

# 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: Veronica Clark, Laurie Johnson, Frank Caldera, David Clark

Date: December 18, 2013

Re: ITB 13-11571-JE - Park Plaza West Garages Mixed Retail Phase 2

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## Background:

The project scope of work includes the renovation of an existing open-air corridor. This renovation includes new finishes, new specialty metal ceiling, new specialty flooring and new lighting throughout the existing corridor. The corridor also includes the renovation of public bathrooms, as well as new impact resistant roll-down doors at the North entrance of the Lobby of Park Plaza West corridor. The estimated cost for this project is \$1,394,073.75.

## Minimum Requirements and Special Conditions:

Bidders (General Contractors) shall hold a current Certificate of Competency and/or license from the State of Florida as either a RGC or CGC (Registered or State Certified General Contractor). The General Contractor shall have experience of successfully completing a minimum of two (2) projects with similar (in size and scope as this project) of retail mixed-use development projects, experience of successfully completing a minimum of one (1) project within the last five (5) years, a Retail development project of approximately 10,000 square feet. Bidders shall also have knowledge, experience, and familiarity with current codes and requirements of authorities having jurisdiction; Agency for Health Care Administration (AHCA) & City of Miami, and knowledge and experience of construction phasing and re-routing access path due to high traffic areas.

## 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,



John G. Ellis, III

Senior Procurement Contracting Officer  
Procurement Management Department  
Jackson Health System

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

Project Title: Jackson Memorial Hospital PPW Garages Mixed Retail Phase2

Contract/Project No. 51013123

**DESCRIPTION:** To establish a Construction Services Agreement to employ a qualified General Contractor to provide construction management and general contracting services per the construction documents for the associated Renovation of the Park Plaza West Retail Main Corridor at Jackson Memorial Hospital main campus.

DEPARTMENT: JMH-Capital Projects CONTACT: Madeline Valdes PHONE: (305) 585-1302

ESTIMATED CONSTRUCTION PROJECT BUDGET COST: \$1,394,073.75 FUNDING SOURCE: 2005 RB  
**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

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

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

**RECOMMENDATIONS**

<b>CSBE GOAL</b> 23.11 %	<u>BID PREFERENCE</u> N/A	<u>NO MEASURE</u>	
<u>Analysis for Goal Recommendation</u>			
<u>Sub-Trade</u>	<u>Est. Cost</u>	<u>% of Item to base Bid</u>	<u>Availability</u>
> Stucco	\$26,700.00	1.91%	
> Paint	\$26,700.00	1.91%	
> Misc. Electrical	\$66,750.00	4.78%	
> Framing	\$30,037.50	2.15%	
> Plumbing	\$33,375.00	2.39%	
> Mechanical	\$20,025.00	1.43%	
> Demolition	\$26,700.00	1.91%	
> Roll Down Gates	\$69,420.00	4.98%	
> Tile	\$23,028.75	1.65%	
Specialty Metal Ceiling by H.D.	\$600,750.00	43.09%	
Fire Alarm/Protection	\$33,375.00	2.39%	
Specialty Flooring by Stonhard	\$342,427.50	24.56%	
Elevators Cab Finishes	\$94,785.00	6.80%	
> <b>TOTAL CSBE Recommendation</b>	<b>322,736.25\$</b>	<b>23.11%</b>	
<b>TOTAL Project Budget</b>	<b>\$1,394,073.75</b>	<b>100%</b>	

Basis for Recommendation: \_\_\_\_\_  
 \_\_\_\_\_  
 Frank Caldera, Project Manager Date: Small Business Development

Project Analysis for Goal Recommendation (CWP)  
 PPW GARAGES MIXED RETAIL PHASE2  
 PROJECT No. 51013123

12/18/2013

Trades/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job
Bricklayers & Allied Craftsmen	6	12
Carpenters		
Carpet Workers		
Interior Specialists		
Drywall Finishers	4	20
Electrical Workers	4	40
Elevator Construction		
Glazers		
Architectural Metal & Glass Workers		
Insulators & Asbestos Workers		
Ironworkers		
Laborers	4	240
Millrights, Machinery Erectors & Divers		
Operating Engineers, Building Work		
Painters & Allied Trades	4	40
Pipefitters, AC & Refrigeration	6	20
Plumbers	4	20
Roofers, Waterproofers & Allied Workers		
Sheetmetal Workers		
Sign/ Display & Allied Trades		
Sprinkler Fitters		
Teamsters, Trucking		
Welders		
Pre-Cast / GRFC panels Erectors		