

Memorandum



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

From: **Steven Williams, Procurement Contracting Officer**
Procurement Management Department– Construction Services, Jackson Health System

CC: Veronica Clark, Eddy Etienne, Laurie Johnson, Kenneth Robertson

Date: May 24, 2017

Re: ITB-17-14957-SW Elevator Program

Background:

The project scope of work will consist of the modernization of numerous elevators on the Jackson Memorial Hospital Main, North and South Campuses in addition to the Long Term Care Center. The intent of the solicitation is to establish a pool of qualified elevator contractors to accomplish this. The elevators are manufactured by various manufacturers such as Armor, Eastern, Kone, Otis, and ThyssenKrupp. The elevator types to be modernized include hydraulic freight, passenger elevators, and dumbwaiters. There will be one new elevator installed in Park Plaza West with the possibility of additional units in the future. The modernization of the elevators will include replacement of the geared traction machines with gearless traction machines. The elevator contractor(s) shall include all scope of work required by other building contractors required for a complete turnkey project. The estimated cost for this project is \$8,600,000.00.

Minimum Requirements and Special Conditions:

Bidders shall provide evidence that the firm has actively and normally been engaged in the maintenance, service, repair and replacement of materials and equipment in elevators and/or escalators of the same manufacture, capacity and control systems as those covered by this contract, for at least the past ten (10) years. Bidders shall provide two (2) references of similar projects performed in the past three (3) years. Provide the contact information for a reference along with project details with the bid. Provide references with names, phone numbers and email addresses.

Each supervisor who will perform work under the contract shall have at the time of submission of bid a Certificate of Competency either as a Certified Elevator Technician or Certified Elevator Inspector, issued by Florida Department of Business Regulation, Division of Hotels and Restaurants, Bureau of Elevator Safety and shall renew it continuously. The bidder shall use only skilled, competent, trained elevator and/or escalator personnel having a minimum experience of three (3) years as an elevator and/or escalator mechanic in maintaining elevator and/or escalator systems similar to those in the specifications. The mechanic shall possess a current Certificate of Competency issued by the State of Florida, as a Certified Elevator Technician, or as a Certified Elevator Inspector as required by Florida Statute Chapter 399. Bidders must provide this information together with the bid response or immediately upon request by the Procurement Contracting Officer.

Availability:

I could not identify any certified SBE's. I searched the MDC SBE list by NAICS code 333921 - Elevator and Moving Stairway Manufacturing and did not identify any contractors. I searched the MDC SBE list by NAICS code 238290 - Other Building Equipment Contractors and identified building construction companies; not elevator companies. When I searched the MDC SBE list using keyword "elevator" I only identified "All Florida Elevator Inspections, Inc.", which states inspections only. When I called the phone number was disconnected.

Recommendation:

It is the recommendation of the Procurement Management Department that the Construction Review Committee (RC) approve "no measures" for the above-referenced solicitation.

If you have any questions regarding this matter, please contact me at (305) 585-8286.

Regards,

Steven M. Williams, MBA, CPPB

Procurement Contracting Officer, Construction Services

Procurement Management Department

DEPARTMENTAL INPUT
CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

Project Title: JHS Multi-campus Elevator Modernization Program
Contract/Project No. ITB-17-14957-SW

DESCRIPTION: The purpose of this solicitation is to establish pool of qualified elevator contractors for the purchase of modernization and maintenance services for geared, gearless traction and hydraulic passenger elevators at various locations at Jackson Health System. The intent is to provide modernization, routine maintenance, and emergency services to these elevators previously maintained under existing County contracts on the Main, North, and South campuses of Jackson Health System. In addition, the Long Term Care Center will be included in this solicitation. Please refer to attached document for additional details.

DEPARTMENT: JMH-Facilities, Design & Construction **CONTACT:** Tom Koulouris **PHONE :** 954-270-5976

ESTIMATED CONSTRUCTION PROJECT BUDGET COST: \$8,600,000.00 **FUNDING SOURCE:** Capital Projects

ANALYSIS

Commodity/Service No.	NIGP: 295-00-00	SIC:	NAICS: 238290, 333921
Trade/Commodity/Service Opportunities Elevator and Moving Stairway Manufacturing			
<u>Contract/Project History of Previous Purchases for Previous Three (3) Years</u>			
Check Here	<input checked="" type="checkbox"/>	if this is a New Contract/Purchase with no Previous History	
<u>Existing</u>	<u>2nd Year</u>	<u>1st Year</u>	
Contractor	_____	_____	_____
Ethnicity/Race	_____	_____	_____
Gender	_____	_____	_____
Contract Value	_____	_____	_____
COMMENTS:			
I could not identify any certified SBE's. I searched the MDC SBE list by NAICS code 333921 - Elevator and Moving Stairway Manufacturing and did not identify any contractors. I searched the MDC SBE list by NAICS code 238290 - Other Building Equipment Contractors and identified building construction companies; not elevator companies. When I searched the MDC SBE list using keyword "elevator" I only identified "All Florida Elevator Inspections, Inc.", which states inspections only. When I called the phone number was disconnected.			

RECOMMENDATIONS

<u>CSBE GOAL</u>	<u>BID PREFERENCE</u>	<u>NO MEASURE</u>	
N/A	N/A	X	
<u>Analysis for Goal Recommendation</u>			
<u>Sub-Trade</u>	<u>Est. Cost</u>	<u>% of Item to base Bid</u>	<u>Availability</u>
Elevator Maintenance, Repair	\$8,600,000	0%	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
TOTAL CSBE Recommendation	_____	0%	_____
TOTAL Project Budget	_____	0%	_____

Basis for Recommendation: There is no SBE-C certified for the above specified trade.

For Thomas Koulouris, Certified General Contractor, MBA Date: Small Business Development
Senior Program Manager, Jackson Health System, PMCM