

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

SUBJECT: AUTHORIZATION TO EXERCISE THE SECOND-YEAR OPTION AND AMEND THE AGREEMENTS WITH POST, BUCKLEY, SCHUH & JERNIGAN, INC. AND CONSTRUCTION MANAGEMENT SERVICES, INC., TO PROVIDE CONSTRUCTION COST ESTIMATING CONSULTANT SERVICES

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Background

On July 15, 2009, the Board commissioned the following firms to provide Construction Cost Estimating Consultant (CEC) services:

- Post, Buckley, Schuh & Jernigan, Inc. (PBS&J)
- Construction Management Services, Inc. (CMS)

The Agreements provide for a four-year term commencing on July 15, 2009, and terminating on July 14, 2013, with the second, third and fourth years at the option of the Board.

Reduction of Fees

In keeping with the goal of reducing costs to the District, staff re-negotiated a 10% reduction of all fees (across the board) and hourly rates for this option year. Both PBS&J and CMS agreed to the reductions per the revised Schedules of Fees, below. For ease of reference, the Schedule of Fees includes both the original and reduced fees for the second-year option period.

Reduced fees will become effective upon the Board's authorization to exercise the second-year option. All other terms and conditions of the original Agreements remain unchanged.

Revised Schedule Of Fees – Cost Estimating Consultants

**SCHEDULE OF ESTIMATE COST PER SQUARE FOOT
(Revised)**

Note: Fees include attendance at an estimate reconciliation meeting if requested by the Board.

Category	Schematic		Phase III 50%		Phase III 100% (with a Previous Phase III 50%)		Phase III 100% (only)		Post Bid Analysis	
	Original	Reduced	Original	Reduced	Original	Reduced	Original	Reduced	Original	Reduced
Category 1 (under \$1 million)	HR NTE Lump Sum		HR NTE Lump Sum		HR NTE Lump Sum		HR NTE Lump Sum		HR NTE Lump Sum	
Category 2 (\$1 million to \$4,999,999)	HR NTE Lump Sum		\$0.14	\$0.126	\$0.12	\$0.108	\$0.18	\$0.162	HR NTE Lump Sum	
Category 3 (\$5 million to \$14,999,999)	\$0.015	\$0.014	\$0.12	\$0.108	\$0.10	\$0.09	\$0.16	\$0.144	\$0.01	\$0.009
Category 4 (\$15 million to \$49,999,999)	\$0.015	\$0.014	\$0.09	\$0.081	\$0.08	\$0.072	\$0.13	\$0.117	\$0.01	\$0.009
Category 5 (\$50 million and above)	\$0.015	\$0.014	\$0.08	\$0.072	\$0.06	\$0.054	\$0.10	\$0.09	\$0.01	\$0.009

HOURLY RATES (Revised)			HOURLY RATES (Revised)		
Personnel	Hourly Rate		Personnel	Hourly Rate	
	Original	Reduced		Original	Reduced
Principal	N/A		Engineer (Specialist)	\$51.80	\$46.62
Project Manager	\$88.00	\$79.20	Senior Estimator	\$83.00	\$74.70
Architect (R.A.)	\$72.50	\$65.25	Estimator	\$70.50	\$63.45
Architect (Specialist)	\$51.80	\$46.62	Take-off Personnel	\$43.50	\$39.15
Engineer (P.E.)	\$72.50	\$65.25			

Additional Information

The number and total value of work orders issued to the firms as of June 14, 2010, for the first year, under the Agreements are; 18 work orders totaling \$108,885 for PBS&J and 6 work orders totaling \$19,166 for CMS.

The most recent overall performance evaluation scores issued by District staff to the firms were for the quarter ending September 30, 2009. Based on a scale of 1-5 (low to high) the average evaluation scores are 4.11 for PBS&J and 3.71 for CMS.

Based on the information above, staff recommends that the Board exercise the second-year option of the Agreements with PBS&J and CMS for Construction Cost Estimating Consultant services.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to exercise the second-year option and amend the Agreements with Post, Buckley, Schuh & Jernigan, Inc.; and Construction Management Services, Inc., for Construction Cost Estimating Consultant services, as follows:

- 1) with a 10% reduction in fees as indicated in the revised Fee Schedules above; and
- 2) all other terms and conditions of the original Agreements remain unchanged.

NAD:EF:ef