

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF POST, BUCKLEY, SCHUH & JERNIGAN, INC. (d/b/a PBS&J), PACO GROUP, INC., CONSTRUCTION MANAGEMENT SERVICES, INC., A.D.A ENGINEERING, INC., AND COST MANAGEMENT INC., AS CONSULTANTS TO PROVIDE CONSTRUCTION COST ESTIMATING SERVICES

COMMITTEE: FACILITIES MANAGEMENT

Introduction

Staff has completed the selection process for consultants to provide construction cost estimating services.

Fourteen (14) firms applied and on October 22, 2004, the Selection Committee interviewed and ranked the following six (6) firms:

- Post, Buckley, Schuh & Jernigan, Inc. (d/b/a PBS&J) (Miami, FL.)
- PACO Group, Inc. (Miami, FL.)
- Construction Management Services, Inc. (Deerfield Beach, FL.)
- A.D.A. Engineering, Inc. (Miami, FL.)
- Cost Management, Inc. (Orlando, FL.)
- PMA Consultants, LLC (Miami, FL.)

The Selection Committee was comprised of the following individuals:

Committee Members

Representing

- | | |
|------------------|-----------------------------------------------------|
| • John Neblett | Facilities Management |
| • Alex Karpis | Facilities Management |
| • Don Deryke | Facilities Operations Maintenance |
| • Carlton Crawl | Dept. of A/E Selection, Negotiations & Design Mgmt. |
| • Dennis Caserta | Div. Of Business Development & Assistance |

Of the above, the firms of Post Buckley Schuh & Jernigan, Inc. (PBS&J), PACO Group, Inc., Construction Management Services, Inc., A.D.A. Engineering, Inc. and Cost Management, Inc., were selected for this contract. Negotiations with the selected firms regarding fees, scope and other related terms have been successfully completed. Staff was not able to reach an agreement with PMA Consultants LLC (sixth-ranked firm).

The negotiated fees will be paid on an agreed not-to-exceed hourly basis for the personnel required for each assignment utilizing the hourly rates listed below. These fees will be adjusted annually. The fee adjustments (for each year) will be based on the Consumer Price Index. The negotiated agreement will include the following negotiated provisions:

A. Post, Buckley, Schuh & Jernigan, Inc. (PBS&J)

<u>Personnel</u>	<u>Hourly Rates</u>
Principal	\$90
Project Manager	\$85
Architect (R.A.)	\$70
Architect Specialist	\$50
Engineer (P.E.)	\$70

<u>Personnel</u>	<u>Hourly Rates</u>
Engineer Specialist	\$50
Senior Estimator	\$80
Estimator	\$68
Take-off Personnel	\$42

The Principal/Owner for PBS&J is 100% employee owned. The firm is located at 2001 N.W. 107th Avenue, Miami, Fl. 33172.

Prior Commissioning & Performance Evaluation

The Board has commissioned PBS&J for the following projects and contracts within the last three years:

- Design Criteria Professional for a New Middle School, State School "SS1", Project No. A01029, on June 16, 2004
- A/E services for Fire Sprinkler and Emergency Lighting at Miami Carol City Senior High School, Project No. A0830, April 9, 2003
- Architectural/Engineering Projects Consultant, on October 22, 2002 for a two-year term
- A/E services for the Five-Year Educational Plant Survey, on September 12, 2002
- Construction Claims Consulting Services, on August 21, 2002
- Special Projects Consultant – Civil, on June 19, 2002 for a two-year term & additional six-month extension until December 19, 2004
- Construction Scheduling, on May 15, 2002 for a two-year term
- Construction Cost Estimating Services, on May 15, 2002 for a two-year term
- Fire Safety Upgrade Projects (Phase II) Throughout the District, on March 2, 2002
- Fire Safety Upgrade Projects (Phase I) Throughout the District, on February 13, 2002

The most recent overall performance evaluation score issued by staff to PBS&J as consultant was for the quarter ending September 30, 2004. Based on a scale of 1-5, the firm received a score of 3.90 for consultant services and 3.01 for A/E services.

B. PACO Group, Inc. (PACO)

<u>Personnel</u>	<u>Hourly Rates</u>
Principal	\$90
Project Manager	\$85
Architect (R.A.)	\$70
Architect Specialist	\$50
Engineer (P.E.)	\$70

<u>Personnel</u>	<u>Hourly Rates</u>
Engineer Specialist	\$50
Senior Estimator	\$80
Estimator	\$68
Take-off Personnel	\$42

The Principal/Owner for PACO is Frank Otero. The firm is located at 5001 S.W. 74th Court, Suite 203, Miami, Fl. 33155.

Prior Commissioning & Performance Evaluation

- Construction Cost Estimating services, on June 20, 2001 for a two-year term
- Construction Scheduling services, on May 15, 2002 for a two-year term

The most recent overall performance evaluation score issued by staff to PACO was for the quarter ending September 30, 2004. Based on a scale of 1-5, the firm received a score of 3.44.

C. Construction Management Services, Inc. (CMS)

<u>Personnel</u>	<u>Hourly Rates</u>
Principal	\$90
Project Manager	\$85
Architect (R.A.)	N/A
Architect Specialist	N/A
Engineer (P.E.)	N/A

<u>Personnel</u>	<u>Hourly Rates</u>
Engineer Specialist	N/A
Senior Estimator	\$80
Estimator	\$68
Take-off Personnel	\$42

The Principal/Owner for CMS is Keith Emery. The firm is located at 10 Fairway Drive, Suite 301, Deerfield Beach, Fl. 33441.

Prior Commissioning & Performance Evaluation

- Construction Scheduling, on May 15, 2002 for a two-year term
- Construction Cost Estimating Services, on May 15, 2002 for a two-year term

The most recent overall performance evaluation score issued by staff to CMS was for the quarter ending September 30, 2004. Based on a scale of 1-5, the firm received a score of 3.72.

D. A.D.A. Engineering, Inc. (ADA)

<u>Personnel</u>	<u>Hourly Rates</u>
Principal	\$90
Project Manager	\$85
Architect (R.A.)	N/A
Architect Specialist	N/A
Engineer (P.E.)	\$70

<u>Personnel</u>	<u>Hourly Rates</u>
Engineer Specialist	\$50
Senior Estimator	\$80
Estimator	\$68
Take-off Personnel	\$42

The Principals/Owner for ADA is Alberto D. Argudin. The firm is located at 11401 S.W. 40th Street, Suite 470, Miami, Fl. 33165.

Prior Commissioning & Performance Evaluation

- Special Projects Consultant – Civil, on June 19, 2002 for a two-year term & additional six-month extension until December 19, 2004
- Civil Engineering services for Retention Pond/Lake at Doral Middle School, Project A0805, on May 16, 2001

The most recent overall performance evaluation score issued by staff to ADA was for the quarter ending September 30, 2004. Based on a scale of 1-5, the firm received a score of 4.00 for consultant services and 3.41 for A/E services.

E. Cost Management, Inc. (CMI)

<u>Personnel</u>	<u>Hourly Rates</u>
Principal	\$90
Project Manager	\$85
Architect (R.A.)	N/A
Architect Specialist	N/A
Engineer (P.E.)	N/A

<u>Personnel</u>	<u>Hourly Rates</u>
Engineer Specialist	N/A
Senior Estimator	\$80
Estimator	\$68
Take-off Personnel	\$42

The Principals/Owner for CMI is Ganesh Jiawon. The firm is located at 5507 Alhambra Drive, Orlando, Fl. 32808.

Prior Commissioning & Performance Evaluation

The Board has not commissioned CMI for any contracts to date. The Board has no performance evaluation data for this firm.

Other terms and conditions

- The term of these agreements is for a four-year period, commencing December 15, 2004 through December 14, 2008, with the second, third and fourth years being at the Board's option.
- The agreements provide for indemnification and hold harmless provisions to the Board, its members, employees, agents, etc. by the consultant due to consultant's negligent acts. The consultant will maintain at least a \$500,000 Professional Liability insurance policy and a \$500,000 Commercial/General Liability insurance policy.
- The agreement may be terminated by Board, with or without cause, upon thirty (30) days written notice to consultant; whereas, the consultant may terminate the agreement with cause only upon thirty (30) days written notice to the Board.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firms of Post, Buckley, Schuh & Jernigan, Inc. (d/b/a PBS&J), PACO Group, Inc., Construction Management Services, Inc., A.D.A. Engineering, Inc., and Cost Management, Inc., as consultants to provide construction cost estimating services for a four-year term commencing on December 15, 2004 through December 14, 2008, with the second, third and fourth years being at the Board's option for the following considerations:

- 1) negotiated fees based on not-to-exceed hourly rates adjusted annually for each firm as detailed in the agenda item; and
- 2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:nad