

Memorandum



Date: May 15, 2014

To: Lester Sola, Director
Internal Services Department

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

Subject: Review Item: Consultant Services for Functional Space Programming, Comprehensive Design, Procurement and Construction Administration Services for a New Rehabilitation Hospital; A14-JHS-02 (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 1,825 calendar days for the Project through the construction and warranty period. The total estimated compensation for the PSA is \$6,384,000.00, which includes the following:

- \$ 5,751,351.35 estimated architectural/engineering cost;
- \$ 575,135.14 contingency fees for architectural/engineering (10%);
- \$ 57,513.51 reimbursable expenses (1%);

The scope of work entails five phases of professional architectural engineering services in support of new construction for a minimum 135,385 square foot Rehabilitation Hospital on the main campus of Jackson Health System (JHS) (Project). The facility is to be a modern, state-of-the-art Rehabilitation Hospital to provide for a continuum of care from initial trauma, injury or surgery, through hospital-based rehabilitation, acute care and ongoing outpatient care. The total project budget, inclusive of design, construction, fixtures, furniture, equipment and contract contingencies, is \$80,000,000.00. In support of the design scope requested, the desired estimated Guaranteed Maximum Price (GMP) for construction is not to exceed \$54,400,000.00. The selected design professional (Consultant) will be required to attend key stakeholder meetings throughout all five phases of the Project and will be required to perform some or all of the following tasks as may be directed by JHS:

Phase I: Project Programming and Schematic Design Services

Phase II: Project Design Development Services

Phase III: Project Construction Documents

Phase IV: Project Construction Procurement Services

Phase V: Project Construction Contract Administration Services

The complete detailed scope of work is attached for your reference as only a brief summary is provided herein.

The minimum qualifications for responding firms are as follows:

The Prime and all proposed sub-consultants must demonstrate the following program-specific qualifications:

- 1) **General Capability:** The ability to demonstrate the required architectural, engineering, cost estimating and other relevant services to support the scope requested.
- 2) **References:** Provide a list of verifiable references and examples of construction projects worked on within the past ten (10) years (healthcare experience preferred; completed projects preferred).

The Prime, structural, mechanical and electrical engineering sub-consultants must demonstrate the following program-specific qualifications:

- 3) **Similar Projects:** The ability to demonstrate experience in projects of a similar size, scope and complexity within the past 10 years.
- 4) **Medical/Healthcare Experience:** The ability to demonstrate experience within the past 10 years with any construction projects involving medical and/or healthcare facilities.
- 5) **Key Personnel:** The ability to demonstrate key personnel's professional background and caliber, including healthcare experience, project familiarity, etc. Additionally, key personnel's availability for the proposed Project.
- 6) **Experience with Authorities Having Jurisdiction:** The ability to demonstrate an understanding of the Project's potential requirements with City of Miami, Miami-Dade County, State of Florida and the Florida Agency for Healthcare Administration (AHCA).
- 7) **Experience with Hospital Environment ICRA and ILSM Requirements:** The ability to demonstrate experience within the past 10 years with established industry standards within a hospital environment specific to Level IV or higher Infection Control Risk Assessment (ICRA) precautions and Interim Life Safety Measures (ILSM).

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	35	0
18.00 Prime	Architectural Construction Management	20	0
22.00 Prime	ADA Title II Consultant	2	0
8.00	Telecommunications Systems	2	2
9.01	Soils, Foundations and Materials Testing- Drilling, Subsurface Investigations and Seismographic Services	1	1
9.02	Soils, Foundations and Materials Testing- Geotechnical and Materials Engineering Services	2	2
11.00	General Structural Engineering	5	0

12.00	General Mechanical Engineering	10	0
13.00	General Electrical Engineering	10	0
15.01	Surveying and Mapping- Land Surveying	1	1
15.03	Surveying and Mapping- Underground Utility Location	1	1
16.00	General Civil Engineering	4	0
17.00	Engineering Construction Management	5	0
20.00	Landscape Architecture	2	2
	TOTAL	100%	9%

JHS is recommending a 9% 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@jhsmiami.org or (305) 585-7415.

Attachments