et al (2022)

Case Number	2022-003259-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	Miami-Dade College, Padron Campus Build Out Floors 11-15
Description of subject matter	Sub-subcontractor filed suit claiming entitlement to amounts alleged to be unpaid (the amounts sought are simultaneously being sought in the action below initiated by Hart Mechanical Contractors, Inc.).
Amount at Issue	\$90,122.29
Outcome / Status	Dismissed.

Hart Mechanical Contractors, Inc. v. Thornton Construction Company, Inc., et al (2022)

Case Number	2022-001111-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	Miami-Dade College, Padron Campus Build Out Floors 11-15
Description of subject matter	Subcontractor filed suit claiming entitlement to amounts alleged to be unpaid.
Amount at Issue	\$305,290.57
Outcome / Status	Dismissed.

Magnum Construction Management, LLC v. Miami-Dade Public Schools (2022)

Case Number	22-001271BID
Court	State of Florida Division of Administrative Hearings
Name of Project Involved	New Classroom Addition at Alonzo and Tracy Mourning Senior High Biscayne Bay
Description of subject matter	Bid protest by Magnum Construction Management where Thornton was the winning bidder and Intervenor
Amount at Issue	N/A
Outcome / Status	MDCPS determined all bids were unresponsive and the bid protest was dismissed.

YEAR 2021

Jennifer Sanford v. Thornton Construction Company, Inc., et al (2021)

Case Number	CACE21015042
Court	Broward Circuit Court
Name of Project Involved	Forest Glen Middle School
Description of subject matter	Premises liability negligence.
Amount at Issue	Unstated, but in excess of \$30,000.
Outcome / Status	Order on Thornton's Motion for Involuntary Dismissal was granted and Thornton was dismissed.


Year Round Construction Corp v. Thornton Construction Company, Inc., et al (2021)

Case Number	2021-017389-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	New Construction of 4 Story/83 Units Building
Description of subject matter	Sub-subcontractor is suits for amounts alleged to be owed. The sub-subcontractor is also suing the subcontractor with whom it contracted.
Amount at Issue	\$162,602.00
Outcome / Status	Settled and dismissed.

Thornton Construction Company, Inc. v. Longitude Surveyors, LLC (2021)

Case Number	2021-000370-CA-01
Court	Miami-Dade Circuit Court
Name of Project Involved	New Construction of 4 Story/83 Units Building
Description of subject matter	This case is the pursuit of a surveying firm for errors/omissions in its surveying services.
Amount at Issue	\$574,123.75
Outcome / Status	Settled and dismissed.

SCHEDULE "E" CITY OF CORAL GABLES – CODE OF ETHICS, CONFLICT OF INTEREST, AND CONE OF SILENCE

THESE SECTIONS OF THE CITY CODE CAN BE FOUND ON THE CITY'S WEBSITE, UNDER GOVERNMENT, CITY DEPARTMENT, PROCUREMENT, PROCUREMENT CODE (CITY CODE CHAPTER 2 ARTICLE VIII); SEC 2-1023; SEC 2-606; AND SEC 2-1027, RESPECTIVELY.

IT IS HEREBY ACKNOWLEDGED THAT THE ABOVE NOTED SECTIONS OF THE CITY OF CORAL GABLES CITY CODE ARE TO BE ADHERED TO PURSUANT TO THIS SOLICITATION.

SCHEDULE "F" CITY OF CORAL GABLES - AMERICANS WITH DISABILITIES ACT (ADA) DISABILITY NONDISCRIMINATION STATEMENT

I understand that the above named firm, corporation or organization is in compliance with and agreed to continue to comply with, and assure that any sub-contractor, or third party contractor under this project complies with all applicable requirements of the laws listed below including, but not limited to, those provisions pertaining to employment, provision of programs and service, transportation, communications, access to facilities, renovations, and new construction.

The American with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat 327, 42 U.S.C. 12101,12213 and 47 U.S.C. Sections 225 and 661 including Title I, Employment; Title 11, Public Services; Title III, Public Accommodations and Services Operated by Private Entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions.

The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Sections 5553.501-553.513, Florida Statutes

The Rehabilitation Act of 1973, 229 U.S.C. Section 794

The Federal Transit Act, as amended, 49 U.S.C. Section 1612

The Fair Housing Act as amended, 42 U.S.C. Section 3601-3631

SCHEDULE "G" CITY OF CORAL GABLES - STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

1. I understand that a "public entity crime" as define in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any Proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
2. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

3. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

4. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[Must indicate which statement below applies.]**

X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

___ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

___ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list.

[Attach a copy of the final order]

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

SCHEDULE "H" CITY OF CORAL GABLES - ACKNOWLEDGEMENT OF ADDENDA

1. The undersigned agrees, if this RFQ is accepted, to enter in a Contract with the CITY to perform and furnish all work as specified or indicated in the RFQ, any associated addendum and Contract Documents within the contract time indicated in the RFQ and in accordance with the other terms and conditions of the solicitation and contract documents.
2. Acknowledgement is hereby made of the following Addenda, if any (identified by number) received since issuance of the Request for Qualification.

Addendum No. 1 Date 8/29/2025 Addendum No. _____ Date _____

Addendum No. _____ Date _____ Addendum No. _____ Date _____

Addendum No. _____ Date _____ Addendum No. _____ Date _____

Failure to adhere to changes communicated via any addendum may render your response non-responsive.

STANDARD FORM 330

ARCHITECT-ENGINEER QUALIFICATIONS		OMB Control Number: 9000-0157 Expiration Date: 2/29/2024
Paperwork Reduction Act Statement - This information collection meets the requirements of 44 USC § 3507, as amended by section 2 of the Paperwork Reduction Act of 1995. You do not need to answer these questions unless we display a valid Office of Management and Budget (OMB) control number. The OMB control number for this collection is 9000-0157. We estimate that it will take 29 hours (25 hours for part 1 and 4 hours for Part 2) to read the instructions, gather the facts, and answer the questions. Send only comments relating to our time estimate, including suggestions for reducing this burden, or any other aspects of this collection of information to: U.S. General Services Administration, Regulatory Secretariat Division (M1V1CB), 1800 F Street, NW, Washington, DC 20405.		
PURPOSE	DEFINITIONS	
Federal agencies use this form to obtain information from architect-engineer (A-E) firms about their professional qualifications. Federal agencies select firms for A-E contracts on the basis of professional qualifications as required by 40 U.S.C. chapter 11, Selection of Architects Engineers, and Part 36 of the Federal Acquisition Regulation (FAR). The Selection of Architects and Engineers statute requires the public announcement of requirements for A-E services (with some exceptions provided by other statutes), and the selection of at least three of the most highly qualified firms based on demonstrated competence and professional qualifications according to specific criteria published in the announcement. The Act then requires the negotiation of a contract at a fair and reasonable price starting first with the most highly qualified firm. The information used to evaluate firms is from this form and other sources, including performance evaluations, any additional data requested by the agency, and interviews with the most highly qualified firms and their references.	Architect-Engineer Services: Defined in FAR 2.101. Branch Office: A geographically distinct place of business or subsidiary office of a firm that has a key role on the team. Discipline: Primary technical capabilities of key personnel, as evidenced by academic degree, professional registration, certification, and/or extensive experience. Firm: Defined in FAR 36.102. Key Personnel: Individuals who will have major contract responsibilities and/or provide unusual or unique expertise.	
GENERAL INSTRUCTIONS	SPECIFIC INSTRUCTIONS	
Part I presents the qualifications for a specific contract. Part II presents the general qualifications of a firm or a specific branch office of a firm. Part II has two uses: 1. An A-E firm may submit Part II to the appropriate central, regional or local office of each Federal agency to be kept on file. A public announcement is not required for certain contracts, and agencies may use Part II as a basis for selecting at least three of the most highly qualified firms for discussions prior to requesting submission of Part I. Firms are encouraged to update Part II on file with agency offices, as appropriate, according to FAR Part 36. If a firm has branch offices, submit a separate Part II for each branch office seeking work. 2. Prepare a separate Part II for each firm that will be part of the team proposed for a specific contract and submitted with Part I. If a firm has branch offices, submit a separate Part II for each branch office that has a key role on the team.	Part I - Contract-Specific Qualifications Section A. Contract Information. 1. Title and Location. Enter the title and location of the contract for which this form is being submitted, exactly as shown in the public announcement or agency request. 2. Public Notice Date. Enter the posted date of the agency's notice on the Federal Business Opportunity website (FedBizOpps), other form of public announcement or agency request for this contract. 3. Solicitation or Project Number. Enter the agency's solicitation number and/or project number, if applicable, exactly as shown in the public announcement or agency request for this contract. Section B. Architect-Engineer Point of Contact. 4-8. Name, Title, Name of Firm, Telephone Number, Fax (Facsimile) Number and E-mail (Electronic Mail) Address. Provide information for a representative of the prime contractor or joint venture that the agency can contact for additional information.	
INDIVIDUAL AGENCY INSTRUCTIONS		
Individual agencies may supplement these instructions. For example, they may limit the number of projects or number of pages submitted in Part I in response to a public announcement for a particular project. Carefully comply with any agency instructions when preparing and submitting this form. Be as concise as possible and provide only the information requested by the agency.		



Section C. Proposed Team.

9-11. Firm Name, Address, and Role in This Contract. Provide the contractual relationship, name, full mailing address, and a brief description of the role of each firm that will be involved in performance of this contract. List the prime contractor or joint venture partners first. If a firm has branch offices, indicate each individual branch office that will have a key role on the team. The named subcontractors and outside associates or consultants must be used, and any change must be approved by the contracting officer. (See FAR Part 52 Clause "Subcontractors and Outside Associates and Consultants (Architect-Engineer Services)"). Attach an additional sheet in the same format as Section C if needed.

Section D. Organizational Chart of Proposed Team.

As an attachment after Section C, present an organizational chart of the proposed team showing the names and roles of all key personnel listed in Section E and the firm they are associated with as listed in Section C.

Section E. Resumes of Key Personnel Proposed for this Contract.

Complete this section for each key person who will participate in this contract. Group by firm, with personnel of the prime contractor or joint venture partner firms first. The following blocks must be completed for each resume:

12. Name. Self-explanatory.

13. Role in this contract. Self-explanatory.

14. Years Experience. Total years of relevant experience (block 14a), and years of relevant experience with current firm, but not necessarily the same branch office (block 14b).

15. Firm Name and Location. Name, city and state of the firm where the person currently works, which must correspond with one of the firms (or branch office of a firm, if appropriate) listed in Section C.

16. Education. Provide information on the highest relevant academic degree(s) received. Indicate the area(s) of specialization for each degree.

17. Current Professional Registration. Provide information on current relevant professional registration(s) in a State or possession of the United States, Puerto Rico, or the District of Columbia according to FAR Part 36.

18. Other Professional Qualifications. Provide information on any other professional qualifications relating to this contract, such as education, professional registration, publications, organizational memberships, certifications, training, awards, and foreign language capabilities.

19. Relevant Projects. Provide information on up to five projects in which the person had a significant role that demonstrates the person's capability relevant to her/his proposed role in this contract. These projects do not necessarily have to be any of the projects presented in Section F for the project team if the person was not involved in any of those projects or the person worked on other projects that were more relevant than the team projects in Section F. Use the check box provided to indicate if the project was performed with any office of the current firm. If any of the professional services or construction projects are not complete, leave Year Completed blank and indicate the status in Brief Description and Specific Role (block (3)).

Section F. Example Projects Which Best Illustrate Proposed Team's Qualifications for this Contract.

Select projects where multiple team members worked together, if possible, that demonstrate the team's capability to perform work similar to that required for this contract. Complete one Section F for each project. Present ten projects, unless otherwise specified by the agency. Complete the following blocks for each project:

20. Example Project Key Number. Start with "1" for the first project and number consecutively.

21. Title and Location. Title and location of project or contract. For an indefinite delivery contract, the location is the geographic scope of the contract.

22. Year Completed. Enter the year completed of the professional services (such as planning, engineering study, design, or surveying), and/or the year completed of construction, if applicable. If any of the professional services or the construction projects are not complete, leave Year Completed blank and indicate the status in Brief Description of Project and Relevance to this Contract (block 24).

23a. Project Owner. Project owner or user, such as a government agency or installation, an institution, a corporation or private individual.

23b. Point of Contact Name. Provide name of a person associated with the project owner or the organization which contracted for the professional services, who is very familiar with the project and the firm's (or firms') performance.

23c. Point of Contact Telephone Number. Self-explanatory.

24. Brief Description of Project and Relevance to this Contract. Indicate scope, size, cost, principal elements and special features of the project. Discuss the relevance of the example project to this contract. Enter any other information requested by the agency for each example project.

25. Firms from Section C Involved with this Project. Indicate which firms (or branch offices, if appropriate) on the project team were involved in the example project, and their roles. List in the same order as Section C.

Section G. Key Personnel Participation in Example Projects.

This matrix is intended to graphically depict which key personnel identified in Section E worked on the example projects listed in Section F. Complete the following blocks (see example below).

26. and 27. Names of Key Personnel and Role in this Contract. List the names of the key personnel and their proposed roles in this contract in the same order as they appear in Section E.

28. Example Projects Listed in Section F. In the column under each project key number (see block 29) and for each key person, place an "X" under the project key number for participation in the same or similar role.

29. Example Projects Key. List the key numbers and titles of the example projects in the same order as they appear in Section F.

Section H. Additional Information.

30. Use this section to provide additional information specifically requested by the agency or to address selection criteria that are not covered by the information provided in Sections A-G.

Section I. Authorized Representative.

31. and 32. Signature of Authorized Representative and Date. An authorized representative of a joint venture or the prime contractor must sign and date the completed form. Signing attests that the information provided is current and factual, and that all firms on the proposed team agree to work on the project. Joint ventures selected for negotiations must make available a statement of participation by a principal of each member of the joint venture.

33. Name and Title. Self-explanatory.

SAMPLE ENTRIES FOR SECTION G (MATRIX)

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below first, before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Jane A. Smith	Chief Architect	X		X							
Joseph B. Williams	Chief Mechanical Engineer	X	X	X	X						
Tara C. Donovan	Chief Electrical Engineer	X	X		X						

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	Federal Courthouse, Denver, CO	6	XYZ Corporation Headquarters, Boston, MA
2	Justin J. Wilson Federal Building, Baton Rouge, LA	7	Founder's Museum, Newport, RI

Part II - General Qualifications

See the **"General Instructions"** on page 1 for firms with branch offices. Prepare Part II for the specific branch office seeking work if the firm has branch offices.

1. Solicitation Number. If Part II is submitted for a specific contract, insert the agency's solicitation number and/or project number, if applicable, exactly as shown in the public announcement or agency request.

2a-2e. Firm (or Branch Office) Name and Address. Self-explanatory.

3. Year Established. Enter the year the firm (or branch office, if appropriate) was established under the current name.

4. Unique Entity Identifier. Insert the unique entity identifier issued by the entity designated at SAM. See FAR part 4.6.

5. Ownership.

a. Type. Enter the type of ownership or legal structure of the firm (sole proprietor, partnership, corporation, joint venture, etc.).

b. Small Business Status. Refer to the North American Industry Classification System (NAICS) code in the public announcement, and indicate if the firm is a small business according to the current size standard for that NAICS code (for example, Engineering Services (part of NAICS 541330), Architectural Services (NAICS 541310), Surveying and Mapping Services (NAICS 541370)). The small business categories and the internet website for the NAICS codes appear in FAR part 19. Contact the requesting agency for any questions. Contact your local U.S. Small Business Administration office for any questions regarding Business Status.

6a-6c. Point of Contact. Provide this information for a representative of the firm that the agency can contact for additional information. The representative must be empowered to speak on contractual and policy matters.

7. Name of Firm. Enter the name of the firm if Part II is prepared for a branch office.

8a-8c. Former Firm Names. Indicate any other previous names for the firm (or branch office) during the last six years. Insert the year that this corporate name change was effective and the associated unique entity identifier. This information is used to review past performance on Federal contracts.

9. Employees by Discipline. Use the relevant disciplines and associated function codes shown at the end of these instructions and list in the same numerical order. After the listed disciplines, write in any additional disciplines and leave the function code blank. List no more than 20 disciplines. Group remaining employees under "Other Employees" in column b. Each person can be counted only once according to his/her primary function. If Part II is prepared for a firm (including all branch offices), enter the number of employees by disciplines in column c(1). If Part II is prepared for a branch office, enter the number of employees by discipline in column c(2) and for the firm in column c(1).

10. Profile of Firm's Experience and Annual Average Revenue for Last 5 Years. Complete this block for the firm or branch office for which this Part II is prepared. Enter the experience categories which most accurately reflect the firm's technical capabilities and project experience. Use the relevant experience categories and associated profile codes shown at the end of these instructions, and list in the same numerical order. After the listed experience categories, write in any unlisted relevant project experience categories and leave the profile codes blank. For each type of experience, enter the appropriate revenue index number to reflect the professional services revenues received annually (averaged over the last 5 years) by the firm or branch office for performing that type of work. A particular project may be identified with one experience category or it may be broken into components, as best reflects the capabilities and types of work performed by the firm. However, do not double count the revenues received on a particular project.

11. Annual Average Professional Services Revenues of Firm for Last 3 Years. Complete this block for the firm or branch office for which this Part II is prepared. Enter the appropriate revenue index numbers to reflect the professional services revenues received annually (averaged over the last 3 years) by the firm or branch office. Indicate Federal work (performed directly for the Federal Government, either as the prime contractor or subcontractor), non-Federal work (all other domestic and foreign work, including Federally-assisted projects), and the total.

12. Authorized Representative. An authorized representative of the firm or branch office must sign and date the completed form. Signing attests that the information provided is current and factual. Provide the name and title of the authorized representative who signed the form.

List of Disciplines (*Function Codes*)

Code	Description	Code	Description
01	Acoustical Engineer	32	Hydraulic Engineer
02	Administrative	33	Hydrographic Surveyor
03	Aerial Photographer	34	Hydrologist
04	Aeronautical Engineer	35	Industrial Engineer
05	Archeologist	36	Industrial Hygienist
06	Architect	37	Interior Designer
07	Biologist	38	Land Surveyor
08	CADD Technician	39	Landscape Architect
09	Cartographer	40	Materials Engineer
10	Chemical Engineer	41	Materials Handling Engineer
11	Chemist	42	Mechanical Engineer
12	Civil Engineer	43	Mining Engineer
13	Communications Engineer	44	Oceanographer
14	Computer Programmer	45	Photo Interpreter
15	Construction Inspector	46	Photogrammetrist
16	Construction Manager	47	Planner: Urban/Regional
17	Corrosion Engineer	48	Project Manager
18	Cost Engineer/Estimator	49	Remote Sensing Specialist
19	Ecologist	50	Risk Assessor
20	Economist	51	Safety/Occupational Health Engineer
21	Electrical Engineer	52	Sanitary Engineer
22	Electronics Engineer	53	Scheduler
23	Environmental Engineer	54	Security Specialist
24	Environmental Scientist	55	Soils Engineer
25	Fire Protection Engineer	56	Specifications Writer
26	Forensic Engineer	57	Structural Engineer
27	Foundation/Geotechnical Engineer	58	Technician/Analyst
28	Geodetic Surveyor	59	Toxicologist
29	Geographic Information System Specialist	60	Transportation Engineer
30	Geologist	61	Value Engineer
31	Health Facility Planner	62	Water Resources Engineer

List of Experience Categories (*Profile Codes*)

Code	Description	Code	Description
A01	Acoustics; Noise Abatement	E01	Ecological & Archeological Investigations
A02	Aerial Photography; Airborne Data and Imagery Collection and Analysis	E02	Educational Facilities; Classrooms
A03	Agricultural Development; Grain Storage; Farm Mechanization	E03	Electrical Studies and Design
A04	Air Pollution Control	E04	Electronics
A05	Airports; Nav aids; Airport Lighting; Aircraft Fueling	E05	Elevators; Escalators; People-Movers
A06	Airports; Terminals and Hangars; Freight Handling	E06	Embassies and Chanceries
A07	Arctic Facilities	E07	Energy Conservation; New Energy Sources
A08	Animal Facilities	E08	Engineering Economics
A09	Anti-Terrorism/Force Protection	E09	Environmental Impact Studies, Assessments or Statements
A10	Asbestos Abatement	E10	Environmental and Natural Resource Mapping
A11	Auditoriums & Theaters	E11	Environmental Planning
A12	Automation; Controls; Instrumentation	E12	Environmental Remediation
		E13	Environmental Testing and Analysis
B01	Barracks; Dormitories	F01	Fallout Shelters; Blast-Resistant Design
B02	Bridges	F02	Field Houses; Gyms; Stadiums
C01	Cartography	F03	Fire Protection
C02	Cemeteries (<i>Planning & Relocation</i>)	F04	Fisheries; Fish ladders
C03	Charting: Nautical and Aeronautical	F05	Forensic Engineering
C04	Chemical Processing & Storage	F06	Forestry & Forest products
C05	Child Care/Development Facilities	G01	Garages; Vehicle Maintenance Facilities; Parking Decks
C06	Churches; Chapels	G02	Gas Systems (Propane; Natural, Etc.)
C07	Coastal Engineering	G03	Geodetic Surveying: Ground and Air-borne
C08	Codes; Standards; Ordinances	G04	Geographic Information System Services: Development, Analysis, and Data Collection
C09	Cold Storage; Refrigeration and Fast Freeze	G05	Geospatial Data Conversion: Scanning, Digitizing, Compilation, Attributing, Scribing, Drafting
C10	Commercial Building (<i>low rise</i>) ; Shopping Centers	G06	Graphic Design
C11	Community Facilities	H01	Harbors; Jetties; Piers, Ship Terminal Facilities
C12	Communications Systems; TV; Microwave	H02	Hazardous Materials Handling and Storage
C13	Computer Facilities; Computer Service	H03	Hazardous, Toxic, Radioactive Waste Remediation
C14	Conservation and Resource Management	H04	Heating; Ventilating; Air Conditioning
C15	Construction Management	H05	Health Systems Planning
C16	Construction Surveying	H06	Highrise; Air-Rights-Type Buildings
C17	Corrosion Control; Cathodic Protection; Electrolysis	H07	Highways; Streets; Airfield Paving; Parking Lots
C18	Cost Estimating; Cost Engineering and Analysis; Parametric Costing; Forecasting	H08	Historical Preservation
C19	Cryogenic Facilities	H09	Hospital & Medical Facilities
D01	Dams (<i>Concrete; Arch</i>)	H10	Hotels; Motels
D02	Dams (<i>Earth; Rock</i>); Dikes; Levees	H11	Housing (<i>Residential, Multi-Family; Apartments; Condominiums</i>)
D03	Desalinization (<i>Process & Facilities</i>)	H12	Hydraulics & Pneumatics
D04	Design-Build - Preparation of Requests for Proposals	H13	Hydrographic Surveying
D05	Digital Elevation and Terrain Model Development		
D06	Digital Orthophotography		
D07	Dining Halls; Clubs; Restaurants		
D08	Dredging Studies and Design		

List of Experience Categories (*Profile Codes continued*)

Code	Description	Code	Description
I01	Industrial Buildings; Manufacturing Plants	P09	Product, Machine Equipment Design
I02	Industrial Processes; Quality Control	P10	Pneumatic Structures, Air-Support Buildings
I03	Industrial Waste Treatment	P11	Postal Facilities
I04	Intelligent Transportation Systems	P12	Power Generation, Transmission, Distribution
I05	Interior Design; Space Planning	P13	Public Safety Facilities
I06	Irrigation; Drainage		
J01	Judicial and Courtroom Facilities	R01	Radar; Sonar; Radio & Radar Telescopes
L01	Laboratories; Medical Research Facilities	R02	Radio Frequency Systems & Shieldings
L02	Land Surveying	R03	Railroad; Rapid Transit
L03	Landscape Architecture	R04	Recreation Facilities (Parks, Marinas, Etc.)
L04	Libraries; Museums; Galleries	R05	Refrigeration Plants/Systems
L05	Lighting (Interior; Display; Theater, Etc.)	R06	Rehabilitation (Buildings; Structures; Facilities)
L06	Lighting (Exteriors; Streets; Memorials; Athletic Fields, Etc.)	R07	Remote Sensing
		R08	Research Facilities
M01	Mapping Location/Addressing Systems	R09	Resources Recovery; Recycling
M02	Materials Handling Systems; Conveyors; Sorters	R10	Risk Analysis
M03	Metallurgy	R11	Rivers; Canals; Waterways; Flood Control
M04	Microclimatology; Tropical Engineering	R12	Roofing
M05	Military Design Standards	S01	Safety Engineering; Accident Studies; OSHA Studies
M06	Mining & Mineralogy	S02	Security Systems; Intruder & Smoke Detection
M07	Missile Facilities (Silos; Fuels; Transport)	S03	Seismic Designs & Studies
M08	Modular Systems Design; Pre-Fabricated Structures or Components	S04	Sewage Collection, Treatment and Disposal
		S05	Soils & Geologic Studies; Foundations
N01	Naval Architecture; Off-Shore Platforms	S06	Solar Energy Utilization
N02	Navigation Structures; Locks	S07	Solid Wastes; Incineration; Landfill
N03	Nuclear Facilities; Nuclear Shielding	S08	Special Environments; Clean Rooms, Etc.
O01	Office Buildings; Industrial Parks	S09	Structural Design; Special Structures
O02	Oceanographic Engineering	S10	Surveying; Platting; Mapping; Flood Plain Studies
O03	Ordnance; Munitions; Special Weapons	S11	Sustainable Design
		S12	Swimming Pools
P01	Petroleum Exploration; Refining	S13	Storm Water Handling & Facilities
P02	Petroleum and Fuel (Storage and Distribution)	T01	Telephone Systems (<i>Rural; Mobile; Intercom, Etc.</i>)
P03	Photogrammetry	T02	Testing & Inspection Services
P04	Pipelines (Cross-Country - Liquid & Gas)	T03	Traffic & Transportation Engineering
P05	Planning (Community, Regional, Areawide and State)	T04	Topographic Surveying and Mapping
P06	Planning (Site, Installation, and Project)	T05	Towers (<i>Self-Supporting & Guyed Systems</i>)
P07	Plumbing & Piping Design	T06	Tunnels & Subways
P08	Prisons & Correctional Facilities		

List of Experience Categories (*Profile Codes continued*)

Code	Description
U01	Unexploded Ordnance Remediation
U02	Urban Renewals; Community Development
U03	Utilities (Gas and Steam)
V01	Value Analysis; Life-Cycle Costing
W01	Warehouses & Depots
W02	Water Resources; Hydrology; Ground Water
W03	Water Supply; Treatment and Distribution
W04	Wind Tunnels; Research/Testing Facilities Design
Z01	Zoning; Land Use Studies



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State) CMR City Hall Renovation and Restoration Project Coral Gables, Florida	
2. PUBLIC NOTICE DATE Thursday, August 14, 2025	3. SOLICITATION OR PROJECT NUMBER RFQ No. 2025-031

CONSTRUCTION MANAGER
B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE Samantha Finazzo, Marketing Manager		
5. NAME OF FIRM Thornton Construction Company, Inc.		
6. TELEPHONE NUMBER 305.649.1995	7. FAX NUMBER 305.649.1295	8. E-MAIL ADDRESS sfinazzo@thornton-inc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.	X				Thornton Construction Company, Inc. ☐ CHECK IF BRANCH OFFICE	13290 NW 42nd Avenue Opa-Locka, FL 33054	Construction Manager Prime
b.					☐ CHECK IF BRANCH OFFICE		
c.					☐ CHECK IF BRANCH OFFICE		
d.					☐ CHECK IF BRANCH OFFICE		
e.					☐ CHECK IF BRANCH OFFICE		
f.					☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)



CORAL GABLES. THE MOST BEAUTIFUL



DAGOBERTO DIAZ, RA, CGC
EXECUTIVE VICE PRESIDENT



FELIPE LASERNA, CGC
LEAD PROJECT MANAGER



JULIO RODRIGUEZ
PROJECT MANAGER



JULIANA ACOSTA
ASSIST. PROJECT MANAGER



ERIC RODRIGUEZ
SUPERINTENDENT



JOSE HERNANDEZ
MEP SUPERINTENDENT

OFFICE SUPPORT TEAM



MARIO DIAZ
PRECON. MANAGER



FLOYD SMILEY
LEAD ESTIMATOR



JAIRO BETANCOURT
STRUCTURAL ESTIMATOR



MARCIO VASQUEZ
MEP ESTIMATOR



CARLOS GUTIERREZ
VOC DIRECTOR



JOSE M. HERNANDEZ
SAFETY DIRECTOR

HISTORICAL CONSULTANT



RLA
CONSERVATION OF ART &
ARCHITECTURE

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Felipe Laserna, CGC, LEED AP	13. ROLE IN THIS CONTRACT Lead Project Manager	14. YEARS EXPERIENCE <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">a. TOTAL</td> <td style="width: 50%; border-bottom: 1px solid black;">b. WITH CURRENT FIRM</td> </tr> <tr> <td style="text-align: center;">27 Years</td> <td style="text-align: center;">25 Years</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	27 Years	25 Years
a. TOTAL	b. WITH CURRENT FIRM						
27 Years	25 Years						
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida							
16. EDUCATION (Degree and Specialization) Bachelor of Science in Civil Engineering Javeriana University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Designation in Construction Management University of California, LA FL Certified General Contractor: CGC1533559 LEED Accredited Professional					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30-Hour; CPR & First Aid Certified							

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2025
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: VP of Const. *Listed in the National Register of Historic Places		
☒ Check if project performed with current firm		
Shenandoah Middle School Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2017
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. \$8.1 Million Under the MDCPS General Obligation Bond program, the scope of work encompassed both interior and exterior renovations included: HVAC replacement, chiller replacement, window and exterior door replacement, structural repairs and concrete restoration, re-roofing, aluminum covered walkway replacement, security alarm enhancements, life safety improvements, electrical and plumbing renovations and more 157,398 SF ROLE: PX *This Historical Building was built in 1942		
☒ Check if project performed with current firm		
Miami Shores Elementary School Miami Shores, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2023
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. \$7.2 Million Phase renovation of the existing buildings including structural repairs, ceiling and lighting replacements, site utilities and paving, ADA restroom upgrades, auditorium sound system upgrade, campus-wide HVAC upgrades, fire alarm system upgrade, exterior and interior repainting. The scope also included the addition of a new 6-classroom building 60,000 SF ROLE: VP of Const. *This Historical Building was built in 1929		
☒ Check if project performed with current firm		
Vizcaya Skylight Replacement Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2012
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. \$4.5 Million Replacement of the historic Vizcaya Museum & Gardens skylight. Glass panels with state-of-the-art coating offering a much clearer view, while still blocking heat and UV rays, were applied, supported by four structural steel columns much thinner than its previous concrete ones. Crafted a protective screen with windows in the courtyard to allow museum visitors to view progress, to ensure protection to remaining historic elements 43,761 SF ROLE: PX *Listed in the National Register of Historic Places		
☒ Check if project performed with current firm		
Southside Elementary School Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2017
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. \$2.8 Million Complete renovations at the historic Southside Elementary School, a tight-site located in the heart of Downtown Miami and still the oldest still-standing elementary school in the district. Scope included facade "skin" hardening, demolition, new roof tiles, gutters, new MEP system with control devices, HVAC, fire safety system, ceilings, flooring, doors, cabinetry, windows, painting, signage, landscaping 6,000 SF ROLE: VP of Const. *Listed in the National Register of Historic Places		
☒ Check if project performed with current firm		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Julio Rodriguez	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 11 Years	b. WITH CURRENT FIRM 11 Years

15. FIRM NAME AND LOCATION *(City and State)*
Thornton Construction Company, Inc. | Opa-Locka, Florida

16. EDUCATION <i>(Degree and Specialization)</i> Associates of Science in Construction Technology Miami Dade College	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Associates of Arts in Architecture Miami Dade College
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
OSHA 30-Hour

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2025
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Project Manager *Listed in the National Register of Historic Places		
FIU SIPA Ph. II Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2023
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$34 Million The Steven J. Green School of International and Public Affairs Phase II project consisted of the ground-up construction of a 5-story building, concrete construction and pre-stressed concrete floors that align to the adjacent building. The building created a paver courtyard between the existing and new building and included classrooms, conference facilities, event facilities, seminar rooms, administrative offices and faculty offices 84,800 SF ROLE: Project Manager		
Sunrise Civic Center Athletic Club & Gymnasium Sunrise, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2019
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$8.4 Million The City of Sunrise Civic Center Athletic Club and Gymnasium project consisted of numerous upgrades and renovation to the existing building as well as the addition of a new athletic facilities building with a gymnasium, full-size basketball court, elevated mezzanine walking/running track, weight room, multilevel, fully equipped fitness room, game room, locker room and restrooms and administrative and storage areas 43,000 SF ROLE: Project Manager		
FLL Terminal One Canopies Ft. Lauderdale, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2015
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$6.9 Million The Broward County Aviation Department's Terminal One Canopies project at Fort Lauderdale-Hollywood International Airport project consisted of new canopies to connect departure-area walkways between Terminals 1, 2, 3 and 4. Steel frames from the previous umbrella canopy system were removed and Terminal 1's roof, entrance and existing curbside canopy was extended in order to connect with the new system 31,527 SF ROLE: Project Manager		
TRYP Hotel by Wyndham Bay Harbor Islands, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2018
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$23.6 Million Eight-story luxurious boutique hotel offering 96 guest rooms, a restaurant, underground parking facility, fully-equipped health club and a business center. Balconies with glass railings, a glass-covered porte-cochère and a rooftop infinity pool evokes a seamless experience with its breathtaking surroundings 132,277 SF ROLE: Project Manager		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Eric Rodriguez	13. ROLE IN THIS CONTRACT Senior Superintendent	14. YEARS EXPERIENCE a. TOTAL 32 Years b. WITH CURRENT FIRM 22 Years	
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida			
16. EDUCATION (Degree and Specialization) Continuing Education Courses Miami Dade College		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30-Hour			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Freedom Tower Renovation & Restoration Miami, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2025	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Sr. Superintendent *Listed in the National Register of Historic Places		
(1) TITLE AND LOCATION (City and State) Domus Brickell Park	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2025	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$46 Million 14-story condominium building with an elevated deck located at the 13th level and includes 171 apartments. The gross construction area is 193,000 SF and the set sellable is 106,196 SF. Aside of the elevated pool deck, other amenities include BBQ areas, pool cabanas, gymnasium, spa, food and beverage areas. 193,000 SF ROLE: Sr. Superintendent		
(1) TITLE AND LOCATION (City and State) FIU SIPA Ph. II Miami, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2023	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$34 Million The Steven J. Green School of International and Public Affairs Phase II project consisted of the ground-up construction of a 5-story building, concrete construction and pre-stressed concrete floors that align to the adjacent building. The building created a paver courtyard between the existing and new building and included classrooms, conference facilities, event facilities, seminar rooms, administrative offices and faculty offices 84,800 SF ROLE: Superintendent		
(1) TITLE AND LOCATION (City and State) TRYP Hotel by Wyndham Bay Harbor Islands, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2018	
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$23.6 Million Eight-story luxurious boutique hotel offering 96 guest rooms, a restaurant, underground parking facility, fully-equipped health club and a business center. Balconies with glass railings, a glass-covered porte-cochère and a rooftop infinity pool evokes a seamless experience with its breathtaking surroundings 132,277 SF ROLE: Sr. Superintendent		
(1) TITLE AND LOCATION (City and State) Civic Towers Senior Miami, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2019	
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$9.2 Million Interior renovation of 151 units consisting of gutting the entire structure, including approximately 30% of the interior's framing, replacement of framing and drywall, flooring, kitchen cabinets, appliances, bathroom vanities, plumbing fixtures and lighting of all units. Sound installation was also added to the walls, the ventilation shafts replaces and repairing of all MEP rough trimming and finishes 210,000 SF ROLE: Sr. Superintendent		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jose Hernandez	13. ROLE IN THIS CONTRACT MEP Superintendent	14. YEARS EXPERIENCE <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">a. TOTAL</td> <td style="width: 50%; border-bottom: 1px solid black;">b. WITH CURRENT FIRM</td> </tr> <tr> <td style="text-align: center;">26 Years</td> <td style="text-align: center;">12 Years</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	26 Years	12 Years
a. TOTAL	b. WITH CURRENT FIRM						
26 Years	12 Years						
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida							
16. EDUCATION (Degree and Specialization) Associate of Arts in Computer Programming Florida International University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30-Hour; CPR & First Aid Certified							

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
MDC Campus-Wide Remodeling & Renovation Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2022
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$42 Million This project was a CM-at-Risk Design-Build project package that belonged to the MDC Kendall Campus, Wolfson Campus, North Campus and Homestead Campus. Multiple projects within the same contract consisted of the renovations and repairs as well as upgrades of existing systems and components throughout the occupies campuses. The majority of all these projects consisted of installing new roofs, upgrading existing HVAC and replacing new lights and ceilings ROLE: MEP Superintendent		
Miami Center for Mental Health & Recovery Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2023
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$36.7 Million Renovations, repairs and remodeling of an abandoned detention center to convert it into a mental health and recovery center, including exterior and interior renovations such as upgrade of entire HVAC (inclusive of VAVs, controls, AHU and ducts), complete security system upgrades, resurfacing of courts, re-roofing, new fire sprinkler systems, restroom renovations and installation of new plumbing systems 181,324 SF ROLE: MEP Superintendent		
Miramar High School Miramar, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2024
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$17.3 Million This project addressed essential enhancements and improvements across the Miramar High School campus, which consisted of 13 buildings and 30 portable facilities to ensure that the school's facilities met current standards and provided an optimal environment for both students and faculty. Scope included replacement of existing roofing systems, enhancements to the elctrical infrastructure, upgrades to fire alarm systems, enhancement of STEM labs 315,357 SF ROLE: MEP Superintendent		
MDC EJP Floors 11-15 Build Out Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2021
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$8.5 Million The MDC Eduardo J. Padron Floors 11-15 project consisted of the interior build-out of floors 11, 12, 14 & 15 of building six. The interior finishes and appearance match those of the completed floors 7 through 9. The spaces on the vacant floors consist of networking lab, makers space, multi-purpose spaces, meeting rooms, offices, classrooms and reception area. Each floor consisted of MEP, fire protection and sprinklers and data systems 46,836 SF ROLE: MEP Superintendent		
Shenandoah Middle School Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2017
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$8.1 Million Under the MDCPS General Obligation Bond program, the scope of work encompassed both interior and exterior renovations included: HVAC replacement, chiller replacement, window and exterior door replacement, structural repairs and concrete restoration, re-roofing, aluminum covered walkway replacement, security alarm enhancements, life safety improvements, electrical and plumbing renovations and more 157,398 SF ROLE: MEP Superintendent *This Historical Building was built in 1942		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Mario Diaz	13. ROLE IN THIS CONTRACT Preconstruction Manager	14. YEARS EXPERIENCE <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">a. TOTAL</td> <td style="width: 50%; border-bottom: 1px solid black;">b. WITH CURRENT FIRM</td> </tr> <tr> <td style="text-align: center;">11 Years</td> <td style="text-align: center;">8 Years</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	11 Years	8 Years
a. TOTAL	b. WITH CURRENT FIRM						
11 Years	8 Years						
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida							
16. EDUCATION (Degree and Specialization) Bachelor of Science in Civil Engineering Instituto Tecnologico de Santo Domingo		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30-Hour							

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2025
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm a. \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Preconstruction Manager <i>*Listed in the National Register of Historic Places</i>		
MDC Campus-Wide Remodeling & Renovation Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2022
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm b. \$42 Million This project was a CM-at-Risk Design-Build project package that belonged to the MDC Kendall Campus, Wolfson Campus, North Campus and Homestead Campus. Multiple projects within the same contract consisted of the renovations and repairs as well as upgrades of existing systems and components throughout the occupies campuses. The majority of all these projects consisted of installing new roofs, upgrading existing HVAC and replacing new lights and ceilings ROLE: Preconstruction Manager		
Palmetto Senior High School Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2023
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm c. \$40.9 Million The Palmetto SHS project consisted of renovations, repairs and remodeling which including new covered walkways between buildings, a new courtyard area, new hard courts, new central chiller plant, electrical and mechanical systems and miscellaneous upgrades throughout the campus. In addition, the scope included a new classroom building addition 120,900 SF ROLE: Preconstruction Manager		
COCG Minorca Parking Garage Coral Gables, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2024
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm d. \$18.3 Million The City of Coral Gables Minorca Parking Garage project consisted of the ground-up construction of a seven-story parking garage with ground floor retail and municipal offices. The ground floor of the building houses the Parking, Human Resources, and Labor Relations Departments of the City, back-of-house facilities, as well as approximately 7,200 SF of retail space 188,630 SF ROLE: Project Manager		
Civic Towers Senior Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2019
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm e. \$9.2 Million Interior renovation of 151 units consisting of gutting the entire structure, including approximately 30% of the interior's framing, replacement of framing and drywall, flooring, kitchen cabinets, appliances, bathroom vanities, plumbing fixtures and lighting of all units. Sound installation was also added to the walls, the ventilation shafts replaces and repairing of all MEP rough trimming and finishes 210,000 SF ROLE: Project Manager		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Floyd Smiley	13. ROLE IN THIS CONTRACT Lead Estimator	14. YEARS EXPERIENCE a. TOTAL 28 Years b. WITH CURRENT FIRM 17 Years	
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida			
16. EDUCATION (Degree and Specialization) Bachelor of Science in Construction Management Florida International University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30-Hour			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2025
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Lead Est. *Listed in the National Register of Historic Places		
Shenandoah Middle School Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2017
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$8.1 Million Under the MDCPS General Obligation Bond program, the scope of work encompassed both interior and exterior renovations included: HVAC replacement, chiller replacement, window and exterior door replacement, structural repairs and concrete restoration, re-roofing, aluminum covered walkway replacement, security alarm enhancements, life safety improvements, electrical and plumbing renovations and more 157,398 SF ROLE: Lead Est. *This Historical Building was built in 1942		
Miami Shores Elementary School Miami Shores, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2023
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$7.2 Million Phase renovation of the existing buildings including structural repairs, ceiling and lighting replacements, site utilities and paving, ADA restroom upgrades, auditorium sound system upgrade, campus-wide HVAC upgrades, fire alarm system upgrade, exterior and interior repainting. The scope also included the addition of a new 6-classroom building 60,000 SF ROLE: Lead Est. *This Historical Building was built in 1929		
Vizcaya Skylight Replacement Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2012
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$4.5 Million Replacement of the historic Vizcaya Museum & Gardens skylight. Glass panels with state-of-the-art coating offering a much clearer view, while still blocking heat and UV rays, were applied, supported by four structural steel columns much thinner than its previous concrete ones. Crafted a protective screen with windows in the courtyard to allow museum visitors to view progress, to ensure protection to remaining historic elements 43,761 SF ROLE: Lead Est. *Listed in the National Register of Historic Places		
Southside Elementary School Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2017
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$2.8 Million Complete renovations at the historic Southside Elementary School, a tight-site located in the heart of Downtown Miami and still the oldest still-standing elementary school in the district. Scope included facade "skin" hardening, demolition, new roof tiles, gutters, new MEP system with control devices, HVAC, fire safety system, ceilings, flooring, doors, cabinetry, windows, painting, signage, landscaping 6,000 SF ROLE: Lead Est. *Listed in the National Register of Historic Places		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jairo Bentacourt	13. ROLE IN THIS CONTRACT Structural Estimator	14. YEARS EXPERIENCE a. TOTAL 33 Years b. WITH CURRENT FIRM 3 Years	
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida			
16. EDUCATION (Degree and Specialization) Architectural Engineer Pontificia Universidad Javeriana - Bogota		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Freedom Tower Renovation & Restoration Miami, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2025	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Structural Est. *Listed in the National Register of Historic Places		
(1) TITLE AND LOCATION (City and State) FIU SIPA Ph. II Miami, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2017	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$34 Million The Steven J. Green School of International and Public Affairs Phase II project consisted of the ground-up construction of a 5-story building, concrete construction and pre-stressed concrete floors that align to the adjacent building. The building created a paver courtyard between the existing and new building and included classrooms, conference facilities, event facilities, seminar rooms, administrative offices and faculty offices 84,800 SF ROLE: Structural Est.		
(1) TITLE AND LOCATION (City and State) MDC EJP Floors 11-15 Build Out Miami, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2021	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$8.5 Million The MDC Eduardo J. Padron Floors 11-15 project consisted of the interior build-out of floors 11, 12, 14 & 15 of building six. The interior finishes and appearance match those of the completed floors 7 through 9. The spaces on the vacant floors consist of networking lab, makers space, multi-purpose spaces, meeting rooms, offices, classrooms and reception area. Each floor consisted of MEP, fire protection and sprinklers and data systems 46,836 SF ROLE: Structural Est.		
(1) TITLE AND LOCATION (City and State) Miami Center for Mental Health & Recovery Miami, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2023	
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$36.7 Million Renovations, repairs and remodeling of an abandoned detention center to convert it into a mental health and recovery center, including exterior and interior renovations such as upgrade of entire HVAC (inclusive of VAVs, controls, AHU and ducts), complete security system upgrades, resurfacing of courts, re-roofing, new fire sprinkler systems, restroom renovations and installation of new plumbing systems 181,324 SF ROLE: Structural Estimator		
(1) TITLE AND LOCATION (City and State) Miami Shores Elementary School Miami Shores, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2023	
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$7.2 Million Phase renovation of the existing buildings including structural repairs, ceiling and lighting replacements, site utilities and paving, ADA restroom upgrades, auditorium sound system upgrade, campus-wide HVAC upgrades, fire alarm system upgrade, exterior and interior repainting. The scope also included the addition of a new 6-classroom building 60,000 SF ROLE: Lead Est. *This Historical Building was built in 1929		



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> MDC Historic Freedom Tower Restoration Miami, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2025	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Miami Dade College	b. POINT OF CONTACT NAME Amy Galpin, PhD	c. POINT OF CONTACT TELEPHONE NUMBER (773) 398.7512

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: Thornton Construction Company, Inc. recently completed the Miami Dade College Wolfson Campus Freedom Tower project completing remodeling, renovation, restoration, repairs, and structural upgrades throughout this historical building. The renovations included structural, waterproofing, other repairs, and enhancements to the historical building. This involved replacing the first floor mural room slab, repairing wind-bracing steel structure, exterior waterproofing and historical related improvements. Structural elements were replaced, and repairs were made as necessary. The entire area was remodeled including patching and painting the gypsum walls, sanding and painting the railings, and replacing the lighting fittings. There were various different areas of artwork, carpet, etc. that needed to remain preserved throughout the construction. Thornton Construction was working closely with the architect, *RJ Heisenbottle*, and engineer of record, the museum staff, campus staff and facility staff to ensure the work was completed prior to its Centennial Celebration in 2025. The project also included the upgrading of the Mechanical, Electrical, Plumbing and Fire Suppression systems as well as the upgrade of the building to meet current building codes and ADA requirements for all the restrooms and various spaces. ***The Freedom Tower was constructed in 1925 and is a Nationally Registered Historical Building, housing the Kislak Gallery and the MDC Museum of Art and Design.***

Size: 82,000 SF

Construction Cost: \$46,543,938

Relevance: National Register of Historic Places; CM-at-Risk; Renovation and Restoration; Fully Operational/ Occupied Facility; High Level Security; Historical Building

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Vizcaya Skylight Replacement Miami, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2012	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Vizcaya Museum & Gardens	b. POINT OF CONTACT NAME Joel Hoffman	c. POINT OF CONTACT TELEPHONE NUMBER (305) 860.8422
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: Thornton successfully completed the replacement of the historic Vizcaya Museum & Gardens skylight. Glass panels with state-of-the-art coating offering a much clearer view, while still blocking heat and UV rays, were applied. The frame is supported by four structural steel columns much thinner than its previous concrete ones. A small ridge along the top allows it to fit the imperfect 3,761 SF courtyard footprint. Protection to museum staff and the remaining historic elements was of major concern, therefore we first crafted a protective screen with windows in the courtyard to allow museum visitors watch the construction process. With its uniquely Vizcayan details, the attractive screen blended in while protecting visitors and the antiquities collection from dust and debris. Once the new canopy was installed and sealed, Thornton replaced the museum's storm drainage system and repaired the courtyard's landscaping for historical integrity. Flora was carefully removed by our historic conservator, and new vegetation was planted to more accurately depict native species. The project was finished on time and within budget. ***The Vizcaya Museum and Gardens was constructed in 1922 and is a Nationally Registered Historical Building.***

Size: 43,761 SF

Construction Cost: \$4,534,284 (2025 Cost)

Relevance: National Register of Historic Places; Renovation; Fully Operational/Occupied Facility; High Level Security; Historical Building

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3				
21. TITLE AND LOCATION <i>(City and State)</i> Southside Elementary School Remodel/Renov. Miami, Florida	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> <tr> <td></td> <td>2017</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>		2017
PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>					
	2017					

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Miami-Dade County Public Schools	b. POINT OF CONTACT NAME Victor Alonso	c. POINT OF CONTACT TELEPHONE NUMBER (786) 236.3657
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: Thornton Construction completed renovations at the historic Southside Elementary, a tight-site located in the heart of Downtown Miami, and the oldest still-standing elementary school in the district. The scope consisted of selective demolition, the installation of a new Spanish tiles roof, gutters, collection box, new MEP system with control devices, HVAC, fire safety system, ceilings, flooring, doors, cabinetry, windows, painting, signage, and landscaping. As well as the facade "skin" was hardened for compliance with standards to protect against hurricane winds. **Southside Elementary School was constructed in 1914 and is a Nationally Registered Historical Building.**

Size: 6,000 SF

Construction Cost: \$2,812,336 (2025 Cost)

Relevance: National Register of Historic Places; CM-at-Risk; Renovation and Remodeling; Fully Operational/ Occupied Facility; High Level Security; Historical Building

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Shenandoah Middle School Remodel/Renov. Miami, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2017	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Miami-Dade County Public Schools	b. POINT OF CONTACT NAME Victor Alonso	c. POINT OF CONTACT TELEPHONE NUMBER (786) 236.3657
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: The original Shenandoah Middle School building was built in 1942. Thornton's scope of work under this General Obligation Bond program encompassed both interior and exterior renovations including: HVAC replacement; chiller replacement; window and exterior door replacement; structural repairs and concrete restoration; re-roofing; aluminum covered walkway replacement; storm drainage installation; fire sprinkler, water, and gas piping replacement; security alarm enhancements; life safety improvements; elevator repairs; electrical and plumbing renovations; and miscellaneous finishes. Thornton's renovation work spanned 157,398 SF across three buildings up to four stories. This project was completed in two phases. **Shenandoah Middle School was built in 1942.**

Size: 157,398 SF

Construction Cost: \$8,099,098 (2025 Cost)

Relevance: CM-at-Risk; Renovation and Remodel; Fully Operational/Occupied Facility; High Level Security; Historical Building

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Miami Shores ES Remodel/Renov. Miami Shores, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2023	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Miami-Dade County Public Schools	b. POINT OF CONTACT NAME Blanca Bazan	c. POINT OF CONTACT TELEPHONE NUMBER (786) 355.5610
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: Renovation of the existing buildings and an addition of a new 6 classroom building. Scope included portables demolition, site utilities and paving, new covered walkways, structural repairs of settlement areas, ceiling and lighting replacements, ADA restroom upgrades, auditorium sound system upgrade, campus-wide HVAC upgrades, fire alarm system upgrade, and exterior & interior repainting. **Miami Shores Elementary School was built in 1929.**

Size: 60,000 SF

Construction Cost: \$7,210,577 (2025 Cost)

Relevance: CM-at-Risk; Renovation and Remodeling; Fully Operational/Occupied Facility; High Level Security; Historical Building

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Mental Health Diversion Facility Miami, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2023	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER South FL Behavioral Network	b. POINT OF CONTACT NAME John W. Newcomer, M.D	c. POINT OF CONTACT TELEPHONE NUMBER (305) 860.0653
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: The project scope is to convert an abandoned detention center into a mental health diversion facility. The existing building consists of seven stories; the first two levels consist of offices and common spaces (i.e. cafeteria, gymnasium, library, crafts, etc.) The third floor is strictly a mechanical space. The fourth through seventh levels are former detention cells, now being converted to overnight rooms. Interior finishes are also being changed to provide a 'warmer' facility environment. The scope of work is as follows: Upgrade of the entire HVAC, inclusive of VAVs, Controls, AHU, CU, and Ducts; Complete Security System upgrade; Doors and window Replacement; Re-roofing; New Fire Sprinkler System; Restroom renovation and intallation of new plumbing system; Interior and exterior renovation with new EIFS and paint

Size: 181,034 SF

Construction Cost: \$36,700,000

Relevance: Renovation and Restoration

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	MDC Historic Freedom Tower Restoration	6	Mental Health Diversion Facility
2	Vizcaya Skylight Replacement	7	
3	Southside E.S Remodel/Renov.	8	
4	Shenandoah M.S Remodel/Renov.	9	
5	Miami Shores ES Remodel/Renov.	10	

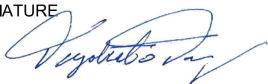
H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

9/17/2025

33. NAME AND TITLE

Dagoberto Diaz, RA, CGC, Executive Vice President

STANDARD FORM 330 (REV. 7/2021) PAGE 5



[illegible]

CERTIFIED SMALL BUSINESS OR MINORITY BUSINESS ENTERPRISE

Thornton Construction Company, Inc. is not a small business or minority business enterprise.



EMPLOYER E-VERIFY AFFIDAVIT



City of Coral Gables
Finance Department/Procurement Division

Employer E-Verify Affidavit

By executing this affidavit, the undersigned employer verifies its compliance with F.S. 448.095, stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in F.S. 448.095 which prohibits the employment, contracting or sub-contracting with an unauthorized alien. The undersigned employer further confirms that it has obtained all necessary affidavits from its subcontractors, if applicable, in compliance with F.S. 448.095, and that such affidavits shall be provided to the City upon request. Failure to comply with the requirements of F.S. 448.095 may result in termination of the employer's contract with the City of Coral Gables. Finally, the undersigned employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

#388180

Federal Work Authorization User Identification Number

04/01/2022

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on 9/17/2025 in Opa-Locka (city), FL (state).

A handwritten signature in blue ink, appearing to read "Dagoberto Diaz", is written over a horizontal line.

Signature of Authorized Officer or Agent

Dagoberto Diaz, Executive Vice President

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 17th DAY OF September, 2025.

A handwritten signature in blue ink, appearing to read "Samantha Heffenan", is written over a horizontal line.

NOTARY PUBLIC

My Commission Expires:

September 12, 2027



Samantha Heffenan
Comm.: HH 443064
Expires: Sept. 12, 2027
Notary Public - State of Florida

LOBBYIST REGISTRATION FORM

CITY OF CORAL GABLES
FINANCE DEPARTMENT/PROCUREMENT DIVISION
LOBBYIST REGISTRATION FORM

SOLICITATION NAME/NUMBER: CMAR City Hall Renovation & Restoration/RFQ 2025-031

The Bidder/Proposer certifies that it understands if it has retained a lobbyist(s) to lobby in connection with this specific competitive solicitation that each lobbyist retained has timely filed the registration or amended registration required under the City of Coral Gables Lobbyist Registration requirement pursuant to Ordinance 2021-24 as outlined below:

Lobbyist means an individual, firm, corporation, partnership, or other legal entity employed or retained, whether paid or not, by a principal, or that contracts with a third-party for economic consideration to perform lobbying activities on behalf of a principal.

Lobbying activity means any attempt to influence or encourage the passage or defeat of, or modification to, governmental actions, including, but not limited to, ordinances, resolutions, rules, regulations, executive orders, and procurement actions or decisions of the city commission, the mayor, any city board or committee, or any city personnel. The term "lobbying activity" encompasses all forms of communication, whether oral, written, or electronic, during the entire decision-making process on actions, decisions, or recommendations which foreseeably will be heard or reviewed by city personnel. This definition shall be subject to the exceptions stated below.

Procurement matter means the city's processes for the purchase of goods and services, including, but not limited to, processes related to the acquisition of: technology; public works; design services; construction, professional architecture, engineering, landscape architecture, land surveying, and mapping services; the purchase, lease or sale of real property; and the acquisition, granting, or other interest in real property.

City personnel means those city officials, officers and employees who are entrusted with the day-to-day policy setting, operation, and management of certain defined city functions or areas of responsibility, even though ultimate responsibility for such functions or areas rests with the city commission, with the exception of the City Attorney, Deputy City Attorney, and Assistant City Attorneys, advisory personnel (members of city advisory boards and agencies whose sole or primary responsibility is to recommend legislation or give advice to the city commission); and any employee of a city department or division with the authority to participate in procurement matters, when the communication involves such procurement.

Affidavit requirement. The following provisions shall apply to certain individuals who, in procurement matters participate in oral presentations or recorded negotiation meetings and sessions:

- a. The principal shall list on an affidavit form, provided by the City, all technical experts or employees of the principal whose normal scope of employment does not include lobbying activities and whose sole participation in the city procurement matter involves an appearance and participation in a city procurement matter involves an appearance and participation in an oral presentation before a city certification, evaluation, selection, technical review or similar committee, or recorded negotiation meetings or sessions.
- b. No person shall appear before any procurement committee or at any procurement negotiation meeting or session on behalf of a principal unless he/she has been listed as part of the principal's presentation or negotiation team or has registered as a lobbyist. For purposes of this subsection only, the listed members of the oral presentation or negotiation team shall not be required to separately register as lobbyists or pay any registration fees. The affidavit will be filed by the city procurement staff with the city clerk at the after the proposal is submitted or prior to the recorded negotiation meeting or session. Notwithstanding the foregoing, any person who engages in lobbying activities in addition to appearing before a procurement committee to make an oral presentation, or at a recorded procurement negotiation meeting or session, shall comply with all lobbyist registration requirements.

The Bidder/Proposer hereby certifies that: (select one)

 X It has not retained a lobbyist(s) to lobby in connection with this competitive solicitation; however, if one is retained anytime during the competitive process and prior to contract execution for this project, the lobbyist will properly register with the City Clerk's Office within two (2) business days of being retained with copy to the city procurement staff.

 It has retained a lobbyist(s) to lobby in connection with this competitive solicitation and certified that each lobbyist retained has timely filed the registration or amended registration required under the City of Coral Gables

CITY OF CORAL GABLES
FINANCE DEPARTMENT/PROCUREMENT DIVISION
LOBBYIST REGISTRATION FORM

Lobbyist Registration requirement pursuant to Ordinance 2021-24 Section and that the required affidavit has been properly filed

It is a requirement of this solicitation that the following information be provided for all lobbyists retained to lobby in connection with this solicitation be listed below:

Not Applicable.

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Authorized Signature:  _____
Printed Name: Dagoberto Diaz
Date: 9/17/2025
Title: Executive Vice President
Bidder/Proposer Name: Thornton Construction Company, Inc.

LOBBYIST AFFIDAVIT - ORAL PRESENTATIONS

CITY OF CORAL GABLES
FINANCE DEPARTMENT/PROCUREMENT DIVISION

LOBBYIST AFFIDAVIT

Solicitation Name/Number: CMAR City Hall Renovation & Restoration/RFQ 2025-031

The following provisions shall apply to certain individuals who, in procurement matters participate in oral presentations or recorded responsiveness, responsibility or negotiation meetings and sessions:

- a. The principal shall list below all technical experts or employees of the principal whose normal scope of employment does not include lobbying activities and whose sole participation in the city procurement matter involves an appearance and participation in an oral presentation before an evaluation, selection, technical review or similar committee, or recorded responsiveness, responsibility or negotiation meetings or sessions.
- b. No person shall appear before any procurement committee or at any procurement responsiveness, responsibility or negotiation meeting or session on behalf of a principal unless he/she has been listed as part of the principal's team pursuant to this affidavit or has registered as a lobbyist. For purposes affidavit only, the listed members of the oral presentation or negotiation team shall not be required to separately register as lobbyists or pay any registration fees.

This affidavit will be provided by the city procurement staff to the city clerk after the proposal is submitted or prior to the oral presentation. Any changes after the original affidavit is submitted by the proposer and prior to the oral presentations, an updated copy shall be presented to the Procurement Division and the City Clerk at least twenty-four (24) hours prior scheduled time for the oral presentation session. Notwithstanding the foregoing, any person who engages in lobbying activities in addition to appearing before a procurement committee to make an oral presentation, or at a recorded procurement negotiation meeting or session, shall comply with all lobbyist registration requirements.

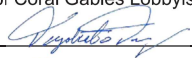
List of employees & technical experts:

NAME	TITLE	ROLE	COMPANY/FIRM
Thomas Thornton	President	President	Thornton Construction
Dagoberto Diaz	Exec. Vice President	Exec. Vice President	Thornton Construction
Felipe Laserna	Lead Project Mgr.	Lead Project Mgr.	Thornton Construction
Julio Rodriguez	Project Manager	Project Manager	Thornton Construction
Juliana Acosta	Assist. Project Mgr.	Assist. Project Mgr.	Thornton Construction
Eric Rodriguez	Lead Superintendent	Lead Superintendent	Thornton Construction
Jose Hernandez	MEP Superintendent	MEP Superintendent	Thornton Construction
Mario Diaz	Precon. Manager	Precon. Manager	Thornton Construction
Floyd Smiley	Lead Estimator	Lead Estimator	Thornton Construction
Jairo Betancourt	Structural Estimator	Structural Estimator	Thornton Construction
Marcio Vasquez	MEP Estimator	MEP Estimator	Thornton Construction
Samantha Finazzo	Marketing Manager	Marketing Manager	Thornton Construction
Alexis Diaz	Marketing Specialist	Marketing Specialist	Thornton Construction

CITY OF CORAL GABLES
FINANCE DEPARTMENT/PROCUREMENT DIVISION

LOBBYIST AFFIDAVIT

I do solemnly swear that all of the foregoing information is true and correct and I will fully comply with requirements of this affidavit and the associated City of Coral Gables Lobbyist Registration requirement pursuant to Ordinance 2021-24 Section.

Authorized Signature: 

Printed Name: Dagoberto Diaz Title: Executive Vice President

Date: 9/17/2025

Bidder/Proposer's Name: Thornton Construction Company, Inc.

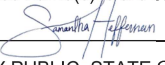
NOTARY PUBLIC

STATE OF Florida

COUNTY OF Miami-Dade

On this 17th day of September, 2025, before me the undersigned Notary Public of the State of Florida, personally appeared Dagoberto Diaz (Name(s) of individual(s) who appeared before Notary

And whose name(s) is/are subscribes to within the instrument(s), and acknowledges it's execution.



NOTARY PUBLIC, STATE OF Florida

Samantha Heffernan (Name of notary Public; Print, Stamp or Type as Commissioned.)



Samantha Heffernan
Comm.: HH 443064
Expires: Sept. 12, 2027
Notary Public - State of Florida

SEAL OF OFFICE:

Personally know to me or Produced

Identification:

(Type of Identification Produced)



SECTION II

EXPERIENCE & QUALIFICATIONS

THORNTON CONSTRUCTION'S HISTORY

Number of Years in Business: 27 Years

Size/Number of Employees: 74 Full-Time Employees

Office Location: 13290 NW 42nd Avenue | Opa-Locka, Florida 33054

Licenses/Certifications: Please see licenses and certifications in section I.



HISTORIC FREEDOM TOWER RESTORATION

MIAMI DADE COLLEGE



Thornton Construction Company, Inc. recently completed the Miami Dade College Wolfson Campus Freedom Tower project completing remodeling, renovation, restoration, repairs, and structural upgrades throughout this historical building. The renovations included structural, waterproofing, other repairs, and enhancements to the historical building. This involved replacing the first floor mural room slab, repairing wind-bracing steel structure, exterior waterproofing and historical related improvements. Structural elements were replaced, and repairs were made as necessary. The entire area was remodeled including patching and painting the gypsum walls, sanding and painting the railings, and replacing the lighting fittings. There were various different areas of artwork, carpet, etc. that needed to remain preserved throughout the construction. Thornton Construction was working closely with the architect, **RJ Heisenbottle**, and engineer of record, the museum staff, campus staff and facility staff to ensure the work was completed prior to its Centennial Celebration in 2025. **The Freedom Tower was constructed in 1925 and is a Nationally Registered Historical Building, housing the Kislak Gallery and the MDC Museum of Art and Design.**

SIMILIAR PROJECT SCOPE:

- CM-at-Risk
- Historical Building
- Museum
- Higher Education Facility
- Classrooms
- Administrative Suites
- High Level Security
- Museum Level Fire Suppression System
- Fully Operational/Occupied Facility



CONSTRUCTION COST

\$46,543,938

DEVELOPMENT PHASE

Completed

COMPLETION DATE

July 2025

CONSTRUCTION SERVICES

CM-at-Risk

OWNER

Miami Dade College
Amy Galpin, PhD
p: (773) 398.7512
e: agalpin@mdc.edu

ARCHITECT

RJ Heisenbottle

SIZE

82,000 SF

VIZCAYA SKYLIGHT REPLACEMENT

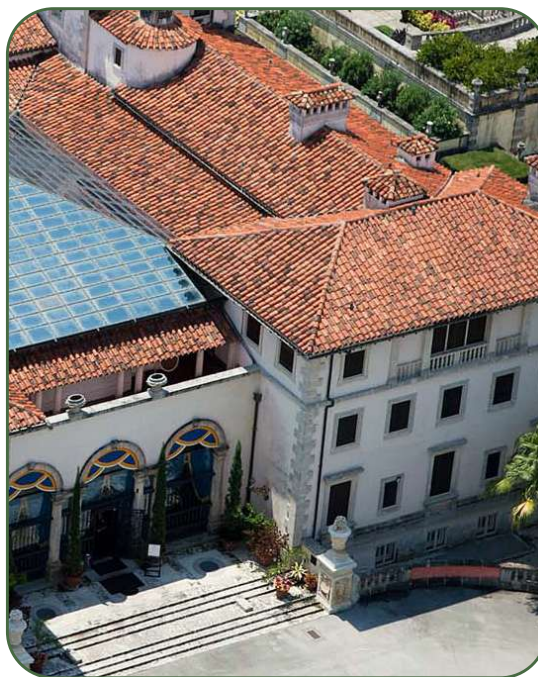
VIZCAYA MUSEUM & GARDENS



Thornton successfully completed the replacement of the historic Vizcaya Museum & Gardens skylight. Glass panels with state-of-the-art coating offering a much clearer view, while still blocking heat and UV rays, were applied. The frame is supported by four structural steel columns much thinner than its previous concrete ones. A small ridge along the top allows it to fit the imperfect 3,761 SF courtyard footprint. Protection to museum staff and the remaining historic elements was of major concern, therefore we first crafted a protective screen with windows in the courtyard to allow museum visitors watch the construction process. With its uniquely Vizcayan details, the attractive screen blended in while protecting visitors and the antiquities collection from dust and debris. Once the new canopy was installed and sealed, Thornton replaced the museum's storm drainage system and repaired the courtyard's landscaping for historical integrity. Flora was carefully removed by our historic conservator, and new vegetation was planted to more accurately depict native species. The project was finished on time and within budget. ***The Vizcaya Museum and Gardens was constructed in 1922 and is a Nationally Registered Historical Building.***

SIMILAR PROJECT SCOPE:

- Historical Building
- Museum
- High Level Security
- Museum Level Fire Suppression System
- Fully Operational/Occupied Facility



CONSTRUCTION COST

\$4,534,284 (2025 Cost)

DEVELOPMENT PHASE

Completed

COMPLETION DATE

September 2012

CONSTRUCTION SERVICES

Lump Sum

OWNER

Vizcaya Museum & Gardens
Joel Hoffman
p: (305) 860.8422
e: joel.hoffman@vizcaya.org

ARCHITECT

M. Hajjar & Associates, Inc.

SIZE

43,761 SF



SOUTHSIDE ELEMENTARY SCHOOL

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Thornton Construction completed renovations at the historic Southside Elementary, a tight-site located in the heart of Downtown Miami, and the oldest still-standing elementary school in the district. The scope consisted of selective demolition, the installation of a new Spanish tiles roof, gutters, collection box, new MEP system with control devices, HVAC, fire safety system, ceilings, flooring, doors, cabinetry, windows, painting, signage, and landscaping. As well as the facade "skin" was hardened for compliance with standards to protect against hurricane winds. ***Southside Elementary School was constructed in 1914 and is a Nationally Registered Historical Building.***

SIMILAR PROJECT SCOPE:

- CM-at-Risk
- Historical Building
- Classrooms
- Administrative Suites
- Occupied Campus/Fully Operational



CONSTRUCTION COST

\$2,812,336 (2025 Cost)

DEVELOPMENT PHASE

Completed

COMPLETION DATE

August 2017

CONSTRUCTION SERVICES

CM-at-Risk

OWNER

MDCPS

Victor Alonso

p: (786) 236.3657

e: valonso2@dadeschools.net

ARCHITECT

Wolfberg Alvarez & Partners

SIZE

6,000 SF

EXPERIENCE WITH PERMITTING AGENCIES & PROCEDURES IN MIAMI-DADE COUNTY AND CORAL GABLES

Thornton Construction Company, Inc. has ample experience with permitting agencies and procedures in Miami-Dade County and with Coral Gables.

MIAMI-DADE COUNTY

Domus Brickell Center
Edge House Miami
Vizcaya Museum & Gardens
Civic Towers Senior
VIVA Residences
Mental Health Diversion Facility
South Dade Government Center
Miami International Airport North Terminal Development

CORAL GABLES

Minorca Parking Garage
University of Miami Sylvester Cancer Comprehensive Center
University of Miami Sports Medicine Digital X-Ray
University of Miami Transplant Clinic
University of Miami Mammography



PROPER'S EXPERTISE AND EXPERIENCE IN WORKING WITH OTHER DISCIPLINES, INCLUDING COORDINATION WITH OTHER DESIGN PROFESSIONALS AND SUBCONSULTANTS

The essence of a Construction Manager at Risk is to collaboratively work with the entire project team, which includes the owner, architect with his subconsultants and the various stakeholders to successfully deliver the project; Thornton Construction was established 26 years ago, and in the last twenty years we have been offering Construction Management at Risk services for 90% of our clients.

Our Firm brings extensive expertise in interdisciplinary collaboration, with a proven record of working closely with architects, engineers, planners, historical consultants, subcontractors, local and state building departments, and sub-consultants to deliver integrated project outcomes. Our experience includes coordinating across multiple design disciplines to ensure alignment of technical requirements, aesthetic goals, historical requirements and regulatory standards. We are skilled at facilitating communication between project stakeholders, resolving conflicts, and synthesizing input from diverse professional perspectives into a cohesive construction process.

We have successfully managed relationships with structural, mechanical, electrical, and civil engineers, as well as specialists such as landscape architects, and environmental consultants. Our background ensures our clients that project milestones are achieved efficiently, with careful attention to scope, schedule, and budget. By fostering collaborative teamwork and maintaining open communication channels, we have consistently delivered well-coordinated, high-quality outcomes that reflect both the client's vision and the collective expertise of the entire project team.



Thornton Construction offers specialized expertise in the restoration and renovation of historic buildings, with a strong track record of collaborating across disciplines to preserve architectural integrity while meeting modern performance standards. This experience includes coordinating closely with architects, preservation specialists, structural and MEP engineers, subcontractors and conservators to ensure that all interventions respect the historical character of the building while achieving project objectives, which include bringing the project to current codes, repairing structural elements that have deteriorated through the life of the building and remodeling many of the current spaces to meet the new program of the project.

We have successfully managed complex consultant teams that include materials conservators, code consultants, and heritage authorities, ensuring that design solutions are sensitive to historic fabric and compliant with preservation guidelines. Our role involves bridging the perspectives of technical experts and cultural stakeholders, facilitating consensus, and integrating specialized studies—such as structural assessments, historic materials analysis, and building systems upgrades—into cohesive restoration strategies. One perfect examples of our abilities were in the restoration and remodeling of the Freedom Tower Project in the City of Miami.

The Freedom Tower Project consisted of repairing all the existing foundations, columns and beams. This resulted in working very closely with the Structural Engineer of record, the owner's Historical Consultant, the Building Department, the Structural Subcontractor, the shoring and post shoring subcontractor and the owner to make certain the work could be executed in the time frame the owner had requested to avoid impacting the 100th year anniversary of the building.

By maintaining open communication, conducting thorough coordination reviews, and prioritizing both authenticity and functionality, we were able to safeguard the cultural heritage of the Freedom Tower project while enhancing the building's long-term use and performance. From the very offset of the project, we knew that communication was key to delivering this project within the budget and schedule. Towards this goal, we established weekly Owner/Architect/Contractor meetings, which consisted in reviewing upcoming work to remove any future hurdles; in addition, we had daily 20 minutes check-ins with the Architect of record, the owner's representative and the key subcontractors. We also established weekly "Lean Scheduling" aimed at optimizing project management and production processes. Some of the scheduling methodologies we used on the project were "Pull-Base-Planning" which is based on actual demand rather than forecasts, "Continuous Flow Scheduling" which ensures smooth progression of work without unnecessary delays or bottlenecks and "Waste Elimination Forecasting" which identifies and removes non-value-adding activities from the schedule. Our Lean Scheduling is a critical communication tool that allows for the project team, such as the subcontractors, architect, engineers, owner and the various stakeholders to transmit to the entire team their progress, the areas they foresee problematic, and tasks that other team members need to complete for their work not to be delayed.

Lastly, to make certain the project team is up to date on the status of the project, we utilize Procore as our Project Management Information System (PMIS). Procore is one of the most widely used construction project management platforms, and one of its strongest advantages is how it streamlines communication and collaboration across project stakeholders, owner, contractors, subcontractors, architects, and field teams. The benefits of Procore to coordinate among the project team are as follows:

1. CENTRALIZED PLATFORM FOR ALL STAKEHOLDERS

- Everyone accesses the same cloud-based system (desktop or mobile).
- Prevents miscommunication caused by scattered emails, texts, or paper documents.
- Ensures stakeholders always have access to the latest project data.

2. REAL-TIME UPDATES

- Field teams can upload photos, RFIs, or progress updates instantly.
- Automatic notifications alert relevant parties of changes (e.g., submittal approval, drawing revisions).
- Speeds up decision-making, reducing costly delays.

3. CLEAR DOCUMENTATION TRAIL

- Every communication (RFIs, meeting minutes, submittals, change orders) is logged.
- Provides a transparent audit trail to resolve disputes.
- Reduces risk of "he said, she said" conflicts

4. MOBILE ACCESSIBILITY

- Procore's mobile app allows field workers to communicate directly from the jobsite.
- Offline functionality means notes/photos sync once back online.
- Eliminates time wasted driving back to the office for paperwork.

5. INTEGRATED TOOLS FOR COMMUNICATION

- Drawings & Markups: Teams can add comments directly on drawings.
- Daily Logs: Supervisors record progress and share updates instantly.
- RFIs & Submittals: Streamlined approval workflows keep conversations structured.
- Meetings Tool: Agenda, minutes, and action items are shared in real time.

6. IMPROVED ACCOUNTABILITY & TRANSPARENCY

- Assigns responsibilities with deadlines so nothing falls through the cracks.
- Tracks who viewed, responded to, or approved documents.
- Builds trust between owners, contractors, and subs.

In short, our Lean Methodology and our Procore Software acts as a single source of truth for communication in our construction projects; therefore, it has proven that it reduces errors, strengthens collaboration and saves both time and money for everyone involved in the project.



FINANCIAL STATEMENT

As requested, please find Thornton Construction's most current Financial Statements for the past two years in a separate **CONFIDENTIAL** document.

Thornton Construction Company, Inc. is a privately held company and as such our corporate financial statements are exempt from disclosure as a public record pursuant to **Section 119.071 (1) (c), Florida Statutes**. We request that you treat the enclosed documents as confidential in accordance with the above-cited Statute,



CORAL GABLES. THE MOST BEAUTIFUL



DAGOBERTO DIAZ, RA, CGC
EXECUTIVE VICE PRESIDENT



FELIPE LASERNA, CGC
LEAD PROJECT MANAGER



JULIO RODRIGUEZ
PROJECT MANAGER



JULIANA ACOSTA
ASSIST. PROJECT MANAGER



ERIC RODRIGUEZ
SUPERINTENDENT



JOSE HERNANDEZ
MEP SUPERINTENDENT

OFFICE SUPPORT TEAM



MARIO DIAZ
PRECON. MANAGER



FLOYD SMILEY
LEAD ESTIMATOR



JAIRO BETANCOURT
STRUCTURAL ESTIMATOR



MARCIO VASQUEZ
MEP ESTIMATOR



CARLOS GUTIERREZ
VOC DIRECTOR



JOSE M. HERNANDEZ
SAFETY DIRECTOR

HISTORICAL CONSULTANT



RLA
CONSERVATION OF ART &
ARCHITECTURE

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Dagoberto Diaz, RA, CGC	13. ROLE IN THIS CONTRACT Executive Vice President	14. YEARS EXPERIENCE <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">a. TOTAL</td> <td style="width: 50%; border-bottom: 1px solid black;">b. WITH CURRENT FIRM</td> </tr> <tr> <td style="text-align: center;">38 Years</td> <td style="text-align: center;">9 Years</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	38 Years	9 Years
a. TOTAL	b. WITH CURRENT FIRM						
38 Years	9 Years						
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida							
16. EDUCATION (Degree and Specialization) Bachelor of Architecture Summa Cum Laude University of Miami		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL Certified General Contractor: CGC1533819 FL Registered Architect: AR0014718					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30-Hour							

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2025
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Exec. VP *Listed in the National Register of Historic Places		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Miami Center for Mental Health & Recovery Miami, FL		
(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2023		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. \$36.7 Million Renovations, repairs and remodeling of an abandoned detention center to convert it into a mental health and recovery center, including exterior and interior renovations such as upgrade of entire HVAC (inclusive of VAVs, controls, AHU and ducts), complete security system upgrades, resurfacing of courts, re-roofing, new fire sprinkler systems, restroom renovations and installation of new plumbing systems 181,324 SF ROLE: Exec. VP		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Shenandoah Middle School Miami, FL		
(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2017		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. \$8.1 Million Under the MDCPS General Obligation Bond program, the scope of work encompassed both interior and exterior renovations included: HVAC replacement, chiller replacement, window and exterior door replacement, structural repairs and concrete restoration, re-roofing, aluminum covered walkway replacement, security alarm enhancements, life safety improvements, electrical and plumbing renovations and more 157,398 SF ROLE: Exec. VP *This Historical Building was built in 1942		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Miami Shores Elementary School Miami Shores, FL		
(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2023		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. \$7.2 Million Phase renovation of the existing buildings including structural repairs, ceiling and lighting replacements, site utilities and paving, ADA restroom upgrades, auditorium sound system upgrade, campus-wide HVAC upgrades, fire alarm system upgrade, exterior and interior repainting. The scope also included the addition of a new 6-classroom building 60,000 SF ROLE: Exec. VP *This Historical Building was built in 1929		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Southside Elementary School Miami, FL		
(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2017		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. \$2.8 Million Complete renovations at the historic Southside Elementary School, a tight-site located in the heart of Downtown Miami and still the oldest still-standing elementary school in the district. Scope included facade "skin" hardening, demolition, new roof tiles, gutters, new MEP system with control devices, HVAC, fire safety system, ceilings, flooring, doors, cabinetry, windows, painting, signage, landscaping 6,000 SF ROLE: Exec. VP *Listed in the National Register of Historic Places		
☒ Check if project performed with current firm		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Felipe Laserna, CGC, LEED AP	13. ROLE IN THIS CONTRACT Lead Project Manager	14. YEARS EXPERIENCE <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">a. TOTAL 27 Years</td> <td style="width: 50%; border-bottom: 1px solid black;">b. WITH CURRENT FIRM 25 Years</td> </tr> </table>		a. TOTAL 27 Years	b. WITH CURRENT FIRM 25 Years
a. TOTAL 27 Years	b. WITH CURRENT FIRM 25 Years				
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida					
16. EDUCATION (Degree and Specialization) Bachelor of Science in Civil Engineering Javeriana University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Designation in Construction Management University of California, LA FL Certified General Contractor: CGC1533559 LEED Accredited Professional			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30-Hour; CPR & First Aid Certified					

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2025
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: VP of Const. *Listed in the National Register of Historic Places		
☒ Check if project performed with current firm		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. \$8.1 Million Under the MDCPS General Obligation Bond program, the scope of work encompassed both interior and exterior renovations included: HVAC replacement, chiller replacement, window and exterior door replacement, structural repairs and concrete restoration, re-roofing, aluminum covered walkway replacement, security alarm enhancements, life safety improvements, electrical and plumbing renovations and more 157,398 SF ROLE: PX *This Historical Building was built in 1942		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Shenandoah Middle School Miami, FL		
(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2017		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. \$7.2 Million Phase renovation of the existing buildings including structural repairs, ceiling and lighting replacements, site utilities and paving, ADA restroom upgrades, auditorium sound system upgrade, campus-wide HVAC upgrades, fire alarm system upgrade, exterior and interior repainting. The scope also included the addition of a new 6-classroom building 60,000 SF ROLE: VP of Const. *This Historical Building was built in 1929		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Miami Shores Elementary School Miami Shores, FL		
(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2023		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. \$4.5 Million Replacement of the historic Vizcaya Museum & Gardens skylight. Glass panels with state-of-the-art coating offering a much clearer view, while still blocking heat and UV rays, were applied, supported by four structural steel columns much thinner than its previous concrete ones. Crafted a protective screen with windows in the courtyard to allow museum visitors to view progress, to ensure protection to remaining historic elements 43,761 SF ROLE: PX *Listed in the National Register of Historic Places		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Vizcaya Skylight Replacement Miami, FL		
(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2012		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. \$2.8 Million Complete renovations at the historic Southside Elementary School, a tight-site located in the heart of Downtown Miami and still the oldest still-standing elementary school in the district. Scope included facade "skin" hardening, demolition, new roof tiles, gutters, new MEP system with control devices, HVAC, fire safety system, ceilings, flooring, doors, cabinetry, windows, painting, signage, landscaping 6,000 SF ROLE: VP of Const. *Listed in the National Register of Historic Places		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Southside Elementary School Miami, FL		
(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2017		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Julio Rodriguez	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 11 Years	b. WITH CURRENT FIRM 11 Years

15. FIRM NAME AND LOCATION *(City and State)*
Thornton Construction Company, Inc. | Opa-Locka, Florida

16. EDUCATION <i>(Degree and Specialization)</i> Associates of Science in Construction Technology Miami Dade College	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Associates of Arts in Architecture Miami Dade College
---	--

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
OSHA 30-Hour

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2025
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Project Manager *Listed in the National Register of Historic Places		
FIU SIPA Ph. II Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2023
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$34 Million The Steven J. Green School of International and Public Affairs Phase II project consisted of the ground-up construction of a 5-story building, concrete construction and pre-stressed concrete floors that align to the adjacent building. The building created a paver courtyard between the existing and new building and included classrooms, conference facilities, event facilities, seminar rooms, administrative offices and faculty offices 84,800 SF ROLE: Project Manager		
Sunrise Civic Center Athletic Club & Gymnasium Sunrise, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2019
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$8.4 Million The City of Sunrise Civic Center Athletic Club and Gymnasium project consisted of numerous upgrades and renovation to the existing building as well as the addition of a new athletic facilities building with a gymnasium, full-size basketball court, elevated mezzanine walking/running track, weight room, multilevel, fully equipped fitness room, game room, locker room and restrooms and administrative and storage areas 43,000 SF ROLE: Project Manager		
FLL Terminal One Canopies Ft. Lauderdale, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2015
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$6.9 Million The Broward County Aviation Department's Terminal One Canopies project at Fort Lauderdale-Hollywood International Airport project consisted of new canopies to connect departure-area walkways between Terminals 1, 2, 3 and 4. Steel frames from the previous umbrella canopy system were removed and Terminal 1's roof, entrance and existing curbside canopy was extended in order to connect with the new system 31,527 SF ROLE: Project Manager		
TRYP Hotel by Wyndham Bay Harbor Islands, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2018
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$23.6 Million Eight-story luxurious boutique hotel offering 96 guest rooms, a restaurant, underground parking facility, fully-equipped health club and a business center. Balconies with glass railings, a glass-covered porte-cochère and a rooftop infinity pool evokes a seamless experience with its breathtaking surroundings 132,277 SF ROLE: Project Manager		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Eric Rodriguez	Senior Superintendent	a. TOTAL 32 Years	b. WITH CURRENT FIRM 22 Years
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida			
16. EDUCATION (Degree and Specialization) Continuing Education Courses Miami Dade College		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30-Hour			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2025
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Sr. Superintendent *Listed in the National Register of Historic Places		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Domus Brickell Park	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2025
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$46 Million 14-story condominium building with an elevated deck located at the 13th level and includes 171 apartments. The gross construction area is 193,000 SF and the set sellable is 106,196 SF. Aside of the elevated pool deck, other amenities include BBQ areas, pool cabanas, gymnasium, spa, food and beverage areas. 193,000 SF ROLE: Sr. Superintendent		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
FIU SIPA Ph. II Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2023
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$34 Million The Steven J. Green School of International and Public Affairs Phase II project consisted of the ground-up construction of a 5-story building, concrete construction and pre-stressed concrete floors that align to the adjacent building. The building created a paver courtyard between the existing and new building and included classrooms, conference facilities, event facilities, seminar rooms, administrative offices and faculty offices 84,800 SF ROLE: Superintendent		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
TRYP Hotel by Wyndham Bay Harbor Islands, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2018
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$23.6 Million Eight-story luxurious boutique hotel offering 96 guest rooms, a restaurant, underground parking facility, fully-equipped health club and a business center. Balconies with glass railings, a glass-covered porte-cochère and a rooftop infinity pool evokes a seamless experience with its breathtaking surroundings 132,277 SF ROLE: Sr. Superintendent		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Civic Towers Senior Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2019
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$9.2 Million Interior renovation of 151 units consisting of gutting the entire structure, including approximately 30% of the interior's framing, replacement of framing and drywall, flooring, kitchen cabinets, appliances, bathroom vanities, plumbing fixtures and lighting of all units. Sound installation was also added to the walls, the ventilation shafts replaces and repairing of all MEP rough trimming and finishes 210,000 SF ROLE: Sr. Superintendent		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jose Hernandez	13. ROLE IN THIS CONTRACT MEP Superintendent	14. YEARS EXPERIENCE <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">a. TOTAL</td> <td style="width: 50%; border-bottom: 1px solid black;">b. WITH CURRENT FIRM</td> </tr> <tr> <td style="text-align: center;">26 Years</td> <td style="text-align: center;">12 Years</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	26 Years	12 Years
a. TOTAL	b. WITH CURRENT FIRM						
26 Years	12 Years						
15. FIRM NAME AND LOCATION <i>(City and State)</i> Thornton Construction Company, Inc. Opa-Locka, Florida							
16. EDUCATION <i>(Degree and Specialization)</i> Associate of Arts in Computer Programming Florida International University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>					
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> OSHA 30-Hour; CPR & First Aid Certified							

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
MDC Campus-Wide Remodeling & Renovation Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2022
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$42 Million This project was a CM-at-Risk Design-Build project package that belonged to the MDC Kendall Campus, Wolfson Campus, North Campus and Homestead Campus. Multiple projects within the same contract consisted of the renovations and repairs as well as upgrades of existing systems and components throughout the occupies campuses. The majority of all these projects consisted of installing new roofs, upgrading existing HVAC and replacing new lights and ceilings ROLE: MEP Superintendent		
Miami Center for Mental Health & Recovery Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2023
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$36.7 Million Renovations, repairs and remodeling of an abandoned detention center to convert it into a mental health and recovery center, including exterior and interior renovations such as upgrade of entire HVAC (inclusive of VAVs, controls, AHU and ducts), complete security system upgrades, resurfacing of courts, re-roofing, new fire sprinkler systems, restroom renovations and installation of new plumbing systems 181,324 SF ROLE: MEP Superintendent		
Miramar High School Miramar, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2024
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$17.3 Million This project addressed essential enhancements and improvements across the Miramar High School campus, which consisted of 13 buildings and 30 portable facilities to ensure that the school's facilities met current standards and provided an optimal environment for both students and faculty. Scope included replacement of existing roofing systems, enhancements to the electrical infrastructure, upgrades to fire alarm systems, enhancement of STEM labs 315,357 SF ROLE: MEP Superintendent		
MDC EJP Floors 11-15 Build Out Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2021
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$8.5 Million The MDC Eduardo J. Padron Floors 11-15 project consisted of the interior build-out of floors 11, 12, 14 & 15 of building six. The interior finishes and appearance match those of the completed floors 7 through 9. The spaces on the vacant floors consist of networking lab, makers space, multi-purpose spaces, meeting rooms, offices, classrooms and reception area. Each floor consisted of MEP, fire protection and sprinklers and data systems 46,836 SF ROLE: MEP Superintendent		
Shenandoah Middle School Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2017
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$8.1 Million Under the MDCPS General Obligation Bond program, the scope of work encompassed both interior and exterior renovations included: HVAC replacement, chiller replacement, window and exterior door replacement, structural repairs and concrete restoration, re-roofing, aluminum covered walkway replacement, security alarm enhancements, life safety improvements, electrical and plumbing renovations and more 157,398 SF ROLE: MEP Superintendent *This Historical Building was built in 1942		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Mario Diaz	13. ROLE IN THIS CONTRACT Preconstruction Manager	14. YEARS EXPERIENCE	
		a. TOTAL 11 Years	b. WITH CURRENT FIRM 8 Years
15. FIRM NAME AND LOCATION <i>(City and State)</i> Thornton Construction Company, Inc. Opa-Locka, Florida			
16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science in Civil Engineering Instituto Tecnologico de Santo Domingo		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> OSHA 30-Hour			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2025
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Preconstruction Manager *Listed in the National Register of Historic Places		
MDC Campus-Wide Remodeling & Renovation Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2022
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$42 Million This project was a CM-at-Risk Design-Build project package that belonged to the MDC Kendall Campus, Wolfson Campus, North Campus and Homestead Campus. Multiple projects within the same contract consisted of the renovations and repairs as well as upgrades of existing systems and components throughout the occupies campuses. The majority of all these projects consisted of installing new roofs, upgrading existing HVAC and replacing new lights and ceilings ROLE: Preconstruction Manager		
Palmetto Senior High School Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2023
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$40.9 Million The Palmetto SHS project consisted of renovations, repairs and remodeling which including new covered walkways between buildings, a new courtyard area, new hard courts, new central chiller plant, electrical and mechanical systems and miscellaneous upgrades throughout the campus. In addition, the scope included a new classroom building addition 120,900 SF ROLE: Preconstruction Manager		
COCG Minorca Parking Garage Coral Gables, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2024
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$18.3 Million The City of Coral Gables Minorca Parking Garage project consisted of the ground-up construction of a seven-story parking garage with ground floor retail and municipal offices. The ground floor of the building houses the Parking, Human Resources, and Labor Relations Departments of the City, back-of-house facilities, as well as approximately 7,200 SF of retail space 188,630 SF ROLE: Project Manager		
Civic Towers Senior Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2019
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm \$9.2 Million Interior renovation of 151 units consisting of gutting the entire structure, including approximately 30% of the interior's framing, replacement of framing and drywall, flooring, kitchen cabinets, appliances, bathroom vanities, plumbing fixtures and lighting of all units. Sound installation was also added to the walls, the ventilation shafts replaces and repairing of all MEP rough trimming and finishes 210,000 SF ROLE: Project Manager		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Floyd Smiley	13. ROLE IN THIS CONTRACT Lead Estimator	14. YEARS EXPERIENCE a. TOTAL 28 Years b. WITH CURRENT FIRM 17 Years	
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida			
16. EDUCATION (Degree and Specialization) Bachelor of Science in Construction Management Florida International University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30-Hour			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2025
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Lead Est. *Listed in the National Register of Historic Places		
Shenandoah Middle School Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2017
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$8.1 Million Under the MDCPS General Obligation Bond program, the scope of work encompassed both interior and exterior renovations included: HVAC replacement, chiller replacement, window and exterior door replacement, structural repairs and concrete restoration, re-roofing, aluminum covered walkway replacement, security alarm enhancements, life safety improvements, electrical and plumbing renovations and more 157,398 SF ROLE: Lead Est. *This Historical Building was built in 1942		
Miami Shores Elementary School Miami Shores, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2023
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$7.2 Million Phase renovation of the existing buildings including structural repairs, ceiling and lighting replacements, site utilities and paving, ADA restroom upgrades, auditorium sound system upgrade, campus-wide HVAC upgrades, fire alarm system upgrade, exterior and interior repainting. The scope also included the addition of a new 6-classroom building 60,000 SF ROLE: Lead Est. *This Historical Building was built in 1929		
Vizcaya Skylight Replacement Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2012
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$4.5 Million Replacement of the historic Vizcaya Museum & Gardens skylight. Glass panels with state-of-the-art coating offering a much clearer view, while still blocking heat and UV rays, were applied, supported by four structural steel columns much thinner than its previous concrete ones. Crafted a protective screen with windows in the courtyard to allow museum visitors to view progress, to ensure protection to remaining historic elements 43,761 SF ROLE: Lead Est. *Listed in the National Register of Historic Places		
Southside Elementary School Miami, FL	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) 2017
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm \$2.8 Million Complete renovations at the historic Southside Elementary School, a tight-site located in the heart of Downtown Miami and still the oldest still-standing elementary school in the district. Scope included facade "skin" hardening, demolition, new roof tiles, gutters, new MEP system with control devices, HVAC, fire safety system, ceilings, flooring, doors, cabinets, windows, painting, signage, landscaping 6,000 SF ROLE: Lead Est. *Listed in the National Register of Historic Places		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jairo Bentacourt	13. ROLE IN THIS CONTRACT Structural Estimator	14. YEARS EXPERIENCE a. TOTAL 33 Years b. WITH CURRENT FIRM 3 Years	
15. FIRM NAME AND LOCATION (City and State) Thornton Construction Company, Inc. Opa-Locka, Florida			
16. EDUCATION (Degree and Specialization) Architectural Engineer Pontificia Universidad Javeriana - Bogota		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Freedom Tower Renovation & Restoration Miami, FL a. \$46.5 Million Complete remodeling, renovation, restoration, repairs and structural upgrades of the Miami Dade College Wolfson Campus Freedom Tower. The renovations included structural, waterproofing, other repairs and enhancements to the historical building. There were various different areas of artwork, carpet, etc. that remained preserved throughout the construction 82,000 SF ROLE: Structural Est. *Listed in the National Register of Historic Places	☒ Check if project performed with current firm	PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2025
FIU SIPA Ph. II Miami, FL b. \$34 Million The Steven J. Green School of International and Public Affairs Phase II project consisted of the ground-up construction of a 5-story building, concrete construction and pre-stressed concrete floors that align to the adjacent building. The building created a paver courtyard between the existing and new building and included classrooms, conference facilities, event facilities, seminar rooms, administrative offices and faculty offices 84,800 SF ROLE: Structural Est.	☒ Check if project performed with current firm	PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2017
MDC EJP Floors 11-15 Build Out Miami, FL c. \$8.5 Million The MDC Eduardo J. Padron Floors 11-15 project consisted of the interior build-out of floors 11, 12, 14 & 15 of building six. The interior finishes and appearance match those of the completed floors 7 through 9. The spaces on the vacant floors consist of networking lab, makers space, multi-purpose spaces, meeting rooms, offices, classrooms and reception area. Each floor consisted of MEP, fire protection and sprinklers and data systems 46,836 SF ROLE: Structural Est.	☒ Check if project performed with current firm	PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2021
Miami Center for Mental Health & Recovery Miami, FL d. \$36.7 Million Renovations, repairs and remodeling of an abandoned detention center to convert it into a mental health and recovery center, including exterior and interior renovations such as upgrade of entire HVAC (inclusive of VAVs, controls, AHU and ducts), complete security system upgrades, resurfacing of courts, re-roofing, new fire sprinkler systems, restroom renovations and installation of new plumbing systems 181,324 SF ROLE: Structural Estimator	☒ Check if project performed with current firm	PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2023
Miami Shores Elementary School Miami Shores, FL e. \$7.2 Million Phase renovation of the existing buildings including structural repairs, ceiling and lighting replacements, site utilities and paving, ADA restroom upgrades, auditorium sound system upgrade, campus-wide HVAC upgrades, fire alarm system upgrade, exterior and interior repainting. The scope also included the addition of a new 6-classroom building 60,000 SF ROLE: Lead Est. *This Historical Building was built in 1929	☒ Check if project performed with current firm	PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2023



SECTION III

PROJECT UNDERSTANDING, PROPOSED APPROACH AND METHODOLOGY

SHENANDOAH MIDDLE SCHOOL
1950 SW 19TH STREET

THORNTON'S APPROACH AND METHODOLOGY TO PERFORM THE SERVICES SOLICITED HEREIN

METHODOLOGY

Our team brings a proven, collaborative approach to Construction Management at Risk (CMAR) services, with a focus on delivering projects on time, on budget, and with lasting value for the city and its community. We act as an extension of the Owner's staff, providing cost certainty, schedule discipline, and technical expertise from preconstruction through final completion.

Through early involvement, transparent communication, and innovative use of technology, we ensure seamless coordination among the Owner, design team, city staff, stakeholders, and the community. Our approach is based on the LEAN Methodology, which integrates cost control, risk management, and stakeholder engagement into every stage of the project, ensuring that the finished facility meets the owner's goals and exceeds their expectations.

Our LEAN Methodology is an approach to project delivery that focuses on maximizing value, minimizing waste (activities that do not bring value to the project), and improving efficiency through collaboration, transparency and continuous improvement. It originated from lean manufacturing principles, notably the Toyota Production System, and has been adapted to the construction industry to address and avoid its unique challenges such as fragmentation, rework, delays and cost overruns.

Our Core Principles for our Lean Methodology are built on five key principles:

- 1. Value Definition from the customer's perspective.** Which entails identifying what truly adds value to the project from the point of view of the owner and end-users. These can range from functionality, quality, aesthetics, and long-term performance.
- 2. Mapping the Value Stream.** Which requires identifying steps and activities in delivering the project from design to construction to handover that add value and eliminates those that create delays, rework, excess inventory to name a few.
- 3. Creation of Flow.** Which involves organizing the process so it goes smoothly without interruptions by coordinating trades, resources and information so construction can proceed in a steady, predictable sequence.
- 4. Establish Pull.** Which includes having the project needs drive the schedule, versus than having assumptions push the schedule.
- 5. Seek Perfection.** This means that the stakeholders will continuously identify inefficiencies, share lessons learned and improve processes. Which in our experience has shown us, that small incremental improvements add up to significant gains over the life of the project.



PRECONSTRUCTION APPROACH

Thornton's Approach to the Renovation and Restoration of the City Hall starts by establishing a strong foundation in the Preconstruction Phase of the project. We provide proactive input on cost, schedule, constructability and risk management at every design milestone. This means that we will render our preconstruction services compatibly and in cooperation with the Design Consultant/Architect's services under the City. Our services will include the following tasks and will be complementary to the Architect's services:

- Detailed Cost Estimates at every Design Phase, which consists of the Schematic Design, Design Development and Construction Documents.
- Constructability Reviews through our Building Information Method (BIM) at every level of design.
- Prequalify all potential Bidders through a third party called Compass.
- Develop Subcontractor Scope Sheets and Bid Packages.
- Schedule and chair the Prebid Conference and answer questions from interested Subcontractors.
- Advertise, receive and review Bids from the qualified Subcontractors.
- Conduct Bid Reconciliation for all bids to identify the lowest qualified, qualifiable bidders for every CSI Division. We will obtain a minimum of four bidders per trade.
- Develop a detailed GMP
- Issue a Master Project Schedule in a CPM format.

Upon been awarded the Preconstruction Agreement, our Preconstruction Team, will schedule Kick-off meeting with the Architect, the Owner and our team to refine and/or review the project's criteria, which will outline the project's communication process, point of contacts for team members, the owner's budget and schedule, and the various constraints of the project.

Immediately after the Kick-off meeting, our Preconstruction Team will conduct a comprehensive review of the existing site conditions including any surveys, soils reports or other site assessments prepared and provided to us by the City and the Architect. In addition, our team will make recommendations on further investigations which may be prudent to obtain to minimize any scope changes. We will also review existing conditions and advise the City of existing conditions that will or may impact on the proposed Design; this will also include the preparation of a preliminary cost estimate/Rough Order of Magnitude (ROM) to be able to align the Owner's Budget with the Scope of Work and the Schematic Design prepared to date. After the review of the ROM with the Owner and the Architect, the group will determine a Target Cost per Division which will be the basis for design and will be 3% below the owner's budget.

The purpose of establishing a Target Cost at the offset of the project is to set an expected cost for delivering the project, which will help the City control expenditure and provide a baseline for financial planning. In addition, the Target Cost results in an open-book accounting, so the City can see where costs are being incurred by providing full transparency. As the Design progresses, our Preconstruction Team will be providing Detail Cost Estimates and material take-offs at every Design milestone.

At the start of the Preconstruction Phase, our team will develop a detailed construction schedule and will be updated by adding details and logic at every Design Milestone. The Schedule will be a CPM (Critical Path Method) identifying design activities, the permitting process, the bidding phase, the establishment of the GMP, the Procurement Phase and the Construction of the Project which will include the close-out, commissioning and turn-over of the project.

As a basic part of our preconstruction approach, our team will provide value engineering and constructability reviews. Our constructability reviews are provided by developing Building Information Models (BIM) to identify clashes among the disciplines. As part of our review, we will make recommendations to the Design Consultant to improve completeness or clarity of the Plans, and to improve the constructability of the project within budget while meeting the City's objectives as defined during the Kick-off meeting. Thornton Construction will also review the design with the City and Design Consultant and provide alternative approaches, phasing of the project, alternative materials, systems and design optimization options to minimize total construction and operating costs. As part of our services, we will assist the City in obtaining all the required Building Permits, as well as we will attend meetings and community presentations as needed.

Understanding that today's global market has impacted on the availability of materials, for every project we undertake, we prepare Long-Lead Time procurement studies and recommend our clients early procurement to make certain we have the material or the equipment when is needed on the project. These long lead items are incorporated into the project's schedule and will include the shop drawing preparation, the fabrication time, the delivery time and the installation time frame. These items include Switch Gears, Chillers, Air Handlers, Elevators, Lights, Generators, HVAC controls and even FPL transformers when they are needed on a project.

When the Drawings and Specifications are substantially complete, our Preconstruction Team will schedule a Prebid Conference with the Prequalified Subcontractors that will be solicited to Bid on the project. We customarily require a minimum of four bidders per trade. After the Prebid Conference, our Preconstruction Team will assemble the bid packages, which will include our Subcontractor Scope of Work Sheets, our Subcontractor Contract, the Insurance Requirements, the specifications, the plans, the schedule and any other documents required for submitting a competitive bid. These documents will be uploaded to a secure FTP site for the subcontractors to be able to competitively Bid their trade. The subcontractors will be given a minimum of four weeks to prepare their Bid and will be requested to submit their bids to our Preconstruction Team on a seal envelope. Our Team will open each bid and tabulate the bids for the Owner's review. Preceding the opening of the Bids, our estimators will review the bids, which will include the review of the Subcontractor's Scope Sheet, the Bid Proposal, the Qualifications and Assumptions of the Bidders and include the cost of any missing item to be able to reconcile the bids to identify the lowest proposal. Once the lowest proposal is identified for each trade, our team will contact these subcontractors to review their bid, and request from them their best and final number. Upon completion of the negotiations with the lowest responsible, responsive bidders our team will generate a Schedule of Values with all the numbers from the Subcontractors, inclusive of our cost for General Conditions, General Requirements, insurance, bonds and Construction Management Fee. This Schedule of Value will then be used as the GMP for the project. The GMP Package will include the following documents:

1. Schedule of Values, identifying all the costs from each Subcontractor divided by the 16 CSI Divisions.
2. Our Qualifications and Assumptions for the GMP.
3. The Project Schedule in a CPM format.
4. All the Bidders' Proposals.
5. A logistics Plan
6. A Risk Mitigation Plan and a Safety Plan.
7. The Quality Control Plan for the Project.

CONSTRUCTION APPROACH

Upon receipt of a Notice to Proceed, our Operations Team will start the procurement of each Trade. The procurement of each trade will be set in a priority order, the critical subcontractors will be procured first, follow by the less priority based on the project schedule. However, our procurement process has a total duration of 90 days.

During the Construction Phase, Thornton Construction will provide continues construction management throughout the construction phase including the administration of the Submittals, Building Department Inspections and Supervision of the Subcontractors. Our team will review, approve, and submit shop drawings, and product data to the Design Consultant for their review. In addition, our project team will maintain the permit set in a safe place, request and review material testing, update as-built drawings and issue Request for Information bulletins as required. Our Project Team will have weekly Owner/Architect/ Contractor Meetings. We will also oversee the quality assurance program, the testing and inspection program, the monitoring of construction management staff and subcontractors' work performance.

Our Safety Director will conduct weekly safety inspections and record any safety deficiencies, so they may be immediately corrected. We will be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Project including the erection of barricades to minimize the risk of injury to the workers.

Moreover, our project team will develop four weeks look-ahead on a weekly basis; in addition, providing monthly schedule updates.

At Thornton Construction, we believe in Technology Integration, by utilizing cloud-based project management tools such as Procore, BIM 360 for document sharing, RFIs and Submittals. We also use Performance Dashboards to share real-time budgets, schedules, safety and quality metrics to keep the stakeholders up to date on the progress of the project.

In closing, our Construction Management Methodology ensures accountability, transparency and collaboration from day one. By integrating our innovative tools, implementing disciplined cost and schedule management, and proactive engagement with city staff, community members, and stakeholders, we provide not only successful project delivery but also a positive and inclusive construction experience. Our Goal is to deliver City Hall Project on time, *on budget, and aligned with the community's vision and needs.*



CLOSEOUT PHASE

The Closeout of a project is a key component of successfully delivering a project. Our project team will coordinate the project close-out, start-up and transition to operation as soon as we receive Substantial Completion. Furthermore, our team will coordinate the Substantial Completion and Final Completion of the project. Our Closeout Activities include Equipment Test and System Start-up, as well as providing training to the owner's staff. Additionally, our team will develop training videos, and conduct warranty inspections at the 6 month and 11-month time frame after acceptance of the project.

THORNTON'S CURRENT WORKLOAD

PROJECT NAME	CLIENT	ORIGINAL CONTRACT AMOUNT	STATUS OF COMPLETION	COMPLETION DATE	LEFT TO COMPLETE
Sunrise Park Elementary School	School District of Palm Beach County	\$2,745,131	56% Complete	8/29/2025	\$1,207,858
CASE Building Renovation	Florida International University	\$7,683,995	76% Complete	9/6/2025	\$1,844,159
MCI 1st Floor Shell Space	Memorial Healthcare System	\$1,767,586	0% Complete	11/9/2025	\$1,767,586
OCPS Middle Schools Classroom Additions	Orange County Public Schools	\$34,870,662	59% Complete	4/25/2026	\$14,296,972
MCI Hallandale Expansion	Memorial Healthcare System	\$3,829,402	0% Complete	5/15/2026	\$3,829,402
Hoffman Gardens Phase I	Hialeah Housing Authority	\$19,833,812	7% Complete	7/26/2026	\$18,445,445
MMC PC Switchboard Replacement	Florida International University	\$2,246,325	2% Complete	7/31/2026	\$2,201,399
Rolling Green Elementary School	School District of Palm Beach County	\$3,742,589	0% Complete	8/31/2026	\$3,742,589
					\$47,335,410



PROPOSER'S ABILITY TO POSITIVELY AND INNOVATIVELY MOVE A PROJECT FROM THE CONCEPTUAL STAGE TO A CLEARLY DEFINED PROJECT

Our team brings a proven ability to guide projects from the conceptual stage to a clearly defined and constructible scope through a structured, yet flexible, process that emphasizes innovation, collaboration, and community sensitivity. From the outset, at the Kick-off Meeting, we focus on creating a shared vision with stakeholders by facilitating inclusive workshops, utilizing advanced planning tools, and integrating cost, schedule, and constructability considerations into early decision-making. This ensures the project vision is not only aspirational but also achievable.

To move concepts into tangible designs, we employ a combination of Building Information Modeling (BIM), digital simulations, and target value design principles. These tools allow stakeholders to visualize outcomes, test alternatives, and refine project goals with clarity before design documents are finalized. By addressing potential challenges during early stages—such as site constraints, historical preservation requirements, or environmental sensitivities—we reduce risks, avoid redesigns, and keep the project aligned with budget and schedule parameters.

Minimizing community impact is a cornerstone of our approach. We implement robust communication strategies that provide transparent updates, clear timelines, and accessible forums for input. Techniques such as phased construction planning, off-hour work scheduling, and temporary access solutions allow us to maintain public services and community functions throughout construction. Additionally, our team prioritizes sustainable practices and noise, dust, and traffic mitigation strategies to reduce disruption to daily life.

By blending innovation with accountability, we transform broad project concepts into actionable, buildable designs while maintaining the trust and support of the community. This integrated process ensures a project that not only meets the technical requirements but also enhances the quality of life for those it serves.



SCHEDULE CONTROL, COST CONTROL AND QUALITY CONTROL

SCHEDULING PROCESSES

At Thornton Construction we understand that schedules are not just one more requirement of the contract, but rather a road map to completing a project ahead of schedule; it is a working tool that our team utilizes from preconstruction through construction. The schedule methodology used by our project team throughout the duration of the project has been proven to deliver projects on time. Our schedules are developed with the input from the owner, architect, trade contractors, and our project team.

Our construction schedules for remodeling/renovation projects are intended to match the resources of equipment, building inspections, material and labor with project work tasks over time. They are developed to eliminate problems due to production bottlenecks, facilitate the timely procurement of long lead items and have the required local trade-partners at the job at the right time. Once the schedule is established during the preconstruction phase, it will then be submitted to City of Coral Gables for their review and suggestions. In addition to providing monthly updates for the City Hall project, we will provide a schedule analysis that compares the actual status of the project with the planned schedule to identify areas of concern that will require acceleration to avoid any negative impact to the critical path of the project. Our proposed project lead superintendent, will also provide three-week look-aheads for review and discussion during weekly Owner/Architect/Contractor meetings.

Our schedule technique is the critical path method (CPM), which calculates the minimum completion time for a project along with the possible start and finish times for the project activities. Our CPM schedule for the COCG City Hall project will represent the set or sequence of predecessor/successor activities which will take the longest time to complete. The duration of the critical path is the sum of the activities along the path or the longest possible path through the network of project activities. Hence, the duration of the critical path for the COCG City Hall project will represent the minimum time required to complete the project. Therefore, the team will quickly see that any delay along the critical path would imply that a plan needs to be put in motion to make up for this delay. Our schedules include constraints to ensure that two activities requiring the same resources will not be scheduled at the same time.

SCHEDULING SOFTWARE

The Thornton team utilizes Primavera P6 scheduling and project planning software for timely, accurate and dependable Critical Path Method schedules. P6 allows us to handle projects of any scale and we can organize up to 100,000 activities. Our scheduling methods balance resource capacity by allocating the appropriate resources according to the progress we track. The project schedule indicates critical shop drawing submittal and approval dates and critical equipment lead times and delivery dates. Construction progress is monitored and expedited through regularly scheduled site meetings, all of which are logged in the Procore management website, assuring solid record-keeping and timely issue resolution to keep the project on track.



Our project managers monitor and visualize performance versus plan and conduct “what-if analysis” to come up with alternative project plans. Project schedules can be updated instantly to determine if the work is ahead or behind schedule. In the event of a delay, we perform impact evaluations and provide reliable answers and solutions to bring the work back on track in the most cost- and time-effective manner. Construction progress is monitored and expedited through regularly scheduled site meetings, all of which are logged within the Procore management website, assuring solid record-keeping and timely issue resolution to keep the project on track.

PROCESSING OF SHOP DRAWINGS AND OTHER SUBMITTALS

The project schedule indicates every single submittal and shop drawing that we will receive. This includes the date when we are expecting to receive it, the date that it was sent to the architect, the architect's subsequent review, and the time that elapsed throughout. To more strategically process shop drawings, we include lead times of critical equipment and material deliveries starting from the architect's approval date; this allows the architect and their engineers to more effectively schedule their reviews.

SCHEDULE COORDINATION WITH SUBCONTRACTORS

During the preconstruction phase, our scheduling manager and project team will meet with key subcontractors to develop the master schedule. This schedule is developed by taking into account long lead items, number of available local resources, and availability of materials. Durations for the various tasks are discussed and determined along with trade contractors who are experts in their given field. A logic diagram illustrating how to best build the project will be compiled by our project team, allowing our scheduling department to then draft the master schedule. This draft is then distributed to the key trade subcontractors, the architect of record, the senior administrator, and our project manager and superintendent for review and final comments. Once all comments have been received, our scheduler will incorporate the comments to develop the master schedule.

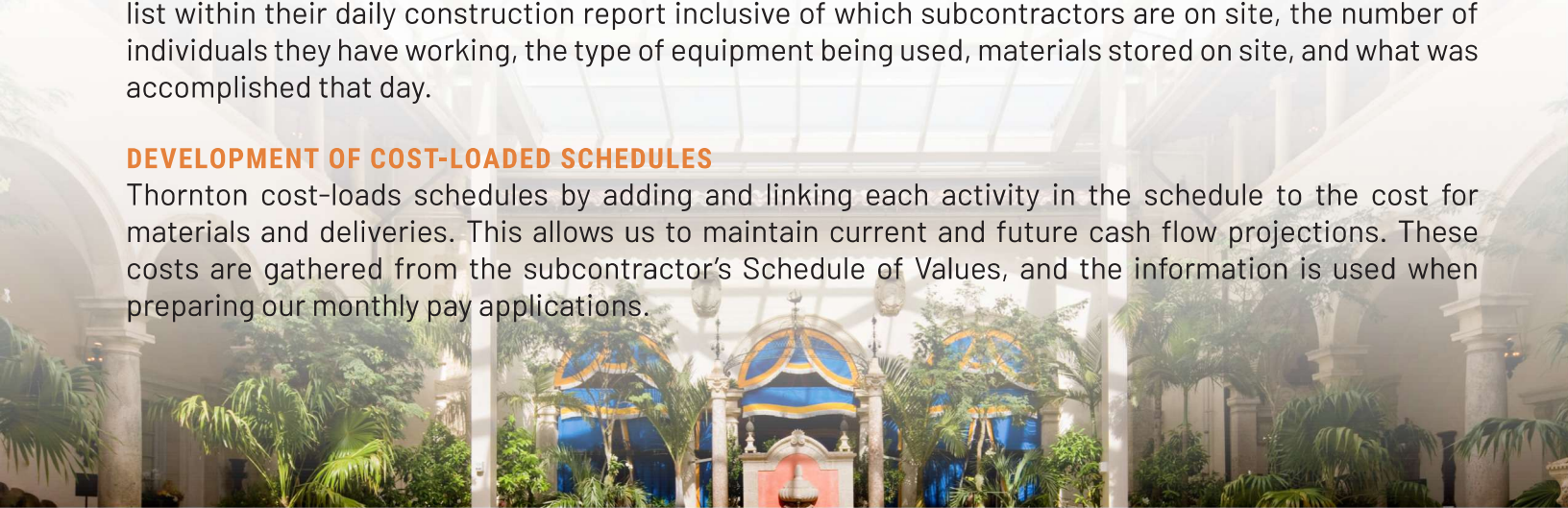
During construction, the master schedule is further developed into the baseline schedule by adding additional activities and updating the dates of any activities not in line with the Notice to Proceed. This baseline schedule will be provided along with the bid packages and ultimately become part of the issued contract for each trade contractor. The baseline schedule will be reviewed weekly at the subcontractor meeting with each of the subcontractors and provisions will be made by any subcontractors who are not on track to meet the schedule in order to avoid delays to the project.

COORDINATION OF CREW LOADING

A major consideration when awarding each subcontractor bid package is the backlog and available manpower the subcontractor can allocate to the project over the scheduled duration of the work. Utilizing the baseline schedule, Thornton reviews the manpower requirements with each trade to establish an agreed upon manpower level required to meet the schedule for each phase of the project. This information is then loaded into the schedule to monitor and compare manpower levels and performance for achieving schedule goals, evaluating labor costs with billings, and making any necessary manpower level adjustments to ensure a successful project. To further ascertain that the agreed upon manpower has been provided by each of the trade contractors, our Superintendent maintains a comprehensive list within their daily construction report inclusive of which subcontractors are on site, the number of individuals they have working, the type of equipment being used, materials stored on site, and what was accomplished that day.

DEVELOPMENT OF COST-LOADED SCHEDULES

Thornton cost-loads schedules by adding and linking each activity in the schedule to the cost for materials and deliveries. This allows us to maintain current and future cash flow projections. These costs are gathered from the subcontractor's Schedule of Values, and the information is used when preparing our monthly pay applications.



COST CONTROL DURING PRECONSTRUCTION

At Thornton Construction we understand how important it is to control construction cost through the preconstruction and construction phase of a project. Since our inception back in 1998, we have always been able to meet our client's budget and provide successful value engineering options and buy-out savings resulting in returning money to the owner. Our success is owed to three major elements that we will be implementing on the COCG City Hall Project:

Preferential pricing from subcontractors that specialize in the construction of educational facilities. We have developed a strong relation with these subcontractors due to the fairness of our negotiations, the promptness of our payment during construction and the team approach we take with every subcontractor and owner to arrive at a cost-effective solution.

The comprehensive scope sheets we prepare, the detailed cost estimates we share with our educational clients, the high level of subcontractor participation we obtain during the bid phase and the detail leveling sheets we utilize to negotiate the lowest Guaranteed Maximum Price (GMP) for our clients.

Our relentless focus on exceeding our client's expectation by working in conjunction with the architect and their engineers, the owner's end-user, the facilities department and the owner's building department. **This approach allows for zero change orders** due to errors or omissions on the drawings and avoids delays due to not properly planning the project during construction.

Our cost control starts during the preconstruction phase by our in-house estimating department working with the project manager and the owner's facilities department to reconcile the educational specifications with the owner's project budget. During this phase our team will prepare high level estimates which will include the relocation of existing underground infrastructure, connecting to existing utilities inclusive of central energy plants and various structural elements and skin enclosures for the building. This process will consist of a series of charrettes between the owner, architect and end-user to arrive at a building solution that meets the project budget.

After we have reconciled the educational specifications with the project budget, we will then conduct detailed cost estimates based on the development of the plans and specifications. At every stage of the design phase (schematic design, design development and construction documents) our team will meet with the owner and the architect to review the estimate and tighten the budget with the design to avoid any surprises during the GMP phase.

With each of our estimates, our team will provide a variance report to be able to identify any changes from the previous design submission and the cost estimate. In addition, we will provide value engineering options to be reviewed by the owner for possible cost reductions.

Our pricing for the quantity cost estimates are obtained through two sources, first we utilize our 10,000 line item historical database that is continuously updated monthly based on the information we are receiving from the local subcontractor community; secondly we utilize subcontractors for key divisions of the estimates, such as the structure, mechanical, electrical, plumbing and fire suppressions to provide us with estimates to validate our assumptions and our cost estimates. They also provide information on required labor, available materials, and current equipment costs.

One key component that we utilize in our estimates is the use of building information modeling (BIM). We closely work with the architect and his engineers, as well as key subcontractors to develop a model that will be utilized for clash detection. This model will assist in minimizing conflicts in the drawings, which can result in schedule delays during the construction phase.

Once the construction documents are 75% complete and all the constructability deficiencies identified through our models are corrected by the architect and his engineers, we will then proceed in completing our scope sheets and in developing a list of prequalified subcontractors that will be invited to bid on the project. Our policy is to obtain a minimum of five (5) bidders for each major trade, to have a competitive bid. Once our team obtains all bids, they will review them and develop a leveling sheet to identify the lowest competitive bidder. **Our team will then meet with each of the low bidders to negotiate a contract that will provide City of Coral Gables with the most competitive Guaranteed Maximum Price.**

COST CONTROL & COST TRACKING DURING CONSTRUCTION

During the construction phase of the project, our team directly monitors and control costs through a variety of procore reports to examine every angle of costs and potential savings. In conjunction with these reports, we provide the owner a monthly financial analysis detailing estimated monthly costs for the entire project duration to ensure the owner are aware of upcoming financial responsibilities.

Daily and weekly labor reports will be produced to determine schedule status, trade work completed, any problems encountered, pending authorizations and work planned for the upcoming week. Monthly material reports will be generated to determine what materials have already been utilized, which materials will be delivered, and projected quantities needed for the upcoming month. By examining the project from multiple perspectives, we are better equipped to quickly discover and resolve any discrepancies before they arise.

Thornton cost loads activities by adding and linking to each activity in the schedule the cost for materials and deliveries. This allows us to maintain current and future cash flow projections. These costs are gathered from the subcontractor's schedule of value. We can use this information as an application for payment and determine the amount of work done. The buyout process is also monitored at the financial meeting. Depending on the characteristics of a project, subcontracts are awarded at different stages.

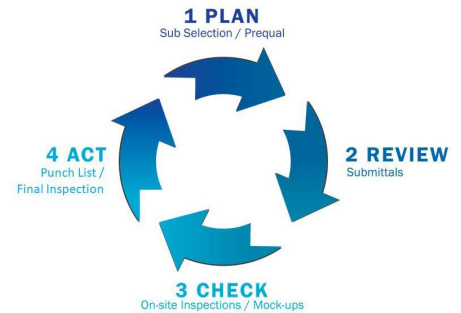
For example, a concrete foundation contract would be awarded at the beginning, while a landscaping contract may be awarded towards the end of the procurement phase.

Thornton Construction firmly believes in meticulous budget monitoring throughout the construction phase. These financial meetings are the primary method to control costs. Tracking logs for use of contingency, direct purchase orders, tax savings, allowances and project buy-out savings will also be reconciled and included in the monthly pay application. Another component of cost savings and cost control is time. The quicker that our work can be done, the better to provide savings back to City of Coral Gables. On many occasions, we have been able to provide alternative products on a job which meet the specifications yet speed up the schedule of specified vendors.

Finally, another asset is the ability to provide schedule certainty. Providing assurances that a job will be completed as scheduled in face of unforeseen conditions is invaluable. A great example of this is a project where we replaced a building's AHU during a four-day weekend of a Thanksgiving holiday. The risk in this job was the potential that a factory-supplied part would malfunction and there wouldn't be a way to get parts because of the holiday. As part of a value engineering option, the project team decided to purchase a backup VFD, an AHU motor, and other components ahead of time in the event that there were issues with the original parts supplied by the manufacturer.

QUALITY ASSURANCE/QUALITY CONTROL PROGRAM

Quality is defined as a high level of value or excellence. Providing City of Coral Gables with a high quality project is what sets us apart. With a relentless focus on quality, projects can save time and money by preventing rework while ensuring the building is usable long after the project is complete. At Thornton, a tailored Quality Assurance Program for each project is established and managed by our Quality Control/Quality Assurance team and is followed by our project superintendents and project managers as well as our in-house staff. Our team will review materials and inspect workmanship on each assigned task for quality and durability. We ensure that equipment is installed in the manufacturers' prescribed manner and is in excellent working order before turning over to the client. Thornton's hands-on management and thorough observation will assure the highest quality is built in the facility. In the end it takes qualified men and women who have the experience and dedication to build a quality facility, which remains evident long after opening day.



Quality begins in preconstruction by prequalifying our trade-partners. We make sure they have the right experience, a good safety record, and an appropriate amount of financial strength and bonding should it be required. During preconstruction, we also inform trade-partners of schedules, phasing delivery dates, prevailing wages or any other "general requirements" in order to establish expectations and avoid potential conflicts.

MEASURING QUALITY

- Upon arrival at the site, materials are inspected and reviewed against the approved submittal and/or sample to ensure they are the correct products/materials.
- Quality benchmarks are performed at the beginning to ensure specific quality.
- Each phase of the work is inspected, and defective conditions are corrected either before inspection or prior to the start of subsequent operations.
- Work is performed by persons qualified to produce workmanship of specific quality.
- Plans and specifications are adhered to.
- Defective or unauthorized work is removed.
- Compliance with manufacturer instructions. When conflicts exist with construction documents, RFI's are requested from the design professional.
- Materials are stored to ensure the preservation of their quality.



QUALITY CONTROL

CONSTRUCTABILITY

During the preconstruction phase, our project team will prepare an itemized list of constructability issues to be reviewed by City of Coral Gables and the design team at each stage of the design deliverables. This will ensure constructability issues are addressed as an ongoing process to streamline the design schedule.

SUBMITTALS

Quality control starts with the submittal process. Through the thorough and detailed review of submittals, a majority of quality control items can be addressed prior to items being ordered, manufactured, or installed. Compatibility of systems can be overlooked if submittals are not reviewed in conjunction with related materials. As an example, we review concrete curing compounds used on newly installed slabs to ensure they are compatible with flooring finishes to ensure proper adhesion.

MOCK-UPS

Our project team will use mock-ups to establish and maintain quality of finish work as well as critical details like exterior envelope conditions (precast panels, roofing & waterproofing details, etc.) We believe that by producing physical examples it sets the level of expectation for trade contractors. In addition, it provides a test-run for details where multiple trades need to interface – like critical waterproofing details.

DELIVERY INSPECTIONS

Our staff and trade partners review each delivery and document to ensure that all materials and equipment have been delivered in accordance with the approved submittal documentation and that there is no evidence of shipping damage, etc. An example of this in practice is a recent project where we received a fire pump that was the correct manufacturer and horsepower but was a single-phase motor when it should have been a three-phase motor according to the specifications and approved submittal. The vendor was notified and had the opportunity to correct without any impact to the project schedule or budget.

PRE-INSTALLATION MEETING

Prior to commencement of any new work phase we meet with the involved trade partners. We review the project requirements for schedule and quality and often refer to the mock-ups as a physical representation of the expectations. Any coordination, questions or concerns are addressed prior to the work physically starting.

INSTALLATION INSPECTIONS

Inspections will occur during each project phase. Defective conditions will be corrected before inspection or at the start of operations.

COMMISSIONING

Commissioning of critical equipment begins after the pre-installation meeting and includes periodic installation reviews with the end-user, subcontractor and equipment representative. Any concerns or coordination items are addressed in tandem with the installation process. This helps to avoid any surprises and provides for a smooth transition from installation through start-up and commissioning. We have had great success in the past with the end-users participating early in the process. Often critical questions and suggestions from the end-user can be incorporated into the commissioning to provide more value without impact to the budget or schedule.

PROPOSER'S ABILITY TO WORK WITH OTHER CONSULTANTS DESIGNATE BY THE CITY

Thornton Construction has a strong record of collaborating with consultants designated by municipalities on projects involving historical renovation and restoration. We understand that these types of projects require not only technical expertise but also careful coordination among multiple disciplines—including architects, preservation specialists, structural and MEP engineers, landscape designers, and cultural resource consultants.

Our approach begins with establishing clear lines of communication and shared expectations at the outset of the project. We utilize project management platforms such as Procore and BIM to ensure seamless document sharing, version control, and real-time collaboration across teams. Regular coordination meetings, supported by detailed agendas and follow-up action items, maintain alignment between all consultants and City staff.

In the context of historic buildings, we place particular emphasis on early engagement with preservation specialists and design professionals to identify constraints, develop sensitive solutions, and ensure compliance with applicable guidelines and standards. We respect the expertise of each consultant and actively facilitate interdisciplinary problem-solving, ensuring that design integrity and constructability considerations are balanced with preservation requirements.



Our collaborative culture is grounded in transparency and respect. We listen carefully to the input of all consultants, integrate their contributions into the overall project plan, and work toward consensus-based solutions that minimize conflicts and delays. This cooperative approach not only reduces risks but also ensures that the City's goals for preserving historical character while meeting modern functionality are achieved.

Through structured coordination, digital collaboration tools, and commitment to teamwork, Thornton Construction ensures effective integration of all City-designated consultants, resulting in the successful delivery of complex historical restoration projects.

Our company subscribes to the IPD (Integrated Project Delivery) Methodology, since is a collaborative project delivery approach that aligns the interests of the owner, designer, contractor, and key stakeholders through shared responsibility, risk, and reward. Unlike traditional delivery methods that separate design and construction responsibilities, IPD brings all parties together at the earliest stages of the project to work as a unified team.

In the IPD Methodology, Critical stakeholders—such as architects, engineers, contractors, and trade partners—are engaged from the conceptual phase. This allows design and construction considerations to be integrated from the start, reducing downstream conflicts and change orders.

Another Key advantage of our IPD Methodology is that Decisions are made collaboratively, with transparent cost and schedule information accessible to all team members. This shared governance ensures alignment with the owner's priorities and fosters accountability. An added benefit of our IPD Methodology is that IPD often incorporates Lean practices such as Target Value Design, pull planning, and continuous improvement cycles. These practices, which we discussed earlier in this submission eliminate non-needed processes, improve efficiency, and ensure value is maximized for the owner. Lastly, tools such as Building Information Modeling (BIM) and digital collaboration platforms support IPD by enhancing visualization, coordination, and real-time problem solving across disciplines.

Bottom line, our IPD Methodology allows for reduction costs, provides shorter schedules, offers fewer disputes, permits higher quality outcomes, and increased innovation. By uniting all project partners under a shared vision and incentive structure, our processes foster a culture of trust, transparency, and collaboration that leads to more efficient and predictable project delivery.



SECTION IV

PAST PERFORMANCE AND REFERENCES

ATTACHMENT D - REFERENCE FORM



The City of Coral Gables
Procurement Division
2800 S.W. 72ND AVENUE
MIAMI, FLORIDA 33155

CITY OF CORAL GABLES REFERENCE FORM

RFQ 2025-031 Construction Manager at Risk (CMR) City Hall Renovation and Restoration Project

Complete the form as indicated below, to provide the required information as outlined in Section 3 of the solicitation. The City shall contact the companies listed below to verify the work performed on behalf of your company. All fields must be completed.

Reference # 1 must cover the minimum ten (10) year period from the issuance date of this solicitation.

1. Project Name/Location MDC Historic Freedom Tower Restoration | Miami, Florida

Owner Name Miami Dade College

Contact Person Amy Galpin, PhD

Contact Telephone No. (773) 398.7512

Email Address: agalpin@mdc.edu

Yearly Budget/Cost \$46,543,938

Dates of Contract From: 2023 To: 2025

Project Description Historical Renovation & Restoration

*Nationally Registered Historical Building

Additional References must cover similar engagements satisfactorily performed in the last ten (10) years.

2. Project Name/Location Southside Elementary School Remodel/Renov. | Miami, Florida

Owner Name Miami-Dade County Public Schools

Contact Person Victor Alonso

Contact Telephone No. (786) 236.3657

Email Address: valonso2@dadeschools.net

Yearly Budget/Cost \$2,812,336 (2025 Cost)

Dates of Contract From: 2017 To: 2017

Project Description Historical Renovation & Restoration

*Nationally Registered Historical Building





The City of Coral Gables
Procurement Division
2800 S.W. 72ND AVENUE
MIAMI, FLORIDA 33155

3. Project Name/Location Miami Center for Mental Health | Miami, Florida

Owner Name South Florida Behavioral Network

Contact Person John Newcomer, M.D

Contact Telephone No. (305) 860.0653

Email Address: jnewcomer@sfbhn.org

Yearly Budget/Cost \$36,700,000

Dates of Contract From: 2019 To: 2023

Project Description Renovation & Restoration

PROPOSER INFORMATION:

Company Name: Thornton Construction Company, Inc.

Representative: Samantha Finazzo

Address: 13290 NW 42nd Avenue | Opa-Locka, FL 33054

Telephone No.: (305) 649.1995

Fax No.: (305) 649.1295

Email Address: sfinazzo@thornton-inc.com

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> MDC Historic Freedom Tower Restoration Miami, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2025	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Miami Dade College	b. POINT OF CONTACT NAME Amy Galpin, PhD	c. POINT OF CONTACT TELEPHONE NUMBER (773) 398.7512

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: Thornton Construction Company, Inc. recently completed the Miami Dade College Wolfson Campus Freedom Tower project completing remodeling, renovation, restoration, repairs, and structural upgrades throughout this historical building. The renovations included structural, waterproofing, other repairs, and enhancements to the historical building. This involved replacing the first floor mural room slab, repairing wind-bracing steel structure, exterior waterproofing and historical related improvements. Structural elements were replaced, and repairs were made as necessary. The entire area was remodeled including patching and painting the gypsum walls, sanding and painting the railings, and replacing the lighting fittings. There were various different areas of artwork, carpet, etc. that needed to remain preserved throughout the construction. Thornton Construction was working closely with the architect, *RJ Heisenbottle*, and engineer of record, the museum staff, campus staff and facility staff to ensure the work was completed prior to its Centennial Celebration in 2025. The project also included the upgrading of the Mechanical, Electrical, Plumbing and Fire Suppression systems as well as the upgrade of the building to meet current building codes and ADA requirements for all the restrooms and various spaces. ***The Freedom Tower was constructed in 1925 and is a Nationally Registered Historical Building, housing the Kislak Gallery and the MDC Museum of Art and Design.***

Size: 82,000 SF

Construction Cost: \$46,543,938

Relevance: National Register of Historic Places; CM-at-Risk; Renovation and Restoration; Fully Operational/ Occupied Facility; High Level Security; Historical Building

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Vizcaya Skylight Replacement Miami, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2012	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Vizcaya Museum & Gardens	b. POINT OF CONTACT NAME Joel Hoffman	c. POINT OF CONTACT TELEPHONE NUMBER (305) 860.8422
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: Thornton successfully completed the replacement of the historic Vizcaya Museum & Gardens skylight. Glass panels with state-of-the-art coating offering a much clearer view, while still blocking heat and UV rays, were applied. The frame is supported by four structural steel columns much thinner than its previous concrete ones. A small ridge along the top allows it to fit the imperfect 3,761 SF courtyard footprint. Protection to museum staff and the remaining historic elements was of major concern, therefore we first crafted a protective screen with windows in the courtyard to allow museum visitors watch the construction process. With its uniquely Vizcayan details, the attractive screen blended in while protecting visitors and the antiquities collection from dust and debris. Once the new canopy was installed and sealed, Thornton replaced the museum's storm drainage system and repaired the courtyard's landscaping for historical integrity. Flora was carefully removed by our historic conservator, and new vegetation was planted to more accurately depict native species. The project was finished on time and within budget. ***The Vizcaya Museum and Gardens was constructed in 1922 and is a Nationally Registered Historical Building.***

Size: 43,761 SF

Construction Cost: \$4,534,284 (2025 Cost)

Relevance: National Register of Historic Places; Renovation; Fully Operational/Occupied Facility; High Level Security; Historical Building

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION <i>(City and State)</i> Southside Elementary School Remodel/Renov. Miami, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2017	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Miami-Dade County Public Schools	b. POINT OF CONTACT NAME Victor Alonso	c. POINT OF CONTACT TELEPHONE NUMBER (786) 236.3657
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: Thornton Construction completed renovations at the historic Southside Elementary, a tight-site located in the heart of Downtown Miami, and the oldest still-standing elementary school in the district. The scope consisted of selective demolition, the installation of a new Spanish tiles roof, gutters, collection box, new MEP system with control devices, HVAC, fire safety system, ceilings, flooring, doors, cabinetry, windows, painting, signage, and landscaping. As well as the facade "skin" was hardened for compliance with standards to protect against hurricane winds. **Southside Elementary School was constructed in 1914 and is a Nationally Registered Historical Building.**

Size: 6,000 SF

Construction Cost: \$2,812,336 (2025 Cost)

Relevance: National Register of Historic Places; CM-at-Risk; Renovation and Remodeling; Fully Operational/ Occupied Facility; High Level Security; Historical Building

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Shenandoah Middle School Remodel/Renov. Miami, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2017	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Miami-Dade County Public Schools	b. POINT OF CONTACT NAME Victor Alonso	c. POINT OF CONTACT TELEPHONE NUMBER (786) 236.3657
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: The original Shenandoah Middle School building was built in 1942. Thornton's scope of work under this General Obligation Bond program encompassed both interior and exterior renovations including: HVAC replacement; chiller replacement; window and exterior door replacement; structural repairs and concrete restoration; re-roofing; aluminum covered walkway replacement; storm drainage installation; fire sprinkler, water, and gas piping replacement; security alarm enhancements; life safety improvements; elevator repairs; electrical and plumbing renovations; and miscellaneous finishes. Thornton's renovation work spanned 157,398 SF across three buildings up to four stories. This project was completed in two phases. **Shenandoah Middle School was built in 1942.**

Size: 157,398 SF

Construction Cost: \$8,099,098 (2025 Cost)

Relevance: CM-at-Risk; Renovation and Remodel; Fully Operational/Occupied Facility; High Level Security; Historical Building

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Miami Shores ES Remodel/Renov. Miami Shores, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2023	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Miami-Dade County Public Schools	b. POINT OF CONTACT NAME Blanca Bazan	c. POINT OF CONTACT TELEPHONE NUMBER (786) 355.5610
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: Renovation of the existing buildings and an addition of a new 6 classroom building. Scope included portables demolition, site utilities and paving, new covered walkways, structural repairs of settlement areas, ceiling and lighting replacements, ADA restroom upgrades, auditorium sound system upgrade, campus-wide HVAC upgrades, fire alarm system upgrade, and exterior & interior repainting. **Miami Shores Elementary School was built in 1929.**

Size: 60,000 SF

Construction Cost: \$7,210,577 (2025 Cost)

Relevance: CM-at-Risk; Renovation and Remodeling; Fully Operational/Occupied Facility; High Level Security; Historical Building

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Mental Health Diversion Facility Miami, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2023	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER South FL Behavioral Network	b. POINT OF CONTACT NAME John W. Newcomer, M.D	c. POINT OF CONTACT TELEPHONE NUMBER (305) 860.0653
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Scope: The project scope is to convert an abandoned detention center into a mental health diversion facility. The existing building consists of seven stories; the first two levels consist of offices and common spaces (i.e. cafeteria, gymnasium, library, crafts, etc.) The third floor is strictly a mechanical space. The fourth through seventh levels are former detention cells, now being converted to overnight rooms. Interior finishes are also being changed to provide a 'warmer' facility environment. The scope of work is as follows: Upgrade of the entire HVAC, inclusive of VAVs, Controls, AHU, CU, and Ducts; Complete Security System upgrade; Doors and window Replacement; Re-roofing; New Fire Sprinkler System; Restroom renovation and intallation of new plumbing system; Interior and exterior renovation with new EIFS and paint

Size: 181,034 SF

Construction Cost: \$36,700,000

Relevance: Renovation and Restoration

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Thornton Construction Company, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Construction Manager Prime
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



LIST ALL CONTRACTS FOR CITY OF CORAL GABLES

City of Coral Gables - Minorca Parking Garage



LIST OF PUBLIC SECTOR CLIENTS THAT HAVE DISCONTINUED USE PROPOSER’S SERVICES

Thornton Construction Company, Inc. has never had a public sector client discontinue use of proposer’s services.

PAST 5 YEARS LITIGATION

Please refer to pages 19-23 for our litigation in the past 5 years



SECTION V

AGREEMENT COMMENTS/EXCEPTIONS

AGREEMENT COMMENTS/EXCEPTIONS

SECTION 1.6 AGREEMENT EXECUTION

At Thornton Construction, we believe in having a strong relation with our clients by collaborating with the Owner, End-User, Architect and all the stakeholders of the project; so, with that goal in mind, we would like for the City of Coral Gables to consider the following revisions to the Agreement Form provided as Attachment “F” of RFQ 2025-031:

Item No.	Article & Description	Description/Language in Article	Proposed Response and Rationale
1	Article 9, Indemnity; and Related Provisions.	“...the Contractor shall defend, indemnify, and hold harmless the City... for ALL claims, damages losses and expenses direct or indirect or consequential ... arising out of or resulting from the performance of the work caused in whole or in part by any willful, intentional, reckless or negligent act or omission of contractor...”	Limit indemnity to losses, to the extent caused by Contractor’s proven negligence/willful misconduct, exclude City’s/owner/concurrent negligence, limit to third-party claims. Rational: Overbroad indemnity is barred by FL Law, 255.05/725.06; in addition, insurance won’t cover these risks; standard forms, restricts indemnity to Contractor’s proven fault. Hence, we are requesting conformity to statute and market practice.
2	Article 5, Owner’s Right to Withhold Payment; and Related Provisions.	City can broadly withhold payment for defects, claims, liens, progress issues, admin. matters, etc. with no express duty to pay undisputed sums. “Payments may be withheld on account of 1) defective work not remedied; 2) claims or liens filed; 3) failure of contractor to make payments... 4) failure to provide waivers..., 6) failure of the work to progress satisfactory...”	Require prompt payment of undisputed sums; limit withholdings to bon fide, documented issues with written notice and right to cure. Prompt payment status and industry contracts requires Owner to pay accepted work promptly and only withhold for clear, documented disputes. Rational: Subcontractors that are not at fault, should not be penalized for other subcontractors’ failures.
3	Article 8, No Damages for Delay; and related Provisions.	CM is entitled only to time, no cost, for most delays, even if caused by City/Owner.	Allow for obtaining Time and Cost for City/Owner/Third Party not related to Contractor that caused a delay to the critical path of the project. Rational: Allows for risk sharing and fairness consistent with industry practices.
4	Article 17, Directive Work; and related Provisions.	Written Order... directing a change in Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time or both.	Like to propose the use of not to exceed T&M protocol with daily reports. In addition, would like a maximum of 30 day time frame to settle (time and cost) for these types of Changes to the Work.
5	Article 19, Waiver of Consequential Damages; and related Provisions.	“The Contractor waives claims against the City for Consequential Damages... including but not limited to damages for lost income...”	We are requesting inserting a Mutual Waiver of Consequential/Indirect Damages. Rational: Mutual Waiver of Consequential Damages is Industry Standard and is a fair approach to the work.
6	Bond Form- Unlimited Liability	“By incorporating the Construction Contract into its Performance Bond, the Surety consents...and further agrees that if the Contractor...fails to perform any of its obligations, it will be liable to City/Owner for all damages...”	We are requesting capping the surety liability at bond value, which excludes post-project and consequential damages. Rational: Surety industry only supports liability up to penal sum.
7	Article 16; Shop Drawings, Product Data, Samples; and related Provisions.	All Submittals for the Project shall be submitted within 45 days of issuance of the NTP. Further Payment will be withheld until all the submittals are submitted for review.	We are requesting revising the 45-day time frame of submitting all the submittals to the time frame specified in the CPM (Schedule to avoid a delay), and to the Procurement Schedule. Rational: Having all the required submittals within 45 days of issuance of the NTP does not provide adequate time to procure the

			trade, negotiate a contract with the trade, issue a NTP to the subcontractor, the subcontractor or vendors prepare the submittal and having our project team review the submittal prior to issuing them to the Architect. For example, HVAC Systems, Switch Gears, Lighting Systems, Controls take considerably more time than 45 days.
8	Article 5, Payments of the Contract Sum; and related Provisions.	Contractor cannot suspend work if not paid timely at no fault of the Construction Manager.	We are proposing to insert the right to suspend the work after statutory notice if payment is overdue. Rational: Cash Flow is critical to Subcontractors to be able to keep the project flowing, otherwise the subcontractor will finance the project until payment is received. This is if payment is due.
9	Article 8, Claims by the Contractor; and related provisions.	"...written notices and claims must be furnished within three (3) days after occurrence of the event...failure... constitutes a waiver..."	We are proposing to extend the claim notice period to 14 days or "promptly after discovery" of the occurrence.
10	Articles 9- Contractor, 17- Changes in the Work; and related Provisions.	"The Contractor shall perform the work in the order directed by the Project Manager...", The City may accelerate/adjust schedule without a CO/price adjustment.	We propose in the event of an owner/city change of sequencing/acceleration/etc. that we have a mutual agreement and that a time and cost adjustment is made to the contract via a mutual agreed Change Order.
11	Article 9- Contractor; and related Provisions.	Limited Cure Time. "...fails within three (3) working days of written notice from city/owner to commence and continue correction of such default..."	We are proposing 10 working days for cure notices of default with a clear cure/notice protocol. Rational: Allows good faith correction and avoids the City/Owner from incurring costs.
12	Article 13, Insurances; and related Provisions.	"The Proposer shall be solely responsible for any deductibles under the Builder's Risk Insurance and... all other insurance. City shall be endorsed as a loss payee."	We propose to limit/cap deductibles, especially for non-contractor losses. In addition, we propose allocating deductibles by fault. Moreover, prior to accepting responsibility for deductibles, we need to know what deductible will be from the City issued Insurances, as well as we need to be provided the opportunity to carry a reasonable insurance deductible contingency in the GMP.
13	Articles 9- Contractor, 18 Termination by the City; and related Provisions.	Assignment of Subcontracts on Termination. "Contractor hereby assigns to City, upon termination... all its agreement rights with respect to subcontractors..."	We propose to Limit Assignment to incomplete/unperformed work, and that the City Indemnifies CM from post-assignment.
14	Article 9- Contractor, and related Provisions.	Stop Work Orders. "Require the contractor to stop all... work for a period of up to ninety (90) days... Contractor shall resume...without compensation to the Contractor...other than extending the time..."	We propose an equitable adjustment to the cost of the work for any stoppage greater than 30 days, or for requiring demobilization or if during the stoppage there is material escalation or tariffs that impact the GMP of the project. Rational: Subcontractors would not be able to absorb the financial impact of a work stoppage greater than 30 days or for any of the reasons mentioned above.
15	Force Majure Clause	Agreement does not have any provision for Force Majure.	We are proposing a mutually acceptable "Comprehensive Force Majure Clause", which covers for time delay and amicable cost adjustment when appropriate.
16	Article 20- Resolution of Disputes, Governing Law and Venue; and related Provisions	"...decision of City Manager shall be final...unless...fraudulent, capricious, arbitrary..."	We propose including a provision of Mandatory non-binding mediation with neutral third party as conditional precedent to litigation. Rational: Mediation promotes early and fair resolution and avoids unnecessary cost by both parties.

