

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: COMMISSION OF AIRQUEST ENVIRONMENTAL, INC., AND GALLAGHER BASSETT SERVICES, INC., TO PROVIDE ENVIRONMENTAL/ASBESTOS CONSULTING & TESTING SERVICES; AND GFA INTERNATIONAL, INC., d/b/a UNIVERSAL ENGINEERING SCIENCES TO PROVIDE ENVIRONMENTAL/ASBESTOS CONSULTING & TESTING QUALITY CONTROL/ALTERNATE SERVICES FOR FOUR-YEAR TERMS WITH EXTENSIONS AT THE OPTION OF THE BOARD

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Introduction

In June 2021, a solicitation was issued for one or more Environmental/Asbestos Consulting & Testing (E/ACT) services firms. The selected firms will provide E/ACT and E/ACT Quality Control/Alternate services for four (4) years, with extension(s) at the option of the Board.

The District received three responses to the Request for Qualifications (RFQ) 190. After pre-screening to confirm minimum qualifications, all firms were evaluated per the RFQ selection procedures, ranked as follows and selected for negotiations.

<u>Ranking</u>	<u>Firm</u>
1	AirQuest Environmental, Inc., (AQ), ^(a)
2	Gallagher Bassett Services, Inc., (GB)
3	GFA International, Inc., dba Universal Engineering Sciences (UES)

Note:

- (a) Firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate (Women).

The first and second ranked firms, AQ and GB, were selected for Primary E/ACT services and the third ranked firm, UES, was selected for the E/ACT Quality Control/Alternate services.

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 M-DCPS with mitigation of environmental issues. These professional services shall address various environmental disciplines including, but not limited to, asbestos, lead, mold, radon, bio-contaminants, and other indoor air quality concerns.

E/ACT Quality Control/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

- A. Staff initiated negotiations in order of ranking and successfully completed negotiations with the E/ACT firms for services in accordance with Exhibit "A" Fee Schedule, attached hereto.
- B. The term of the Agreements is four years with extensions at the option of the Board. The base period of the Agreements commences on April 13, 2022 and expires on April 13, 2026.
- C. Work will be assigned on the basis of the firm's capabilities, workload and successful performance on previous assignments.
- D. The Board does not guarantee any minimum number of Work Orders or any specific dollar value.
- E. The Board reserves the right to limit the number of concurrent E/ACT and E/ACT Quality Control/Alternate Agreements held by a single consultant.
- F. The E/ACT and E/ACT Quality Control/Alternate shall provide and maintain the required insurance coverage in accordance with Article VIII of the Agreement.
- G. The Board may terminate the Agreement with or without cause upon thirty (30) days written notice to the E/ACT and E/ACT Quality Control/Alternate. The E/ACT and E/ACT Quality Control/Alternate may terminate the Agreement only with cause upon thirty (30) days written notice to the Board.

- H. Insurance Requirements: Each consultant shall obtain and/or maintain a Professional Liability insurance policy with minimum coverage of \$1,000,000 and maximum deductible \$25,000; Commercial General Liability Insurance with a minimum of \$1,000,000 coverage; Business Auto Insurance of not less than \$1,000,000 coverage; and Workers Compensation Insurance per Florida’s State Statutes (Part One), a limit of at least \$100,000 (Part Two), \$500,000 Disease - policy limit and \$100,000 Disease - each employee.
- I. 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 Attachment.
- J. The premium cost of “off-hours” (evenings and weekend) sub-consultant laboratory coverage will be reimbursed by the Board on a direct cost basis.
- K. The firms agree to commence services upon commissioning by the Board.

Office of Economic Opportunity (OEO) Review

This solicitation includes weighted scoring for SBE/MBE or M/WBE consultant and sub-consultant participation (as determined by the M-DCPS Goal Setting Committee).

M-DCPS’ OEO staff established the Small Business Enterprise/Micro Business Enterprise (SBE/MBE) and Minority/Women Business Enterprise (M/WBE) certification status of the prime firms and sub-consultants, and verified the existence of Memoranda of Understanding, outlining roles and responsibilities, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS						
PRIME FIRM: AQ is M-DCPS certified as M/WBE (Women) and the certification expires on 12-22-2023.						
SUB-CONSULTANTS FIRM NAME	ROLE OR RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT	NOT CERTIFIED SBE/MBE OR M/WBE %
EMSL Analytics, Inc.	Testing Laboratory	-	-	-	-	-
TOTAL SUB-CONSULTANT(S) PARTICIPATION PER CATEGORY:		M/WBE: 0.0%		SBE/MBE: 0.0%		0%

LIST OF M-DCPS OEO CERTIFICATIONS						
PRIME FIRM: GB is not M-DCPS certified as M/WBE or SBE/MBE.						
SUB-CONSULTANTS FIRM NAME	ROLE OR RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT	NOT CERTIFIED SBE/MBE OR M/WBE %
EMSL Analytics, Inc.	Testing Laboratory	-	-	-	-	-
TOTAL SUB-CONSULTANT(S) PARTICIPATION PER CATEGORY:		M/WBE: 0.0%		SBE/MBE: 0.0%		0%

LIST OF M-DCPS OEO CERTIFICATIONS						
PRIME FIRM: UES is not M-DCPS certified as M/WBE or SBE/MBE.						
SUB-CONSULTANTS FIRM NAME	ROLE OR RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT	NOT CERTIFIED SBE/MBE OR M/WBE %
Jupiter Environmental Laboratories	Asbestos Laboratory	-	-	-	-	5%
EMSL Analytics, Inc.	Asbestos Laboratory	-	-	-	-	5%
Cyriacks Environmental Consulting Services, Inc.	Ecological Services	Women 03-09-2025	8%	SBE Tier I 03-09-2025	7%	-
TOTAL SUB-CONSULTANT(S) PARTICIPATION PER CATEGORY:		M/WBE: 8.0%		SBE/MBE: 7.0%		10%

E/ACT firms are required to report monthly on SBE/MBE and M/WBE utilization to OEO. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System.

Negotiations

Negotiations with all firms have been successfully completed. The negotiated fees are set forth in the following Fee Schedule:

- Attachment "A" Fee Schedule for all three (3) E/ACT firms

The firms are required to comply with the negotiated Fee Schedule for four years (and may include Board-approved extension years) without adjustment.

Prior Commissions

The Board has not commissioned any of the firms within the last three years.

Principals:

AirQuest Environmental, Inc. - The Principal responsible to the Board is Traci-Anne Boyle Whalen, and the firm is located at 6851 S.W. 45 Street, Ft. Lauderdale, FL 33314.

Gallagher Bassett Services, Inc. - The Principal responsible to the Board is Carolyn Bailey, and the firm is located at 5751 Miami Lakes Drive East, Miami Lakes, FL 33014.

GFA International, Inc., d/b/a/ Universal Engineering Sciences - The Principal responsible to the Board is Reinaldo Villa and the firm is located at 8050 N.W. 77 Court, Medley, FL 33166.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission AirQuest Environmental, Inc., and Gallagher Bassett Services, Inc., to provide Environmental/Asbestos Consulting and Testing services; and GFA International, Inc., d/b/a Universal Engineering Sciences, to provide Environmental/Asbestos Consulting & Testing Quality Control/Alternate services for four-year terms with extensions at the option of the Board, as follows:

- 1) Compensation as negotiated and set out in Exhibit "A" Fee Schedule; and
- 2) The scope of services and all terms and conditions as set forth in the body of the agenda item, and in the Agreement.

NS:EF:rg

ATTACHMENT "A"
FEE SCHEDULE OF E/ACT SERVICES
 April 13, 2022 Board Agenda Item F-27

The following Fee Schedule applies to all three E/ACT consultants:

1. MATERIAL SAMPLES		FLAT FEE
1.1	ACM Bulk Sample / PLM (A/O)	\$19.50
1.2	ACM Bulk Sample / PT. CT. (A/O)	\$54.50
1.3	ACM Bulk Sample / TEM (A/O)	\$143
1.4	ACM Bulk - Soil / TEM (A/O)	\$77.50
1.5	ACM Dust Samples / TEM / Quant. (A/O)	\$169.50
1.6	ACM Microvac Dust / TEM / Quant. (A/O)	\$286
1.7	LBP Paint Chip Samples / Flame AA (A/O)	\$26
1.8	LBP Samples / XRF (Per Hour) (DR/O)	\$52
1.9	LBP Wipe Samples / FLAME AA (A/O)	\$34.50
1.10	LBP Water / Total PB - Graphite Furnace (A/O)	\$43.50
1.11	LBP Water / 7 Metals (A/O)	\$234
1.12	LBP Waste / T.C.L.P (A/O)	\$188.50
1.13	LBP Composite Soil - Graphite Furnace (A/O)	\$41
1.14	Lead Testing in Drinking Water	\$136.50
1.15	Mold Bulk Sample / Direct (A/O)	\$52
1.16	Mold Bulk Sample / Cultured (A/O)	\$130
1.17	Mold Tape Lift / Direct (A/O)	\$52
1.18	Mold Swab / Direct (A/O)	\$52
1.19	Mold Swab / Cultured (A/O)	\$71.50
1.20	Mold Dust Sample / Cultured (A/O)	\$71.50
2. AIR SAMPLES		FLAT FEE
2.1	ACM Air Test / PCM / 4-5 Pumps (A/L)	\$99
2.2	ACM Air Test / PCM / <4 Pumps / CLR (A/L)	\$101.50
2.3	ACM Air Test / PCM Clearance - 5 pumps (A&L)	\$115
2.4	ACM Air Test / TEM (A/L)	\$279.50
2.5	LBP Air Test / Graphite Furnace (A/O)	\$41
2.6	Mold Air Test / Cultured (A/O)	\$78
2.7	Mold Air Test / Spore Trap / 24 hours (A/O)	\$65
2.8	Mold Air Test / Spore Trap / 3 hours (A/O)	\$123.50
2.9	Laser Particle Counter (Eq. / Day) (DR/O)	\$91
2.10	Allergy Scan Test (A/O)	\$520
2.11	VOC's Testing (A/O)	\$520
2.12	CO2 Testing (A/O)	\$104
2.13	Personal Air - ACM / 4 hours (A/LP)	\$403
2.14	Personal Air - ACM / 8 hours (A/LP)	\$520
2.15	Personal Air - LBP / 8 hours (A/LP)	\$650
2.16	Radon / Short Term (+DH1777) (A/L) 1-3 Tests	\$195
2.17	Radon / Short Term (+DH1777) (A/L) 4-9 Tests	\$156
2.18	Radon / Short Term (+DH1777) (A/L) 10+ Tests	\$91
2.19	Radon / Long Term (+DH1777) (A/L) 1-3 Tests	\$195
2.20	Radon / Long Term (+DH1777) (A/L) 4-9 Tests	\$156
2.21	Radon / Long Term (+DH1777) (A/L) 10+ Tests	\$104
2.22	Cancellation Fee	\$82

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 April 13, 2022 Board Agenda Item F-27

The following Fee Schedule applies to all three E/ACT consultants:

3. STAFF HOURLY RATES:		\$ / HOUR
3.1	Field Technician - ACM	\$49.50
3.2	Field Technician - Mold	\$49.50
3.3	Drafting (Manual or CADD)	\$33
3.4	Clerical (Reports, Specifications)	\$50
3.5	Technical Writer / Project Designer	\$59.50
3.6	Project Supervisor (AHERA)	\$59.50
3.7	Inspector / Management Planner (AHERA)	\$75
3.8	Lead Inspector (EPA License)	\$76
3.9	Lead Risk Assessor (EPA License)	\$79
3.10	Lead Project Supervisor (EPA License)	\$79
3.11	Mold Inspector (AIHA)	\$64.50
3.12	Mold Project Supervisor (AIHA)	\$66
3.13	Mold Assessor (F.S. 468.8414)	\$91
3.14	Radon Measurement Technician	\$75
3.15	Radon Measurement Specialist	\$71.50
3.16	Project Manager	\$84
3.17	Asbestos Consultant	\$99
3.18	Certified Industrial Hygienist	\$110
3.19	Principal	\$200

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