

# Memorandum



To: **Gary Hartfield, Director**  
Small Business Development Division

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

CC: Veronica Clark, Laurie Johnson, Frank Caldera, David Clark, Kenneth Robertson

Date: June 16, 2015

Re: ITB 15-13256-JE –Jackson South Community Hospital (JSCH) 4<sup>th</sup> Floor In-Patient Unit Renovation Project

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## **Background:**

The project scope of work consist of interior renovations at Jackson South Community Hospital (JSCH) of the existing 4<sup>th</sup> Floor which was left shelled for future fit-out as part of the previous (JSCH) expansion project. The interior renovation will match the existing In-patient Nursing Unit below, which includes 24 Medical/Surgery single patient rooms of approximately 20,013 square feet. This renovation includes major mechanical, electrical, and plumbing (MEP) work, fire protection, fire alarm, drywall, acoustical ceilings,, flooring, new finishes including doors and hardware, and painting. The estimated cost for this project is \$5,362,500.00.

## **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) similar healthcare interior renovation projects with a minimum of 10,000 square feet within the last seven (7) years. Bidders shall also have knowledge, experience, and familiarity with current codes and requirements of authorities having jurisdiction; Agency for Health Care Administration (AHCA) & Miami-Dade County Building Department, and knowledge and experience of providing construction services within an operational building where systems and services must continue without interruptions.

Mechanical and electrical sub-contractors shall hold a current Certificate of Competency and/or applicable license from the State of Florida in order to complete the required scope of work, and shall have experience of successfully completing a minimum of two (2) projects within the last seven (7) years in a healthcare facility that required AHCA review. The mechanical sub-contractor shall also provide evidence (licenses and/or certifications) and a minimum of two (2) projects within the last seven (7) years of providing welding, brazing, medical gas, and potable water scope of work in a healthcare facility, and the electrical sub-contractor shall also provide evidence of successfully completing minimum of two (2) projects within the last seven (7) years in a healthcare facility that required knowledge of NEC (2008) Article 517, and NFPA 99 (2005) Chapter 4.

**Recommendation:**

It is the department's recommendation that the Construction Review Committee (RC) approve the Small Business Enterprise Construction (SBE-C) measure of 23% 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 South 4<sup>th</sup> Floor In-Patient Unit

Contract/Project No. 52015021

DESCRIPTION: The Project consist of interior renovations of the existing 4<sup>th</sup> Floor which was left shelled for future fit-out as part of the previous expansion project of the Jackson South Community Hospital. The Interior renovation will be to match the Inpatient Nursing Unit below, which includes 24 Med/Surg single patient rooms (20,013 S.F.).

DEPARTMENT: JMH-Capital Projects CONTACT: David J. Clark PHONE : (305) 585-1302

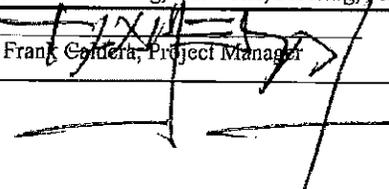
ESTIMATED CONSTRUCTION PROJECT BUDGET COST: \$5,362,500.00 FUNDING SOURCE: PHT GOB  
ANALYSIS

Commodity/Service No. _____	SIC: _____	<u>Trade/Commodity/Service Opportunities</u>
<p><b>Contract/Project History of Previous Purchases for Previous Three (3) Years</b>                  Check Here <input checked="" type="checkbox"/> if this is a New Contract/Purchase with no Previous History</p>		
Existing	<input checked="" type="checkbox"/>	2 <sup>nd</sup> Year
1 <sup>st</sup> Year		
Contractor _____	_____	_____
Ethnicity/Race _____	_____	_____
Gender _____	_____	_____
Contract Value _____	_____	_____
COMMENTS: _____		

**RECOMMENDATIONS**

<u>CSBE GOAL</u> 23 %	<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>Demolition</u>	\$16,088	0.3%
<u>Mechanical</u>	\$1,072,500	20%
• <u>Plumbing</u>	\$536,250	10%
<u>Medical Gases/RO Systems</u>	\$268,125	5%
<u>Electrical</u>	\$1,072,500	20%
<u>Fire Protection</u>	\$638,138	11.9%
<u>Fire Alarm</u>	\$482,625	9%
<u>Doors/Frames/Hardware</u>	\$75,075	1.4%
<u>Drywall/Metal/Studs</u>	\$375,375	7%
<u>Acoustical Ceilings</u>	\$107,250	2%
<u>Misc. Firestopping/Fireproofing</u>	\$21,450	0.4%
• <u>Hard Tile</u>	\$160,875	3%
• <u>Flooring</u>	\$241,313	4.5%
• <u>Painting</u>	\$123,338	2.3%
• <u>Casework/Millwork</u>	\$171,600	3.2%
> <u>TOTAL CSBE Recommendation</u>	\$1,233,376	23%
<u>TOTAL Project Budget</u>	\$5,362,500	100%

Basis for Recommendation: Plumbing, Hard Tile, Flooring, Painting, Casework/Millwork


Date: Small Business Development

**Project Analysis for Goal Recommendation (CWP)**

6/8/2015

Project Title: JACKSON SOUTH 4th. Floor Inpatient Unit  
 Contract/Project No.: 52015021

Trades/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job
Bricklayers & Allied Craftsmen		
Carpenters	4	120
Carpet Workers		
Interior Specialists	2	180
Drywall Finishers	4	90
Electrical Workers	6	180
Elevator Construction		
Glazers		
Architectural Metal & Glass Workers		
Insulators & Asbestos Workers		
Ironworkers		
Laborers	6	270
Millrights, Machinery Erectors & Divers		
Operating Engineers, Building Work		
Painters & Allied Trades	4	180
Pipefitters, AC & Refrigeration	4	120
Plumbers	6	180
Roofers, Waterproofers & Allied Workers		
Sheetmetal Workers		
Sign/ Display & Allied Trades		
Sprinkler Fitters	4	90
Teamsters, Trucking		
Welders		