

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

SUBJECT: REQUEST FOR AUTHORIZATION TO ISSUE REQUEST FOR PROPOSALS (RFP) FOR THE SELECTION OF ONE OR MORE FIRMS TO PROVIDE COST ESTIMATING SERVICES

Pursuant to Board Rule 6Gx13-3E-1.021, staff has prepared a RFP for Board approval for the selection of one or more consultants for a two-year term.

The services of independent cost estimating firms is essential to the execution of the district's Capital Improvement Program. Independent cost estimating services are utilized when negotiating with contractors for guarantee maximum price (GMP) proposals and change orders request, thus potentially saving the district millions of dollars. These services are also utilized to conduct comparative analysis of different building systems to select the most cost effective solution.

The services required shall include, but not be limited to, the following:

- Preparing detailed cost estimates for educational facilities at different levels of project completion, i.e., programming, schematic, design development, final contract documents.
- Conduct comparative cost analysis of different building systems and assemblies to determine their cost effectiveness.
- Conduct value engineering studies of selected projects and/or building systems. A final list shall be presented to M-DCPS with options.
- Analyze change order requests presented by contractors on selected projects to determine and ascertain validity of cost elements.

The selection process will be divided into two parts. First, applicants will be evaluated on the basis of their office location, years the applicants have been established, the applicant's cost estimating, scheduling and document coordination experience, their capabilities and other client's references. The second part will consist of interviewing the top-ranked proposers from the first part. The successful applicant(s) shall be the one(s) with the highest ranking.

The contract will have a consulting fee value not-to-exceed \$300,000 per year.

A copy of the Request for Proposals will be distributed to Board Members under separate cover and will be placed on file in The Office of the Board Recording Secretary and The Citizens Information Center.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida:

- 1) authorize the Superintendent to issue a Request for Proposals (RFP) for the selection of one or more firms for cost estimating services; and
- 2) approve the Selection Committee (as listed in the RFP) that will select the firm(s) for subsequent submission to the Superintendent and the School Board for approval.

IMR:as