

Memorandum



Date: March 10, 2014

To: Lester Sola, Director
Internal Services Department

From: 
Kenneth Robertson, Director
Jackson Health System, Procurement Construction

Subject: Review Item: Consultant services for the JHS West Wing 9th, 10th and 11th Floor Modernization A14-JHS-01 (Project)

It is recommended that the Small Business Development division of the Internal Services Department review the attached request for Community Business Enterprise (CBE) measures for the above-mentioned project, in order to proceed with the advertisement and subsequent consultant selection for this project.

The duration of the proposed Professional Services Agreement (PSA) is 730 calendar days for the Project through the construction and warranty period. The total estimated compensation for the PSA is \$329,000.00, which includes the following:

- \$ 296,397.00 estimated architectural/engineering cost;
- \$ 29,639.70 contingency fees for architectural/engineering (10%);
- \$ 2,963.30 reimbursable expenses (1%);

The scope of work entails the design of a complete interior modernization of the West Wing 9th, 10th and 11th floor patient care areas. The overall square footage of all (3) floors is 49,092 sf (16,364 sf per floor) which includes twelve (12) private rooms, twelve (12) semi-private rooms, one (1) VIP room and associated support areas per floor.

The project renovations must include, but are not limited to:

Architectural

- New flooring, VCT, sheet vinyl and ceramic tile throughout
- Reconfiguring nurses stations
- ADA compliant bathrooms as required by code
- New finishes throughout, including ceilings, wall protection, casework and paint
- New doors and frames throughout.

MEPF System Upgrades

- New VAV boxes and fan coil units throughout, except for patient rooms; new ductwork insulation, as required; new chilled water supply and return insulation throughout; and accessories, i.e., ducted supply and returns, diffusers, mechanical controls, air quality control, etc.
- New LED light fixtures throughout, energy efficient design, etc.
- New electrical receptacles throughout
- Re-laminate existing patient room headwalls with an add alternate to replace with new

- Re-configure the plumbing system in support of the new renovations per code
- Re-configure the fire protection system in support of the new renovations per code
- Upgrade Nurse Call System

The selected design professional will be requested to perform some or all of the following tasks as may be directed by Jackson Health System:

- 1) Perform an analysis, evaluation, and As-Built verification of the existing conditions in an effort to develop design requirements to support the renovation scope of work.
- 2) Planning, designing, engineering and cost estimates to share with the selection committee of innovative, modern and efficient interior renovations to meet current state and local building codes. The successful firm will provide all aspects of the design/construction intent, including energy efficient design, air quality controls, ADA compliances, effective floor layouts and modern finishes.
- 3) The design team shall be responsible to develop a complete and comprehensive set of drawings which addresses all components of the project for approval by the City of Miami building department and Agency for Healthcare Administration.
- 4) Define the cost of the recommended renovation project, including design and engineering, construction cost, construction management, fixtures and MEPF upgrades. Said cost estimate and project will be based upon a variety of recommended building materials and floor layouts.
The selected consultant will be responsible for the coordination and supervision of the team services and approving the work product of the sub-consultants.

Firms providing architectural / engineering services must be certified in the following technical categories and the respective percentages of the disciplines as indicated below:

Technical Category No.	Description	Total Percentage	CBE Percentage
14.00 Prime	Architecture	48	0
18.00 Prime	Architectural Construction Management	20	0
11.00	General Structural Engineering	5	5
12.00	General Mechanical Engineering	10	10
13.00	General Electrical Engineering	10	10
17.00	Engineering Construction Management	5	5
22.00	ADA Title II Consultant	2	0
	TOTAL	100%	30%

JHS is recommending a 30% CBE participation goal. Attached is JHS's Departmental Input Worksheet and CBE minimum requirements for your review and approval.

If you have any questions, please contact Kenneth Robertson, Director of Procurement, Construction Services, Jackson Health System, at kenneth.robertson@jhs-miami.org or (305) 585-7415.

Attachments

DEPARTMENTAL INPUT
CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

Contract/Project Title: JHS West Wing 9th, 10th and 11th Floor Modernization

Contract/Project No. TBD / JHS #51014001 / A14-JMH-01

Description: Consultant services for the design of a complete interior modernization of the West Wing 9th, 10th and 11th floor patient care areas. The overall square footage of all (3) floors is 49,092 sf (16,364 sf per floor) which includes twelve (12) private rooms, twelve (12) semi-private rooms, one (1) VIP room and associated support areas per floor.

DEPARTMENT: Jackson Health System **CONTACT:** Kenneth Robertson **PHONE:** (305) 585-7415

Estimated Cost: \$329,000.00, inclusive of contingency **Funding Source:** JHS 2005 Revenue Bonds

ANALYSIS

Commodity/Service No. _____ SIC: _____

Trade/Commodity/Service Opportunities

Contract/Project History of Previous Purchases for Previous Three (3) Years

Check Here **XXX** if this is a New Contract/Purchase with no Previous History

	<u>Existing</u>	<u>2nd Year</u>	<u>1st Year</u>
Contractor	<input type="checkbox"/>	_____	_____
Ethnicity/Race	_____	_____	_____
Gender	_____	_____	_____
Contract Value	_____	_____	_____

COMMENTS: _____

RECOMMENDATIONS

CBE GOAL
30 %

BID PREFERENCE

NO MEASURE

Analysis for Goal Recommendation

<u>Sub-Trade</u>	<u>Est. Cost</u>	<u>% of Item to Base Bid</u>	<u>Availability</u>
_____	\$ _____	_____	_____
_____	\$ _____	_____	_____
_____	\$ _____	_____	_____
Total:	\$ _____	_____	_____

Basis for Recommendation: JHS proposes that the goal can be achieved with CBE firms assisting with 11.00-5.0%; 12.00- 10.0%; 13.00- 10.0%; and 17.00- 5.0%

By: Kenneth Robertson Director, JHS Procurement Construction Date: 3/10/14