

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

SUBJECT: COMMISSIONING OF EE&G ENVIRONMENTAL SERVICES, LLC, AND AIRQUEST ENVIRONMENTAL, INC., TO PROVIDE ENVIRONMENTAL/ASBESTOS CONSULTING & TESTING SERVICES; AND FLORIDA AIR QUALITY SOLUTIONS, INC., TO PROVIDE ENVIRONMENTAL/ASBESTOS CONSULTING & TESTING QUALITY CONTROL/ALTERNATE SERVICES FOR A FOUR-YEAR TERM

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

INTRODUCTION

Staff has completed the selection process for consultants to provide Environmental/Asbestos Consulting & Testing (E/ACT) services, and E/ACT Quality Control/Alternate (QC) services for a four-year term, with extension years at the option of the Board. Five consultants responded to the Request for Qualifications (RFQ) No. ENV/ASB-2011-CTS. All five consultants were evaluated and invited to interview. The fifth ranked consultant, GFA International, Inc., declined to interview. On July 28, 2011, the four remaining consultants were interviewed and ranked as follows:

1. EE&G Environmental Services, LLC (EE&G)
2. AirQuest Environmental, Inc. (AirQuest)
3. Florida Air Quality Solutions, Inc. (FAQS)
4. ATC Associates, Inc. (ATC)

The two top-ranked consultants, EE&G and AirQuest, were selected for Primary E/ACT services Agreements and the third-ranked consultant, FAQS, was selected for the Quality Control/Alternate service Agreement.

The Selection Committee was comprised of the following individuals:

Committee Members

William Aristide, Interim Principal
Ralph Cruz-Munoz, Director I
Clifford Andrean, Design Coordinator
Christine Camacho, Project Manager II
Ed Ford, Analyst III

Representing

Office of the Superintendent of Schools
Department of Asbestos Management
Department of Asbestos Management
District Inspections
Department of A/E Selection

SCOPE OF SERVICES

E/ACT Primary services include, but are not limited to field sampling/testing and laboratory analysis, environmental inspections and investigations, environmental reports and recommendations, and other related professional consulting services to assist MDCPS with mitigation of environmental issues. These professional services shall address various environmental disciplines including, but not limited to, asbestos, lead, mold, bio-contaminants, and other indoor air quality concerns.

E/ACT QC/Alternate services include, but are not limited to:

- As the Quality Control consultant - 10% sampling of Air Tests on asbestos removal assignments, 10% of material bulk sampling, and if staff determines need, verification of materials.
- As the Alternate consultant - all services listed above for the Primary consultants if either of the Primary consultants is unable to perform the required services or within the District's required schedule.

GENERAL TERMS AND CONDITIONS

- Each of the Agreements shall have a term of four (4) years, commencing October 19, 2011 and expiring October 18, 2015, with extension years at the option of the Board.
- The Board does not guarantee any minimum number of projects or any specific dollar value during the term of the Agreements.
- The Board reserves the right to limit the number of concurrent E/ACT and E/ACT QC services Agreements held by a single consultant.
- The Agreements may be terminated by the Board, with or without cause, upon thirty (30) days written notice to the consultants; whereas, the consultants may terminate the Agreements, with cause only, upon thirty (30) days written notice to the Board.
- Insurance Requirements: Each consultant shall obtain and/or maintain a Professional Liability insurance policy (maximum deductible \$200,000) and Commercial General Liability Insurance with a minimum of \$1,000,000 coverage for both coverages; Business Auto Insurance of not less than \$300,000; and Workers Compensation Insurance per Florida's State Statutes (with a limit of at least \$500,000).
- Fees/hourly rates for various services/personnel are pre-negotiated unit prices which include all items of direct cost, overhead and profit, unless otherwise noted in the Attachments.
- Work is assigned by region (the top-ranked consultant, EE&G, chose regions previously known as 1, 3 & 5; and the second-ranked consultant, AirQuest, is assigned to regions previously known as 2, 4 & 6).

- The consultants have agreed to all terms and conditions of the Agreements and will commence services upon commissioning by the Board.

NEGOTIATIONS

Negotiations with EE&G, AirQuest and FAQs consultants have been successfully completed. The negotiated fees are set forth in the following Fee Schedules:

- Attachment "A" for EE&G - E/ACT Primary Services
- Attachment "B" for AirQuest - E/ACT Primary Services
- Attachment "C" for FAQs - E/ACT QC/Alternate Services

These fees, when compared with the fees negotiated four years previously, are approximately 10% lower. Additionally, the Consumer Price Index (CPI) adjustment of fees from the previous Agreements has been successfully negotiated out of these new Agreements. Therefore, the consultants are required to comply with the negotiated Fee Schedules (based on Attachments A, B & C) for four years (and may include Board-approved extension years) without adjustment.

PRIOR COMMISSIONINGS

- The Board previously commissioned **EE&G/EMSL** (as a Joint Venture) for the following Agreement within the last three years:

Environmental Consulting & Testing services RFQ #ENV-2007-CTS, 4-year term
Date of Commissioning: July 11, 2007
Agreement Option Years: June 2008, June 2009 and July 2010
Agreement 3-Month Extension: June 2011

- The Board has not commissioned **AirQuest** or **FAQS** for any Agreements within the last three years.

PRINCIPALS

- The Principal designated to be directly responsible to the Board for **EE&G** is Timothy R. Gipe. The consultant is located at 5751 Miami Lakes Drive, Miami Lakes, FL 33014.
- The Principal designated to be directly responsible to the Board for **AirQuest** is Traci-Anne Boyle. The consultant is located at 5150 SW 48th Way, Suite 610, Fort Lauderdale, FL 33314.
- The Principal designated to be directly responsible to the Board for **FAQS** is Daniel Norton. The consultant is located at 270 Via Firenza Way, Davie, FL 33325.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission EE&G Environmental Services, LLC (EE&G) and AirQuest to provide Environmental/Asbestos Consulting & Testing (E/ACT) services, and FAQS to provide Environmental/Asbestos Consulting & Testing Quality Control/Alternate (E/ACT QC/Alternate) services for a four-year term, as follows:

- 1) The term of each Agreement commences on October 19, 2011, and expires on October 18, 2015, with extension years at the option of the Board;
- 2) Fee Schedule as set forth in Attachment "A" (E/ACT services) for EE&G;
- 3) Fee Schedule as set forth in Attachment "B" (E/ACT services) for AirQuest;
- 4) Fee Schedule as set forth in Attachment "C" (for E/ACT QC/Alternate services) for FAQS; and
- 5) The scope of services and all the terms and conditions as set forth in the body of the agenda item, and in the Agreement.

ATTACHMENT "A"

FEE SCHEDULE OF E/ACT SERVICES

October 19, 2011 Board Agenda Item F-21

The following Fee Schedule applies to EE&G(E/ACT Primary consultant):

SCHEDULE OF E/ACT SERVICES		EE&G
A. MATERIAL SAMPLES		FLAT FEE
A1	ACM Bulk Sample / PLM (A/O)	\$15
A2	ACM Bulk Sample / PT. CT. (A/O)	\$42.50
A3	ACM Bulk Sample / TEM (A/O)	\$110.50
A4	ACM Bulk - Soil / TEM (A/O)	\$59.50
A5	ACM Dust Samples / TEM / Quant. (A/O)	\$130.50
A6	ACM Microvac Dust / TEM / Quant. (A/O)	\$225
A7	LBP Paint Chip Samples / Flame AA (A/O)	\$20
A8	LBP Samples / XRF (Per Hour) (DR/O)	\$40
A9	LBP Wipe Samples / FLAME AA (A/O)	\$26.60
A10	LBP Water / Total PB - Graphite Furnace (A/O)	\$33.30
A11	LBP Water / 7 Metals (A/O)	\$180
A12	LBP Waste / T.C.L.P (A/O)	\$145
A13	LBP Composite Soil - Graphite Furnace (A/O)	\$31.50
A14	Mold Bulk Sample / Direct (A/O)	\$40.50
A15	Mold Bulk Sample / Cultured (A/O)	\$100
A16	Mold Tape Lift / Direct (A/O)	\$40
A17	Mold Swab / Direct (A/O)	\$40
A18	Mold Swab / Cultured (A/O)	\$55
A19	Mold Dust Sample / Cultured (A/O)	\$55
B. AIR SAMPLES		FLAT FEE
B1	ACM Air Test / PCM / 4-5 Pumps (A/L)	\$65
B2	ACM Air Test / PCM / <4 Pumps / CLR (A/L)	\$78
B3	ACM Air Test / TEM (A/L)	\$215
B4	LBP Air Test / Graphite Furnace (A/O)	\$31.50
B5	Mold Air Test / Cultured (A/O)	\$60
B6	Mold Air Test / Spore Trap / 24 hours (A/O)	\$50
B7	Mold Air Test / Spore Trap / 3 hours (A/O)	\$100
B8	Laser Particle Counter (Eq. / Day) (DR/O)	\$75
B9	Allergy Scan Test (A/O)	\$400
B10	VOC's Testing (A/O)	\$400
B11	CO2 Testing (A/O)	\$80
B12	Personal Air - ACM / 4 hours (A/LP)	\$310
B13	Personal Air - ACM / 8 hours (A/LP)	\$400
B14	Personal Air - LBP / 8 hours (A/LP)	\$500
B15a	Radon / Short Term (+DH1777) (A/L) 1-3 Tests	\$150
B15b	Radon / Short Term (+DH1777) (A/L) 4-9 Tests	\$120
B15c	Radon / Short Term (+DH1777) (A/L) 10+ Tests	\$65
B16d	Radon / Long Term (+DH1777) (A/L) 1-3 Tests	\$170
B16e	Radon / Long Term (+DH1777) (A/L) 4-9 Tests	\$140
B16f	Radon / Long Term (+DH1777) (A/L) 10+ Tests	\$90
B17	Cancellation Fee	\$63

ATTACHMENT "A"
FEE SCHEDULE OF E/ACT SERVICES
(Continued)

C. STAFF HOURLY RATES:		\$/ HOUR
C1	Field Technician - ACM	\$45
C2	Field Technician - Mold	\$45
C3	Drafting (Manual or CADD)	\$31.50
C4	Clerical (Reports, Specifications)	\$24.30
C5	Technical Writer / Project Designer	\$54
C6	Project Supervisor (AHERA)	\$54
C7	Inspector / Management Planner (AHERA)	\$54
C8	Lead Inspector (EPA License)	\$58.50
C9	Lead Risk Assessor (EPA License)	\$72
C10	Lead Project Supervisor (EPA License)	\$72
C11	Mold Inspector (AIHA)	\$58.50
C12	Mold Project Supervisor (AIHA)	\$63
C13	Mold Assessor (F.S. 468.8414)	\$78
C14	Radon Measurement Technician	\$60
C15	Radon Measurement Specialist	\$75
C16	Project Manager	\$76.50
C17	Asbestos Consultant	\$90
C18	Certified Industrial Hygienist	\$100
C19	Principal	\$112.50

LEGEND:

- A/L = Analysis & Labor (all-inclusive flat rate per test)
- A/LP = Analysis, Labor & Multiple tests (all-inclusive flat rate)
- A/O = Analysis Only (includes handling costs; field labor to be paid per technician hourly rates)
- AA = Atomic Absorption
- ACM = Asbestos-containing Material
- AHERA = Asbestos Hazard Emergency Response Act
- AIHA = American Industrial Hygiene Association
- CLR = Clearance (Air Test to verify a space is safe to reoccupy)
- CO2 = Carbon Dioxide
- DR/O = Direct Read Equipment Only (field labor to be paid per technician hourly rates)
- Eq. / Day = Use of Equipment per day (field labor to be paid per technician hourly rates)
- F.S. = Florida Statutes
- LBP = Lead-based paint
- PB = Lead
- PCM = Phase Contrast Microscopy
- Per Hour = Use of Equipment per hour (field labor to be paid per technician hourly rates)
- PLM = Polarized Light Microscopy
- PT. CT. = Point-count
- Quant. = Quantity
- TCLP = Toxicity Characteristic Leaching Procedure
- TEM = Transmission Electron Microscopy
- VOC's = Volatile Organic Compounds
- XRF = X-ray Fluorescence
- +DH1777 = Department of Health Regulation number

ATTACHMENT "B"

FEE SCHEDULE OF E/ACT SERVICES

October 19, 2011 Board Agenda Item F-21

The following Fee Schedule applies to AirQuest Environmental, Inc. (E/ACT Primary consultant):

SCHEDULE OF E/ACT SERVICES		AIRQUEST
A. MATERIAL SAMPLES		FLAT FEE
A1	ACM Bulk Sample / PLM (A/O)	\$15
A2	ACM Bulk Sample / PT. CT. (A/O)	\$42
A3	ACM Bulk Sample / TEM (A/O)	\$110
A4	ACM Bulk - Soil / TEM (A/O)	\$59.50
A5	ACM Dust Samples / TEM / Quant. (A/O)	\$130.50
A6	ACM Microvac Dust / TEM / Quant. (A/O)	\$220
A7	LBP Paint Chip Samples / Flame AA (A/O)	\$20
A8	LBP Samples / XRF (Per Hour) (DR/O)	\$40
A9	LBP Wipe Samples / FLAME AA (A/O)	\$26.60
A10	LBP Water / Total PB - Graphite Furnace (A/O)	\$33.30
A11	LBP Water / 7 Metals (A/O)	\$180
A12	LBP Waste / T.C.L.P (A/O)	\$145
A13	LBP Composite Soil - Graphite Furnace (A/O)	\$31.50
A14	Mold Bulk Sample / Direct (A/O)	\$40
A15	Mold Bulk Sample / Cultured (A/O)	\$100
A16	Mold Tape Lift / Direct (A/O)	\$40
A17	Mold Swab / Direct (A/O)	\$40
A18	Mold Swab / Cultured (A/O)	\$55
A19	Mold Dust Sample / Cultured (A/O)	\$55
B. AIR SAMPLES		FLAT FEE
B1	ACM Air Test / PCM / 4-5 Pumps (A/L)	\$65
B2	ACM Air Test / PCM / <4 Pumps / CLR (A/L)	\$78
B3	ACM Air Test / TEM (A/L)	\$215
B4	LBP Air Test / Graphite Furnace (A/O)	\$31.50
B5	Mold Air Test / Cultured (A/O)	\$60
B6	Mold Air Test / Spore Trap / 24 hours (A/O)	\$50
B7	Mold Air Test / Spore Trap / 3 hours (A/O)	\$95
B8	Laser Particle Counter (Eq. / Day) (DR/O)	\$70
B9	Allergy Scan Test (A/O)	\$400
B10	VOC's Testing (A/O)	\$400
B11	CO2 Testing (A/O)	\$80
B12	Personal Air - ACM / 4 hours (A/LP)	\$310
B13	Personal Air - ACM / 8 hours (A/LP)	\$400
B14	Personal Air - LBP / 8 hours (A/LP)	\$500
B15a	Radon / Short Term (+DH1777) (A/L) 1-3 Tests	\$150
B15b	Radon / Short Term (+DH1777) (A/L) 4-9 Tests	\$120
B15c	Radon / Short Term (+DH1777) (A/L) 10+ Tests	\$70
B16d	Radon / Long Term (+DH1777) (A/L) 1-3 Tests	\$150
B16e	Radon / Long Term (+DH1777) (A/L) 4-9 Tests	\$120
B16f	Radon / Long Term (+DH1777) (A/L) 10+ Tests	\$80
B17	Cancellation Fee	\$63

ATTACHMENT "B"
FEE SCHEDULE OF E/ACT SERVICES
(Continued)

C. STAFF HOURLY RATES:		\$/ HOUR
C1	Field Technician - ACM	\$45
C2	Field Technician - Mold	\$45
C3	Drafting (Manual or CADD)	\$30
C4	Clerical (Reports, Specifications)	\$24.30
C5	Technical Writer / Project Designer	\$54
C6	Project Supervisor (AHERA)	\$54
C7	Inspector / Management Planner (AHERA)	\$54
C8	Lead Inspector (EPA License)	\$58.50
C9	Lead Risk Assessor (EPA License)	\$72
C10	Lead Project Supervisor (EPA License)	\$72
C11	Mold Inspector (AIHA)	\$58.50
C12	Mold Project Supervisor (AIHA)	\$60
C13	Mold Assessor (F.S. 468.8414)	\$70
C14	Radon Measurement Technician	\$60
C15	Radon Measurement Specialist	\$65
C16	Project Manager	\$76.50
C17	Asbestos Consultant	\$90
C18	Certified Industrial Hygienist	\$100
C19	Principal	\$112.50

LEGEND:

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- ACM = Asbestos-containing Material
- AHERA = Asbestos Hazard Emergency Response Act
- AIHA = American Industrial Hygiene Association
- CLR = Clearance (Air Test to verify a space is safe to reoccupy)
- CO2 = Carbon Dioxide
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- PCM = Phase Contrast Microscopy
- Per Hour = Use of Equipment per hour (field labor to be paid per technician hourly rates)
- PLM = Polarized Light Microscopy
- PT. CT. = Point-count
- Quant. = Quantity
- TCLP = Toxicity Characteristic Leaching Procedure
- TEM = Transmission Electron Microscopy
- VOC's = Volatile Organic Compounds
- XRF = X-ray Fluorescence
- +DH1777 = Department of Health Regulation number

ATTACHMENT "C"

FEE SCHEDULE OF E/ACT QC/ALTERNATE SERVICES

October 19, 2011 Board Agenda Item F-21

The following Fee Schedule applies to Florida Air Quality Solutions, Inc. (E/ACT QC/Alternate consultant):

SCHEDULE OF E/ACT QC/ALTERNATE SERVICES		FAQS
A. MATERIAL SAMPLES		FLAT FEE
A1	ACM Bulk Sample / PLM (A/O)	\$15
A2	ACM Bulk Sample / PT. CT. (A/O)	\$42.50
A3	ACM Bulk Sample / TEM (A/O)	\$110
A4	ACM Bulk - Soil / TEM (A/O)	\$59.50
A5	ACM Dust Samples / TEM / Quant. (A/O)	\$130
A6	ACM Microvac Dust / TEM / Quant. (A/O)	\$225
A7	LBP Paint Chip Samples / Flame AA (A/O)	\$20
A8	LBP Samples / XRF (Per Hour) (DR/O)	\$39.50
A9	LBP Wipe Samples / FLAME AA (A/O)	\$26.60
A10	LBP Water / Total PB - Graphite Furnace (A/O)	\$33.30
A11	LBP Water / 7 Metals (A/O)	\$180
A12	LBP Waste / T.C.L.P (A/O)	\$135
A13	LBP Composite Soil - Graphite Furnace (A/O)	\$30
A14	Mold Bulk Sample / Direct (A/O)	\$40
A15	Mold Bulk Sample / Cultured (A/O)	\$85
A16	Mold Tape Lift / Direct (A/O)	\$40
A17	Mold Swab / Direct (A/O)	\$40
A18	Mold Swab / Cultured (A/O)	\$50
A19	Mold Dust Sample / Cultured (A/O)	\$50
B. AIR SAMPLES		FLAT FEE
B1	ACM Air Test / PCM / 4-5 Pumps (A/L)	\$65
B2	ACM Air Test / PCM / <4 Pumps / CLR (A/L)	\$75
B3	ACM Air Test / TEM (A/L)	\$215
B4	LBP Air Test / Graphite Furnace (A/O)	\$31.50
B5	Mold Air Test / Cultured (A/O)	\$50
B6	Mold Air Test / Spore Trap / 24 hours (A/O)	\$50
B7	Mold Air Test / Spore Trap / 3 hours (A/O)	\$95
B8	Laser Particle Counter (Eq. / Day) (DR/O)	\$75
B9	Allergy Scan Test (A/O)	\$400
B10	VOC's Testing (A/O)	\$400
B11	CO2 Testing (A/O)	\$80
B12	Personal Air - ACM / 4 hours (A/LP)	\$310
B13	Personal Air - ACM / 8 hours (A/LP)	\$400
B14	Personal Air - LBP / 8 hours (A/LP)	\$500
B15a	Radon / Short Term (+DH1777) (A/L) 1-3 Tests	\$150
B15b	Radon / Short Term (+DH1777) (A/L) 4-9 Tests	\$130
B15c	Radon / Short Term (+DH1777) (A/L) 10+ Tests	\$70
B16d	Radon / Long Term (+DH1777) (A/L) 1-3 Tests	\$170
B16e	Radon / Long Term (+DH1777) (A/L) 4-9 Tests	\$150
B16f	Radon / Long Term (+DH1777) (A/L) 10+ Tests	\$85
B17	Cancellation Fee	\$63
C. STAFF HOURLY RATES:		\$/ HOUR

ATTACHMENT "C"

FEE SCHEDULE OF E/ACT QC/ALTERNATE SERVICES

October 19, 2011 Board Agenda Item F-21

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C1	Field Technician - ACM	\$45
C2	Field Technician - Mold	\$45
C3	Drafting (Manual or CADD)	\$30
C4	Clerical (Reports, Specifications)	\$23
C5	Technical Writer / Project Designer	\$54
C6	Project Supervisor (AHERA)	\$54
C7	Inspector / Management Planner (AHERA)	\$54
C8	Lead Inspector (EPA License)	\$55
C9	Lead Risk Assessor (EPA License)	\$72
C10	Lead Project Supervisor (EPA License)	\$72
C11	Mold Inspector (AIHA)	\$58.50
C12	Mold Project Supervisor (AIHA)	\$60
C13	Mold Assessor (F.S. 468.8414)	\$75
C14	Radon Measurement Technician	\$50
C15	Radon Measurement Specialist	\$75
C16	Project Manager	\$75
C17	Asbestos Consultant	\$95
C18	Certified Industrial Hygienist	\$103.50
C19	Principal	\$112.50

LEGEND:

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