

# Memorandum



To: **Jack Osterholt, Director**  
Sustainability, Planning and Economic Enhancement

From: **John G. Ellis, III, Senior Procurement Contracting Officer**  
Procurement Management Department Jackson Health System

CC: Mario Goderich, Veronica Clark, Laurie Johnson, Douglas Rodriguez, David Clark

Date: May 31, 2013

Re: ITB 13-11134-JE Jackson North Medical Center (JNMC) Utility Center Mechanical Upgrades

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## **Background:**

The project is for the removal and installation of boilers and a chiller located at Jackson North Medical Center (JNMC). The work includes all associated trades including but not limited to electrical, demolition, and proper containment procedures. It requires 1) remove old and install new boilers, 2) replace piping feeding the boilers and provide new connections to existing distribution system, 3) provide temporary boiler service during the construction, 4) include electrical connections and new boilers controls, 5) connect existing chiller to the piping to the chilled water distribution system, and 6) provide new controls for the chiller. The estimated cost for this project is \$457,600.00.

## **Minimum Requirements and Special Conditions:**

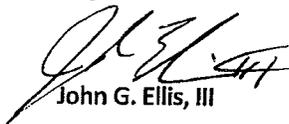
Bidders (Mechanical Contractors) shall at a minimum be in possession of either CA or RA (Registered or State Certified Class A Air Conditioning Contractor) or CM or RM (Registered or State Certified Mechanical Contractor) in the State of Florida. The Mechanical contractor shall provide evidence of successfully completing a minimum of two (2) projects renovating a central utility plant including boiler and chiller replacements while maintaining service to the facility along with minimum of two (2) successfully completed AHCA (Agency for Healthcare Administration) reviewable projects within the last five (5) years. Should a plumbing subcontractor be required they shall have completed at least two (2) projects including boiler and chiller replacements while maintaining service to the facility and the electrical subcontractor shall have successfully completed a minimum of two (2) completed AHCA reviewable projects within the last five (5) years.

## **Recommendation:**

It is the department's recommendation that the Construction Review Committee (RC) approve the Community Small Business Enterprise (CSBE) measure for the above-referenced contract.

If you have any questions regarding this matter, please contact my office at (305) 585-2243.

Regards,

A handwritten signature in black ink, appearing to read "JG Ellis III", written over a printed name.

John G. Ellis, III

Senior Procurement Contracting Officer  
Procurement Management Department  
Jackson Health System

**DEPARTMENTAL INPUT**  
**CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION**

Project Title: JNMC Utility Center Upgrades

Contract/Project No. 53009065

**DESCRIPTION:** To employ a qualified mechanical contractor for the removal and installation of boilers and a chiller. The work includes all associated trades including, but not limited to, electrical, demolition, and proper containment procedures.

DEPARTMENT: JMH-Capital Projects CONTACT: Madeline Valdes PHONE: (305) 585-7737

ESTIMATED CONSTRUCTION PROJECT BUDGET COST: \$457,600.00 FUNDING SOURCE: 09 Revenue Bond

**ANALYSIS**

Commodity/Service No. \_\_\_\_\_ SIC: \_\_\_\_\_

**Contract/Project History of Previous Purchases for Previous Three (3) Years**  
 Check Here if this is a New Contract/Purchase with no Previous History

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

COMMENTS: \_\_\_\_\_

**RECOMMENDATIONS**

<u>CSBE GOAL</u>	<u>BID PREFERENCE</u>	<u>NO MEASURE</u>
<u>21.2 %</u>	<u>N/A</u>	_____

**Analysis for Goal Recommendation**

Sub-Trade	Est. Cost	% of Item to base Bid	Availability
General Conditions	\$110,000	24.0 %	_____
Demolition - Labor	\$29,000	6.3 %	_____
Sitework/Fencing - Labor	\$5,000	1.1 %	_____
Sitework/Fencing - Materials	\$10,000	2.2 %	_____
Plumbing - Labor	\$82,000	17.9 %	_____
Plumbing - Materials	\$69,000	15.1 %	_____
Structural - Labor	\$32,000	7.0 %	_____
Structural - Materials	\$21,000	4.6 %	_____
Mechanical - Materials	\$29,000	6.3 %	_____
Mechanical - Labor	\$37,000	8.1 %	_____
Electric - Materials	\$15,000	3.3 %	_____
Electric - Labor	\$18,600	4.1 %	_____
<b>TOTAL CSBE Recommendation</b>	<b>\$66,000</b>	<b>21.2 %</b>	_____
<b>TOTAL Project Budget</b>	<b>\$457,600</b>	<b>100%</b>	_____

Basis for Recommendation: Demolition, Sitework, And Structural

Scott Larson  
 Scott Larson, Project Manager

4/30/13  
 Date: Small Business Development

Project Analysis for Goal Recommendation (CWP)

5/16/2013

Trades/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job
Bricklayers & Allied Craftsmen		
Carpenters	4	60
Carpet Workers		
Interior Specialists		
Drywall Finishers		
Electrical Workers	2	30
Elevator Construction		
Glazers		
Architectural Metal & Glass Workers		
Insulators & Asbestos Workers		
Ironworkers		
Laborers	2	20
Millrights, Machinery Erectors & Divers		
Operating Engineers, Building Work		
Painters & Allied Trades		
Pipefitters, AC & Refrigeration	4	120
Plumbers	4	200
Roofers, Waterproofers & Allied Workers		
Sheetmetal Workers		
Sign/ Display & Allied Trades		
Sprinkler Fitters		
Teamsters, Trucking		
Welders		

## **Duncombe, Kelly (RER)**

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**From:** Ellis, John G [John.EllisIII@jhsmiami.org]  
**Sent:** Friday, May 31, 2013 3:18 PM  
**To:** Duncombe, Kelly (RER)  
**Cc:** Guhl, Kevin L; Larson, Scott K; Clark, David J; Johnson, Laurie (RER)  
**Subject:** CSBE Recommendation - JNMC UC (Mechanical)  
**Attachments:** CSBE Request ITB 13-11134 JNMC UC (Mechanical).pdf

**Importance:** High

Kelly,

Please see the attached request for CSBE Measures for subject project and provide us with your recommendation as soon as possible.

Thank you,

**John Ellis III, CPPB**  
Procurement Management Department  
Senior Procurement Contracting Officer  
Jackson Medical Towers, Suite 814  
1500 N.W. 12th Avenue  
Miami, Florida 33136  
P) 305-585-2243